

## Casey Richardson

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**From:** Pat Marriott [REDACTED]  
**Sent:** Saturday, July 4, 2020 9:56 PM  
**To:** Los Altos Parks & Recreation Commission  
**Subject:** July 8 agenda

Dear Commissioners,

Two things on the agenda concern me:

**Green Town presentation.** I know the organization does lots of good things, but how does it fit the commission's work plan? I also note slides regarding the gas-ban reach codes, which is a political hot potato at the moment. Will Green Town be lobbying for the ban? If so, I don't think it's appropriate unless the opposition gets equal time.

**Bocce ball courts.** The main agenda for July 8 seems to be a master plan for Grant Park. King Lear and his Legacies organization have been pushing for bocce ball, even though there will be courts at the new community center. How does the relatively small contingent of bocce ball players rate so much visibility presenting to PARC and the senior commission over the past several months?

Please ask yourselves these questions:

- Have any surveys been done to indicate the majority of seniors want bocce ball over other outdoor interests, e.g., Pickleball?
- Parkland is precious. Are there other activities – for residents of any age – that could take place on land that would be dedicated to bocce? I've heard young residents would like a basketball court.
- Why is staff time spent on bocce ball (e.g., Dave Brees' work on cost estimates) when dog parks – an official Parks & Rec project – have been discussed ad infinitum at least since August 2018, but we still don't have a dog park?
- Considering current economic realities, what is the best use of scarce resources that will serve the greater good?

Given your task of producing a master plan, I would like to see other ideas for outdoor space given equal time and representation – and cost estimates. Until you have heard from other residents who use the facilities – and those who might use the facilities if other programs were offered – you should cancel presentations from the bocce lobby. Please don't allow the threat of pulling donations (which would not cover the cost of the courts) sway your decisions on how the parks land will benefit most residents.

Thanks for listening,

Pat Marriott Los Altos

## Casey Richardson

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**From:** Pat Marriott <patmarriott@sbcglobal.net>  
**Sent:** Tuesday, July 7, 2020 6:06 PM  
**To:** Donna Legge; Los Altos Parks & Recreation Commission  
**Subject:** RE: July 8 agenda  
**Attachments:** comparison of program priorities.pdf; consultant costs to PARC.PDF

Hi Donna,

Thanks for your thoughtful reply. I absolutely respect your 35 years of experience. Please allow me to share my experience as a Los Altos resident of 11 years, watching the city throw good money after bad with respect to consultants and master plans.

1. Attached is a partial list of consultant costs that yielded little or no return on investment.
2. You wrote: "I have found that a professional consultant and neutral party have proved, time and time again, to be thorough and successful in coordinating with the staff and the commissions (Youth Senior and Parks and Recreation) to create a process that is comprehensive, transparent, inclusive and engaging with the community."

I don't think we need a neutral party to ascertain our needs/wants. We've already had numerous neutral consultants (e.g., Anderson Brule, RRM, Strata) prepare reports, which were ignored or voted down. Residents know what they want, and staff and commission members should already have a good idea of what that is. I would also disagree that past processes have been "comprehensive, transparent and engaging" of the community at large.

3. You wrote: "The most critical part of the process is a valid survey and public process facilitated during the pandemic, or otherwise."

We have had surveys, Post-It Note meetings and charrettes ad infinitum on the subject of facilities. Do we really need more? And, if we truly need more surveys, they are easy enough to do with Survey Monkey or Open City Hall – as long as they are well-planned to give credible results. I don't think we need a consultant to do them.

4. You wrote: "Our focus right now is on the new Community Center, policies and procedures and an organizational structure that will optimize our facilities and staff. "

I understand that's at the top of the list right now, though I wish we could look at this in a more holistic way. Why not a Recreation Master Plan that encompasses the new CC, Grant Park, Shoup Park, the Garden House and any other spaces the city offers for recreational programs?

For example, do we duplicate programs at Grant and Hillview? Or do we ensure a variety of programs, shuttling people to the appropriate facility? What's the best use of indoor and outdoor space?

You mention the pandemic, which is an important consideration. Will we need to plan for more programs outdoors in the foreseeable future? Seems like multi-purposing will be even more critical.

5. You wrote: "I have only seen master plans completed by staff in large organizations that have a park planner on their staff."

Is Los Altos a large organization? I know we would need a consultant to do site plans, architectural work, landscaping, construction, etc. But I'd like to think we have the ability to identify program space requirements on our own, then hire relevant specialists to do the work.

In support of my position, I offer a few documents, which I will send in several separate emails. They include:

2014 ABA space assessment

2016 Facilities audit

2016 Notes from meetings with seniors at Grant and Hillview

2017 Grant Park kitchen assessment

2017 List of program priorities (actually from ABA 2014)

I realize some of these are old, but they indicate a huge amount of work has already been done to gather input on residents' needs and wants.

Sincerely,

Pat Marriott

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**From:** Donna Legge [mailto:dlegge@losaltosca.gov]  
**Sent:** Monday, July 06, 2020 11:07 PM  
**To:** Pat Marriott; Los Altos Parks & Recreation Commission  
**Subject:** RE: July 8 agenda

Pat, in my 35 years of experience in the field of Parks and Recreation, I have found that a professional consultant and neutral party have proved, time and time again, to be thorough and successful in coordinating with the staff and the commissions (Youth Senior and Parks and Recreation) to create a process that is comprehensive, transparent, inclusive and engaging with the community. The most critical part of the process is a valid survey and public process facilitated during the pandemic, or otherwise. Our focus right now is on the new Community Center, policies and procedures and an organizational structure that will optimize our facilities and staff. We are currently two staff down (third on the way) and are challenged with COVID-19 orders. In my career, I have only seen master plans completed by staff in large organizations that have a park planner on their staff. We do not have a park planner or a management analyst. As included in the report...

A site master plan refers to a drawing that is completed or contemplated, with all the physical modifications shown or proposed. A site master plan shows all the facilities, the vegetation (existing and proposed), circulation routes (roads, paths, trails), service and maintenance areas, parking, playgrounds, and all appropriate accommodations. A preliminary cost estimate will be prepared to see how the planned park documents work within an existing or proposed budget. Community input will help ensure that the plan is comprehensive and fair. This includes an ongoing strategy or process that encourages the residents to contribute suggestions and communicate ideas and concepts. The steps in a design process may vary by designer but generally includes research, inventory, synthesis, preliminary design, final design, implementation, and evaluation.

A consultant is bonded, insured and specifically educated and experienced to prepare landscape drawings, bid specifications, engineer estimates, etc.

Thank you for your ongoing comments and participation.

Sincerely, Donna

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**From:** Pat Marriott [REDACTED]  
**Sent:** Monday, July 6, 2020 9:43 PM

**To:** Donna Legge <dlegge@losaltosca.gov>; Los Altos Parks & Recreation Commission <PARCommission@losaltosca.gov>  
**Subject:** RE: July 8 agenda

Hi Donna,

Thanks for your reply.

I don't understand why we need to hire yet another consultant to come up with a master plan. Why isn't this something our commission and staff can do together. Is it really that difficult to figure out what residents want in a park and a building?

Best,

pat

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**From:** Donna Legge [<mailto:dlegge@losaltosca.gov>]  
**Sent:** Monday, July 06, 2020 10:13 AM  
**To:** Pat Marriott; Los Altos Parks & Recreation Commission  
**Subject:** RE: July 8 agenda

Good morning Pat. Thank you for your email addressed to the Parks and Recreation Commission.

The GreenTown Los Altos is a non-profit presentation that is on the agenda as a presentation only – this item requires no action by the Commission and is for information only. As shown in the power point attached, reach codes are one of many sustainable initiatives that GreenTown supports. The Reach Codes are not a Parks and Recreation Commission project and are being facilitated by the Community Development Department. The Reach Codes have been scheduled for Council's review in the fall and do not require input from the Parks and Recreation Commission.

The Parks and Recreation Commission recommendation on Item #3 has been revised to:

Receive a report by staff and forward a recommendation to City Council to approve hiring a consultant to complete a Grant Park Master Plan, including a public engagement process.

The bocce ball item is not the topic of discussion. As explained in the attached staff report, the City Council has the ultimate authority to accept or deny any donation greater than \$10,000. Before this item is sent to the Council, it is recommended that the Senior Commission and Parks and Recreation Commission provide a recommendation as an advisory group to the Council. Per the commission, bocce ball will not be addressed until after the master plan discussion has been vetted. The intention of hiring a consultant is to strategically, and effectively establish a long term plan on input from the public to identify amenities and priorities.

Sincerely, Donna

**Donna Legge, Recreation & Community Services Director**

City of Los Altos | 1 N. San Antonio Road | Los Altos, CA 94022

Office: 650.947.2790 | Direct: 650.947.2889 | [dlegge@losaltosca.gov](mailto:dlegge@losaltosca.gov)



*We Create Community through People, Parks and Programs*



**Although our offices are closed, we are continuing to serve the public remotely. Feel free to call or email the City for questions as many services have been modified. We thank the community for their cooperation and understanding. We can slow the spread of COVID-19 when we work together.**

**For more information on COVID-19, call 211 or text 'coronavirus' to 211211. Looking to donate or volunteer? Please visit <https://www.csacares.org>.**

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**Sent:** Saturday, July 4, 2020 9:56 PM  
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Thanks for listening,

Pat Marriott Los Altos

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**From:** Roberta Phillips [REDACTED]  
**Sent:** Saturday, July 4, 2020 2:39 PM  
**To:** Donna Legge  
**Subject:** Bocce Agenda Item #3 Letter to Park and Rec. Commision  
**Attachments:** Donna Bocce discussin for July 8 Commision Meting.docx

Dear Donna

Please forward this letter to the Commissioners for their meeting on July 8,2020. I would like it to be part of the public record.

Sincerely

Roberta Phillips  
[REDACTED]

7/04/2020

## Greentown Presentation

Dear Park and Recreation Commissioners

I would like this read into the record and included in the packet for your meeting of Wed. July 8, 2020

Greentown is making a presentation which included three slides on the Reach Codes. This is a very controversial issue in Los Altos. Greentown does good work in some areas like planting trees and making the community aware of the dangers of plastic bags.

The Reach Code portion of the presentation is objectionable. One slide showing Silicon Valley Clean Energy as a Community Choice, is in fact calling for a MANDATE to ban natural gas in cooking, heating our homes and hot water heating. A mandate is not a CHOICE. I do not want anyone to dictate to me or anyone else, how they can best cut back on their own carbon footprint.

They claim that they are 100% carbon free, which is scientifically inaccurate, since over 50% of the electricity generated in California is achieved through the burning of natural gas. The process of creating renewable energy is also not carbon free.

In another slide they go so far as to state they want to : "Eliminate fossil-fuel use in homes and businesses ". They show examples of "fuel switching" to stop residents from the way they currently live, to ways to retrofit our homes.

In another slide they tout cost effectiveness. The price of natural gas is approximately ¼ of the cost of electricity. The huge cost increases to home owners would be devastating to low income residents, seniors and anyone with limited resources, who might need to choose between buying medication, food and other essentials in order to pay their electric bills. It is cheaper for developers to install all electric in new development, but is not cost effective to the people who live in the home.

There is an excellent panel discussion of the pros and cons of banning natural gas in Los Altos , featuring experts in the field. It is fair and balanced and Silicon Valley Clean Energy participated. Please see the video and make up your own mind .Education is important but propaganda can be dangerous.

Thank You

Roberta Phillips

Los Altos



[https://www.youtube.com/watch?v=9p\\_ETKwY0LU&t](https://www.youtube.com/watch?v=9p_ETKwY0LU&t)

**“Conversation” means letting people talk, not gagging people who want to steer the conversation. The meeting was supposed to be about the future of the senior commission, not a needs analysis.**

**1-13-16 Prochnow, Bruins, Somers, Hernandez, 2 other rec employees. Megan & Bart Nelson in audience. Joe Eire was there.**

“Coffee, Cider, Conversation” 50+ people

Invited guests: colleagues on council and commissioners and school board members and volunteers. Be here in listening capacity. Staff role is to capture ideas.

We’re here to listen and capture your ideas.

Ground rules: Conversation. As many as possible. Be respectful. All ideas are good. No judgement.

Q1: What things do you like? (Is this going to be guided or can we bring things up?)

??: Exercise class. Smaller senior people are nicer – can walk up to a stranger and say hello.

?? exercise: more able-bodied help

Carlos: Senior government not working. Let me talk, I spent sleep last night. If you people are willing to listen to me, I’ll talk. If not, I’ll set down.

Jeannie: Don’t want to throw baby out with bathwater. What do we value/keep? Let’s avoid jumping to conclusions.

Carlos: This is not conclusion.

Mary: We’re happy to listen, just later in the program.

Carlos: I just want to say why city not doing a good job.

?? I like being able to walk or ride a bike to grant park. We could improve building, but it’s nice having it here.

?? I go to Hillview once a week so I experience traffic. I like grant.

?? Want to age in place. 80s and 90s. can only get to place nearby. Shuttle to take people to shop in other parts of city?

?? Like playing cards here.

?? We’re new: 2 years. Hillview didn’t feel at home. Grant is so welcoming. Doesn’t matter what age or color. Love it here. Book club. Exercise. Friends.

Galen: Capture what’s fully initiated here and make it available. Now or later?

Mary: Later.

Jeannie: We have 2 of these meetings. Fri at Hillview. We will compile and make raw information available.

?? Love access to different classes and speakers. Bridge. Driving. Lessons on computers, BBQs in summer. Richness.

Jeannie: Sum up as diversity of programs.



?? Here compared to other senior center is that it's all open. When we walk in, we're not expected to participate in any one thing. I'm here to engage with others. Closest, might be Mt. View. But Sunnyvale, all behind closed doors. Keep openness. Mt View at least has windows. If we make it only activity-oriented, we would lose something.

Greg: What seniors really want. Sometimes under Like. When you're a kid, social place is school. Adults have work and kid's activities, PTA. Social needs are met. Seniors don't have that anymore. You need a place to hang out and socialize. See "the boys" even if they're 75 and up. There's still people in town who don't know what a senior center is. If you have this place for seniors, you need a way to get there. Why are shuttles so expensive for Los Altos? Stanford has. PA has. Socialization and loneliness is a big unmet need.

**?? A lot of the things you lose with bus is you lose community. You could have a much better center somewhere else, but it wouldn't be the same.**

Jeannie: i.e., community – lose or different with transit. Analogy of neighborhood school. If kid is bused, they go home and that's not the people they operate with.

?? Atmosphere here leads to volunteer, e.g., teach English. Asian community. When I look at Hillview that you sign up and pay for is inhibiting to sign up. Here it's all on donation basis. Free. No barrier. You want to come and participate. You'll get a different population than if everything costs.

?? I like the snacks.

?? Food

?? I like the volunteers here. APPLAUSE. Totally dedicated to us. From the heart. They're really good people. Never had that feeling down there.

?? Former teacher. When you retire, you have to have a program set for yourself. You have to learn how to do that. Janet speaks of classes. You need them. It's not the building. It's having available. Sociability is very important. I find it at Hillview and here. So inviting here because you have bridge here, exercise there. Not all by yourself. Has to be available. Make friends.

???? Ask questions of likes and whatnot. Then has to be best possible choices. For planning and implementation, I'd like to see channel set up between community center and council and senior commission, so on a continuing basis we can give our ideas and aspirations to you guys.

## IMPROVEMENTS

Carlos: In Nov after Measure A I spoke at city council and said 6 reasons it was defeated.

1 ???

2 not enough debate

3 Not enough communication

4 No plans. Write me a check

5 north los altos bias that really makes my blood boil. South LA doesn't count. Look at all these people. They're having a good time because every Wednesday we come here. Some of you didn't even know this place existed. That's a shame.

Traffic problem. If you build big place in Hillview. It's a transportation problem. This session is a good example – we start debating. Is this enough? No. I want you people to ... I will do all I can to help you in reelection if you do well. We can have a common understanding.

Fix your people problem first. Building comes second. 3 principles

1 transparency and accountability – how open you'll produce result and report to us. Put on website.

2 independence: any commission – you negotiate with them goals they like.

3 simplicity: don't do in 2 steps what you can accomplish in one.

Jeannie: **interrupts**. I invite you to talk with us afterwards.

I'm tired of sitting here watching failure after failure.

APPLAUSE

Betsy: Jeannie came to my home I'm saying + stuff because there is + stuff. We specifically need oven.

?? Thank you for coming. This is about as open and transparent as you can get. We're doing something for whole city. Getting larger and larger. What is working for 20 years from now.

Jeannie: We are audio taping.

?? This is a good beginning for accomplishing the needs of seniors. I'd like to see baby steps to accommodate more days, more people. Rather than a plan to go through all these steps, one step at a time. Based on how successful last step was. Bring on another day besides Wednesdays. Current event forum. You don't need to hire people. LA seniors have more accommodation to all these things. People are more than willing to do them. Extra room here and there.

?? I'm offended when I hear people say the city is ignoring grant. I wouldn't be here if not for city. It's a challenge for people seeing same things, same people but a shuttle would let us meet new friends. Don't duplicate programs. Shuttle or car pool.

Pat Marriott: I was under the impression this meeting had to do with future of the senior commission. Is it appropriate for me to comment on that now?

Jeannie: Hems & haws ... later ... ok go ahead now.

Pat: I read in the paper commission is dysfunctional. No specifics. At a council meeting it was said there were violations of Brown Act. No specifics.

That prompted me to attend the Senior Commission meeting on September 9, 2015 when the facilitator was there, so that probably wasn't a normal meeting.

Why would anyone join a commission if staff sets the agenda and staff writes the notes? At the PTC meeting last week, Commissioner Bodner said the staff minutes of the downtown parking committee didn't accurately reflect the meeting.

All meetings need to be video recorded. [Jeannie said they were audio recording this meeting.]

?? When we have class, some people ask for quiet.

Lynette: Wanted to speak.

Jeannie: Are you speaking as member of community or volunteer. We

LET HER SPEAK HISS

?? Top priority is to improve acoustic here.

Mary: You want openness

?? we want another day.

?? Re limited resources. It's < \$200K/year. You need to double or triple the budget. It's \$190K now.

?? People like a small neighborhood place. We also need a community center. City staff member could coordinate neighborhood meetings. People want socialization.

?? How much money does it cost to operate this center?

Jeannie: Our city manager is taking

Karina Nilsen: I object to you listening the volunteer speaking. They're here loyally speaking?

Jeannie: Anyone else want to speak?

Karina: Well, you didn't respond!

?? I'd like to see corresponding space and time for percent of seniors. 42% are 50 and up.

I don't think you find a corollary in time and physical space. We need an independent functioning senior commission. Otherwise there's no independent input.

Jeannie: I'm going to LET Lynette speak.

APPLAUSE

Lynette. Volunteers should be consulted. When they remodeled kitchen, intent was to remove stove & oven. With expansion, we need to think about growth. Bathroom, stove, .. If we want to serve community, look at how we Some take care of grandchildren. Child care at same time.

Jeannie: Shift gears. What would encourage you to get seniors actively involved in shaping the direction that lead to city council making decisions.

DOH: How about the senior commission]

Carlos: Give senior commission independence re what they're pursuing. You can ask what resources you need and what are your deliverables?

Jeannie: What would cause you to volunteer and serve on that advisory capacity.

Jeannie: Can we pass the mike?

Carlos: No – question should be asked of seniors like me.

Jeannie: Takes mike back. To have a senior commission means there are volunteers. What would it take to make you serve?

?? I have been on national advisory groups that use conference calls successfully.

?? 50 – 100 is a big age range. What target group are you serving.

Jeannie: County senior programs are 50 and up. Same for our senior programs. Challenge is how one associates – needs of 50-year old vs 85-year old.

Mary: Turn it back on you. What age group participates?

?? Social security

?? Is it mental age or ?? I sit here with a 21-year old mind locked in an 80-year old body.

Teacher: Programs for seniors challenge mentally and physically and socially.

?? When you ask for volunteers: It's what they'd be interested in.

Jeannie: Let Mary and I – one person said, if meetings are at night at the other end of time, that's a barrier. What if senior body is 4-year term and then could re-up. Is 4 year term too much? Show of hands. Is 2 years? 1 year? 3 years?

City normally says initial commitment is 4 years.

How many believe that this body [not commission] we have, should be composed of 50 and older

?? Maybe decade representatives

More people want 60+

Sheryl: Is there any way to have senior citizen los altos to inform people what's happening – communication

Should anyone serve regardless of age? 1

?? How are they selected?

Jeannie: We're going to wrap up. This is a startup conversation. We are doing a second session in Hillview Room 12. Everyone is welcome. You'll hear other perspectives. Our doors are open. Mary and I are ad hoc committee. How we have seniors represented as senior capacity to council.

## 1-15-16 Hillview Senior Center

Mary: There were 65 people on Wednesday.

Likes:

?? Good location

Carlos: Making new friends

?? You can park. Not underground.

?? classes, speakers

?? Opportunity to communicate with authorities and regular citizens. Extremely important.

?? Bocce

?? Smaller, more personal on grant road. Exercise programs Geared to people of different abilities.

Improvements:

?? Level the building.

Mary: Not going to happen. The voters have spoken.

?? Roofs leak.

Janet: I've been asking people 3 priorities

-relationship, warmth is key

- exercise programs, varying levels

- dance/exercise studio with mirrors – yoga, pilates, tai chi

- something natural like walking path, meditation garden, calm place

Gabrielle. Not everyone is a millionaire. Fixed income. Scholarship for those below poverty level. Pricing for programs, consider that some people live just on social security.

?? Shuttle service between here & Grant.

?? Dancing is really important. Need refreshments. Some places have places where everything is set up on honor system for tea, coffee, etc.

Jeannie: I'm gonna be a cheerleader [People aren't talking.]

Manny: Pickleball explained. Program on Wednesdays 11 – 1.

?? I came today because I was interested in finding out what's available. I've never seen anything published. Nothing in Town Crier or my daily life. Nothing that's got me motivated.

Mary: Manny would you give some info on the programs.

Manny: Candice is our senior coordinator who will explain our programs.

Candice gave overview ...

[Karen Jennings is original senior committee member.]

Gabrielle: \$40 too much for outsiders. Cupertino only charges \$27.

Janet: What's % of senior households in Los Altos.

**Jeannie: Our programs are 50 and above Frank, do you know?**

**Frank: I use 55 and above, 42% are seniors is ... LET ME FINISH. I'M GOING TO ANSWER YOUR QUESTION. .. LA and 50% in LAH. Cut at a different age level. At 65 it's going to be 30% LA. All available on census bureau site.**

Jeannie: Depends on how you slice and dice.

Janet: What is the status of ADA compliance of the building. It's old, cold and mold.

Mary: It isn't.

?? In the south LA meeting, were there issues they have that we have?

Mary. They've grown organically. Seems to be more sharing of teaching load. E.g., English as second language.

Candice: We do have homegrown programs, but we're not in one location here. Don't see it in one room like you do at Grant Park.

Jeannie: Grant Park was done as a pilot. Definite difference is they're only 4 hours one day/week. See higher density because not dispersed. One day. What's missing here is a lounge.

Carlos: I'd like to correct. We have big kitchen. Book club meets in kitchen room. I love the configuration. One big room, you can participate in ESL, play cards, talk to somebody. We invite speakers e.g., on Alzheimer's. I love the configuration. I want everyone to have big picture. That's how

Jeannie: OK ....

?? I see absence of interface with children. Seniors can be wonderful tutors.

Mary: There is Mentor-Tutor Connection does what you're interested in. We don't need to reinvent the wheel. Get them to come to speak. Not enough tutors available.

?? Observation about yesterday's meeting. They wanted a rug on the floor. Anything we do here should be done there. They already feel like the stepchild. And it's 6 hours not 4 hours. Little improvements would go a long way.

?? Re teens and children. In Portola Valley, high schoolers were helping seniors with technology. Do we have any money in the budget to gussie up these rooms?

?? If the goal is to recruit more people, holds up the catalog -- it really is a boring page. One 3-word description. Should be an enthusiastic description of what these programs are like.

?? I got an email from senior center about something. I'm not a member. If I got an email every month I'd pay more attention.

Candace: We do have a spotlight newsletter as well as info about senior commission on the website. We have "constant contact" list. Newsletter is on web.

?? Spotlight has good write-ups about each activity. They're not boring.

Helen: Have you thought of putting spotlight link in Town Crier?

?? We used to have blood pressure checks. Avenidas in PA has a podiatrist who comes.

?? Sunnyvale has audiology students from San Jose.

Carlos: Senior commission member surveyed other cities. They have senior centers. What works for them?

Mary: They've done that work.

Carlos: So tell us. Don't reinvent the wheel. That will open our eyes.

?? When my kids went to high school, they had the Eagle Card. If you had an owl card, I'd be happy to pay \$40 to join.

?? We offer tax help. We do AAA class.

Jeannie: We have this laundry list. What are the top things we need to focus in on? Help us with priorities.

?? Parking in structures is dangerous. Parking now is fine. Buildings are fine, too.

Mary: What's #1?

- New building
- Shuttle: 9
- 

Jeannie: We have 10 minutes and we have things to cover.

Mary: What would it take for you to serve on senior commission? How many years would you like to serve?

2 year term: More willing? 4 people

Jeannie: Reframe the questions. Lot of opportunities to improve. What would it cause you to get involved to help us. Could be commission or advisory board or Right now we have commission with 4 years and opportunity to re-up.

Whatever it is, I'll go from 4 – 3 – 2.

4 years on some form of advisory body? 4

3 years: same people

2 years: 6

1 year cap: none

Jeannie: Another dimension. Trying to understand the terms. Is it location of where meetings take place. Now advisory body, senior commission, meets in Room 11. Is that a barrier?

Time of day? Meets 4? 4:30? Frank?

**Frank: Can I make a comment?**

**Jeannie: NO**

Jeannie: Daytime, nighttime, middle of the day? Once a month.

Willing to do at night? 6

Late afternoon 10

Midday 5

Morning 6

Is 4:30 a barrier? Commute traffic.

Jeannie: Re representation: today you have to be 50 years or older. Is age important? Knowledge?

Penny: I don't think it's important to be 50 or older. People who work with seniors.

?? Agree..

?? 62 or older is a senior. To represent me.

?? Carlos: Someone 62 or older will represent me better than someone 35. They don't have experience of being old.

Donna: Can we make other comments re senior commission? I understand that the city makes the agenda. Commission can't write it. That' doesn't seem right.

Jeannie: I'm not ignoring the question. To be respectful of everyone's time, we scheduled for one hour. For those of you who need to leave, please feel free.

I'm gonna answer this question. In a government structured body .... Last agenda item is any item that commissioner wants to put on. If only one person wants to agendize won't get on the agenda. Has to be a majority. When it comes back, if there's staff work or subcommittee work, may not be immediate. It's a balancing act. Every commission does bottom up work plan. We're in our application process. Commissioners put together a workplan for their sphere of influence. Meet with council for dialog on workplan. You can do this, but it's not a priority. May find there's no responses. Negotiation. Workplan works from work play. It's not top down.

Mary: C





**DISCUSSION ITEM**

**Agenda Item # 8**

**AGENDA REPORT SUMMARY**

**Meeting Date:** September 27, 2016

**Subject:** Facility Condition Assessment

**Prepared by:** Christopher Lamm, Engineering Services Manager

**Reviewed by:** Susanna Chan, Public Works Director

**Approved by:** Chris Jordan, City Manager

**Attachment:**

1. Facility Condition Assessment Phase 2A – Civic Center and Grant Park Community Center (City Hall, Los Altos Youth Center, Police Department, Grant Park – Multipurpose Building, Grant Park – Classrooms)

**Initiated by:**

City Council

**Fiscal Impact:**

None at this time

**Environmental Review:**

Categorically exempt pursuant to CEQA 15301- Existing Facilities

**Policy Question for Council Consideration:**

- What are the priorities of the capital needs at the Civic Center and Grant Park Community Center in relation to other City infrastructure needs?

**Summary:**

- The Phase 2A buildings studied currently have a deferred maintenance backlog of \$1,541,395 and upcoming scheduled maintenance needs of an additional \$1,827,399.
- Consideration should be given to developing a capital improvement plan to perform deferred maintenance work and upcoming scheduled maintenance unless replacement of those items is imminent.

**Staff Recommendation:**

Receive a report on the Civic Center and Grant Park Community Center Facility Condition Assessment and provide direction as needed



**Subject:** Facility Condition Assessment

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### **Purpose**

Receive a report on the Civic Center and Grant Park Community Center Facility Condition Assessment and direct staff accordingly

### **Background**

At its 2016 annual retreat, the City Council provided direction regarding a facility condition assessment for all City facilities to address the City's short-and long-term facility needs. This information will allow the City to manage its physical assets from both a financial and operational perspective, including the preservation of business continuity, avoidance of risk, and identifying facility assets that need to be repaired or replaced.

The project was separated into two phases to expedite the evaluation. Phase I, which includes the ten (10) buildings associated with the Hillview Community Center along with the restrooms at the adjacent park and the Bus Barn Theater was presented to Council June 14, 2016. The Hillview Community Center has a deferred maintenance backlog of \$5,009,676 and upcoming scheduled maintenance needs of an additional \$1,885,506.

Phase II was additionally separated to two groups to expedite buildings with anticipated high capital needs (City Hall, Los Altos Youth Center, Police Department, Grant Park – Classroom Building, Grant Park – Multipurpose Building). The full report including the remainder of the City owned facilities will be presented at a later date.

### **Discussion/Analysis**

Effective maintenance management of City facility assets requires documenting current conditions of the City's facilities and identifying deferred maintenance and continuing capital repairs. This condition assessment is intended to serve as a guidance document for identifying and allocating resources over the next 10 years for the maintenance and repair of building systems and components.

The report provides a forensic visual analysis of building components. Assessors performed site inspections, reviewed building as-built drawings, historic capital investments, maintenance logs, and interviewed staff for known issues. Building systems were categorized under the following:

- Substructure – Foundation/underground utilities
- Shell – Exterior walls, windows, roofing
- Interiors – Interior walls, doors, flooring, ceilings
- Services - Mechanical heating and cooling, plumbing, and electrical
- Equipment and Furnishing
- Special Construction and Demolition considerations
- Building Site work



**Subject:** Facility Condition Assessment

Improvements, by industry standards, which should have been performed in the past, but not done, are categorized as deferred maintenance. Other capital renewal improvements (scheduled large-scale maintenance) are scheduled on a 10-year expenditure forecast. Deferred and scheduled maintenance are summarized in Table 1.

Building Name	Deferred Maintenance	Scheduled Maintenance (10-yr.)	Total 10-yr. Costs	Current Replacement Value	FCI
City Hall	\$890,345	\$809,860	\$ 1,700,205	\$2,500,000	35.61%
Los Altos Youth Center	\$69,522	\$253,581	\$323,103	\$1,306,800	5.32%
Police Department	\$339,325	\$492,921	\$832,246	\$3,477,250	9.76%
Grant Park - Classrooms	\$99,069	\$157,318	\$256,387	\$1,055,120	9.39%
Grant Park – Multipurpose Building	\$143,134	\$113,659	\$256,793	\$941,600	15.20%
<b>TOTALS</b>	<b>\$1,541,395</b>	<b>\$ 1,827,339</b>	<b>\$ 3,368,734</b>	<b>\$ 9,280,770</b>	

**Table 1: 10-Year Expenditure Forecast Summary & FCI**

Facility Condition Index (FCI) is a metric used to compare buildings. The Index is calculated by dividing the current year needs (deferred maintenance) by the in-kind replacement value of the facility. FCNI is represented in percentage and is defined as:

- 0-5% – “Good” – In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies;
- 5%-10% – “Fair” – Subject to wear, and soiling but is still in a serviceable and functioning;
- 10%-60% – “Poor” – Subjected to hard or long term wear. Nearing the end of its useful life or serviceable life; and
- Greater than 60% – “Very Poor” – Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.

Deferred maintenance and scheduled maintenance represents work necessary to be performed to provide a functional facility. While the work depicted in the report would improve the conditions of the space, it is not the equivalent of a remodel or renovation of the space. Estimates provided assume replacement with in kind materials unless upgrades are necessary to meet building code requirements.

A renovation or remodel of the space would review the space from a programmatic point of view to recommend changes or upgrades and would analyze the space planning of the facility. This could potentially include reconfiguration of space and would like include additional work outside the scope analyzed in the condition report. Additionally, site conditions, such as any existing parking limitations and circulation, are not addressed as part of this report.



**Subject:** Facility Condition Assessment

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The City currently has several projects identified in the 5-year Capital Improvement Program which were identified as either deferred or scheduled maintenance needs at the studied buildings. Those include:

- CF-01007 – City Hall HVAC System Upgrades (FY 2014/15)
- CF-01014 – City Hall Roof Replacement (FY 2015/16)
- CF-01011 – City Hall Emergency Generator Replacement (FY 2016/17)
- CF-01008 – Grant Park Community Center Improvements (FY 2015/16)
- CF-01010 – Annual ADA Improvements (Facilities) (Annual - Citywide)

**Capital Needs**

Needs are categorized by prioritization of work.

- Priority 1 – Currently Critical – Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility.
- Priority 2 – Potentially Critical – A system or component that is nearing its end of useful life, if not addressed with cause additional deterioration and added repair costs.
- Priority 3 – Necessary / Not Critical – Lifecycle replacements necessary, but not critical or mid-term replacements to maintain the integrity of the facility or component.

A summary of capital needs by prioritization for each building are included in Table 2.

Building Name	Deferred Maintenance and 10 yr. Scheduled Maintenance			
	Priority 1	Priority 2	Priority 3	Total
City Hall	\$0	\$936,303	\$763,902	\$1,700,205
Los Altos Youth Center	\$32,650	\$16,500	\$273,953	\$323,103
Police Department	\$113,836	\$281,400	\$437,010	\$832,246
Grant Park - Classrooms	\$0	\$99,069	\$157,318	\$256,386
Grant Park – Multipurpose Building	\$11,000	\$132,470	\$113,323	\$256,793
<b>Total</b>	<b>\$157,486</b>	<b>\$1,465,742</b>	<b>\$1,745,507</b>	<b>\$3,368,733</b>

Table 2: Deferred Maintenance and 10-yr. Scheduled Maintenance Priorities



**Subject:** Facility Condition Assessment

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## Options

- 1) Receive report and provide direction to develop a capital improvement plan to perform deferred maintenance work and upcoming scheduled maintenance of the City's facilities if the intention is to continue using the facilities in their current configuration or pending a renovation.

**Advantages:** Staff can prioritize work with programming to minimize disruption and make necessary repairs.

**Disadvantages:** The capital needs of the buildings are extensive. If a future replacement of the facility were to come to fruition, money spent on repairs would not be recouped.

- 2) Make repairs reactively as needed with no capital improvement plan.

**Advantages:** A reaction based approach will only address system components as they fail. Some components may last longer than their anticipated useful life.

**Disadvantages:** As system components fail, it is more costly to make repairs on an emergency basis. Additionally, programming/services may need to be postponed or cancelled if space becomes unexpectedly unavailable.

## Recommendation

The staff recommends Option 1

**Facility Condition Assessment Services**

**Tier 1 Report of  
Facility Condition Assessment**

**For  
City of Los Altos  
City Hall  
3 N. San Antonio Road  
Los Altos,  
California 94022-3000**



**Date of Report: September 16, 2016**

**Provided By:**

**Faithful+Gould, Inc.**

**Provided For:**

**City of Los Altos**



**ATTACHMENT 1**

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## EXECUTIVE SUMMARY

### INTRODUCTION

In accordance with the agreement held between The City of Los Altos, agreement CF-01003 and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the City Hall located at 3 N. San Antonio Road, Los Altos, California, 94022-3000 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. We have provided an outlook of anticipated expenditures with no minimum value within the online iPlan™ capital planning database. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be undertaken by either in-house or direct sub-contract labor. If the work is procured through public general contractor bids, we recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

The report provides a summary of the anticipated primary expenditures over the 10-year study period. Further details of these expenditures are included within each respective report section and within the 10-year expenditure forecast, in Appendix A.

The report also calculates the Facility Condition Needs Index (FCNI) of the facility based upon the calculated FCNI. Further discussion of the Facility Condition Needs Index is detailed in the sections below.

### LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the City of Los Altos. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2137-01 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.



The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

### PROJECT DETAILS

On July 26, 2016, Mark Collett of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by David Fanucchi (Facilities / Fleet Supervisor) who is associated with the City of Los Altos.

### BUILDING DETAILS

Item	Description
Project Name	City Hall
Property Type	GOVOFF
Full Address	3 N. San Antonio Road Los Altos, California 94022-3000
Onsite Date	July 26, 2016
Historic District	No
Historic Building	No
Year Built	1959
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	10,000
Current Replacement Value (CRV)	\$ 2,500,000
ARV/GSF (\$/Sq Ft)	\$250.00 / Sq Ft

## BUILDING DESCRIPTION

### PROPERTY EXECUTIVE SUMMARY

City Hall is located at 3 N. San Antonio Road, Los Altos, California and was constructed in 1959. There have been some minor renovations in the 90's to make the building more accessible and as far as we are aware there have been no major additions.

### ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY

The building is assumed to have a reinforced slab on grade raft foundations, with a steel frame sub structure. The building's exterior walls are comprised of steel and wood construction, and contain fixed aluminum frame windows, fixed wood frame windows, insulated wall panels and aluminum entrance door systems. The low slope roof level of the building is comprised of steel beams and wood trusses supporting a wood deck and finished with wood shakes with large overhangs at the eaves and gable with a painted stucco finish.

The interior partitions consist generally of gypsum wall board (GWB) with a painted finish and exposed painted wood and steel at the interior of the exterior walls. Floor finishes are generally carpet with certain areas of sealed concrete, ceramic tile and vinyl sheet flooring.

### MECHANICAL EXECUTIVE SUMMARY

Primary Heating, Ventilation and Air Conditioning (HVAC) at the building is provided by two constant volume Air Handler Units (AHUs) located in the two mechanical rooms. Chilled water is provided to the AHUs via two direct expansion air cooled liquid chillers with a combined capacity of 25 tons. Heating for the AHUs is provided by a 264 MBH natural gas-fired hot water boiler located in the boiler room. One split system unit serves the data/telecom room.

Domestic Hot Water is provided by two electric water heaters with a capacity of 10 gallons each and two under counter instant electric water heaters to the council chamber restrooms.

### ELECTRICAL EXECUTIVE SUMMARY

The building contains a 120/240 volt, 250 amp Main Distribution Panel (MDP) located in the mechanical room along with a number of General Electric 120/208 volt panelboards with capacities ranging from 100 amp to 250 amp located in the mechanical room.

The Interior lighting throughout the building is generally recessed 2' x 4' and surface mount fluorescent fixtures within the open plan areas and individual office areas. A number of recessed can light fixtures were also present throughout the facility. Exterior lighting is provided by wall packs. There is a fire alarm system present within the building.



**SITE EXECUTIVE SUMMARY**

The building has a reinforced concrete slab patio area, exterior concrete stairs and ramps, asphalt sidewalk and road surfaces, as well as various landscaped areas. The exterior surfaces are in fair condition overall.

A building diesel fuel emergency power generator is present with a capacity of 50 kW.



**SUMMARY OF FINDINGS**

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Needs Index	35.61
Immediate Capital Needs (Year 1) (included in FCNI)	\$890,345
Future Capital Needs (Year 2 to Year 10)	\$809,860

**BUILDING EXPENDITURE SUMMARY**

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the City Hall building. In addition, we have scheduled key findings highlighting items greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$1,700,205.

**Expenditure Forecast Over Study Period**



## KEY FINDINGS

- + B Shell: ADA Modifications to Exterior Ramps at an estimated cost of \$133,000 in year 2016
- + B Shell: ADA Modifications to Exterior Doors at an estimated cost of \$14,500 in year 2016
- + B Shell: Replace Exterior Double Wood Door(s) at an estimated cost of \$7,749 in year 2016
- + B Shell: Replace Wood Shake Roof at an estimated cost of \$329,665 in year 2016
- + B Shell: Replace Exterior Sun Control Devices at an estimated cost of \$8,610 in year 2018
- + B Shell: Repaint Exterior Wall Surfaces at an estimated cost of \$5,031 in year 2018
- + B Shell: Replace Single Aluminum Glazed Doors at an estimated cost of \$26,607 in year 2021
- + B Shell: Replace Aluminum Window Units - Fixed or Single Hung at an estimated cost of \$162,742 in year 2021
- + B Shell: Replace Wood Window Units - Fixed or Single Hung at an estimated cost of \$27,584 in year 2021
- + B Shell: Replace Insulated wall panels to glazing at an estimated cost of \$35,933 in year 2021
- + B Shell: Replace Double Aluminum Glazed Doors at an estimated cost of \$28,487 in year 2023
- + C Interiors: ADA Modifications to Add Supplemental Lift at an estimated cost of \$35,000 in year 2016
- + C Interiors: ADA Modifications to Exterior Stairs. at an estimated cost of \$25,125 in year 2016
- + C Interiors: ADA Modifications to Interior Stairs at an estimated cost of \$25,100 in year 2016
- + C Interiors: ADA Modifications to Toilet Partitions at an estimated cost of \$13,500 in year 2016
- + C Interiors: Replace Epoxy Floor Coating at an estimated cost of \$5,459 in year 2016
- + C Interiors: Replace Carpet Tiles - Standard at an estimated cost of \$75,878 in year 2018
- + C Interiors: Replace Acoustic Ceiling System with Concealed Grid at an estimated cost of \$61,524 in year 2018
- + C Interiors: Replace Acoustic Ceiling System - Standard at an estimated cost of \$16,943 in year 2018
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$37,348 in year 2018
- + C Interiors: Replace Interior Single Wood Door(s) at an estimated cost of \$53,985 in year 2023
- + C Interiors: Replace Ceramic Wall Tiles at an estimated cost of \$33,987 in year 2023
- + D Services: Replace Air Compressor - 2 H.P. at an estimated cost of \$11,236 in year 2016
- + D Services: Replace Boiler Circulation Pump/Motors 1 H.P. at an estimated cost of \$10,127 in year 2016
- + D Services: ADA Modifications to Lavatories at an estimated cost of \$5,000 in year 2016
- + D Services: Replace Split-System (Air Cooled Condenser Chiller Unit) at an estimated cost of \$20,418 in year 2016
- + D Services: Replace Split-System (Air Cooled Condenser Chiller Unit) at an estimated cost of \$30,627 in year 2016
- + D Services: Replace AHU - VAV System at an estimated cost of \$58,713 in year 2016
- + D Services: Replace AHU - VAV System at an estimated cost of \$58,713 in year 2016
- + D Services: Replace HVAC Pneumatic Controls at an estimated cost of \$73,062 in year 2016
- + D Services: Replace Light Control Panel at an estimated cost of \$22,494 in year 2018

- + D Services: Replace Split-System (Indoor Furnace Unit) 251 to 350 BTU at an estimated cost of \$18,895 in year 2018
- + D Services: Replace HW Boiler - Oil/Gas - 205 to 1000 MBH Range at an estimated cost of \$19,597 in year 2018
- + D Services: Replace Switchboard - 120/208volts, 400 to 2000amp at an estimated cost of \$11,808 in year 2018
- + D Services: Replace Z\_LEGACY Fluor. Light 2' x 4' Recess/Surface Mounted Fixtures at an estimated cost of \$24,319 in year 2018
- + D Services: Replace Z\_LEGACY Fluorescent Strip Light Fixtures at an estimated cost of \$49,502 in year 2018
- + D Services: Replace Interior Light Fixtures - Incandescent at an estimated cost of \$8,005 in year 2018
- + D Services: Replace Panelboard - 120/240volts, 60 to 2000amp at an estimated cost of \$7,334 in year 2021
- + E Equipment & Furnishing: Replace Seating, Auditorium Chair, Fully Upholstered, Spring Seat at an estimated cost of \$41,568 in year 2018
- + G Building Sitework: Replace Wood Fence 5' High at an estimated cost of \$16,605 in year 2016

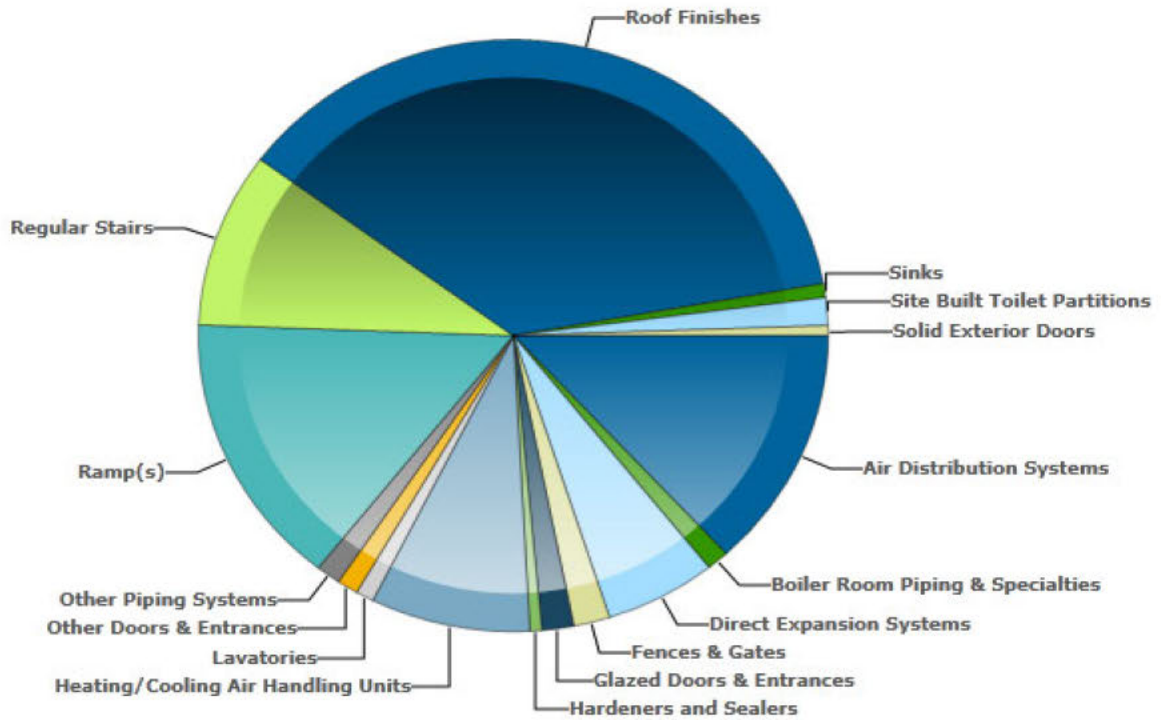
1 All costs presented in present day values

2 Costs represent total anticipated values over the 10 year study period

3 Budget for additional project costs of between 25% - 35% to allow for professional fees and general contractor overhead/profit and management costs

**DISTRIBUTION OF IMMEDIATE (YEAR 1) NEEDS BY BUILDING SYSTEM**

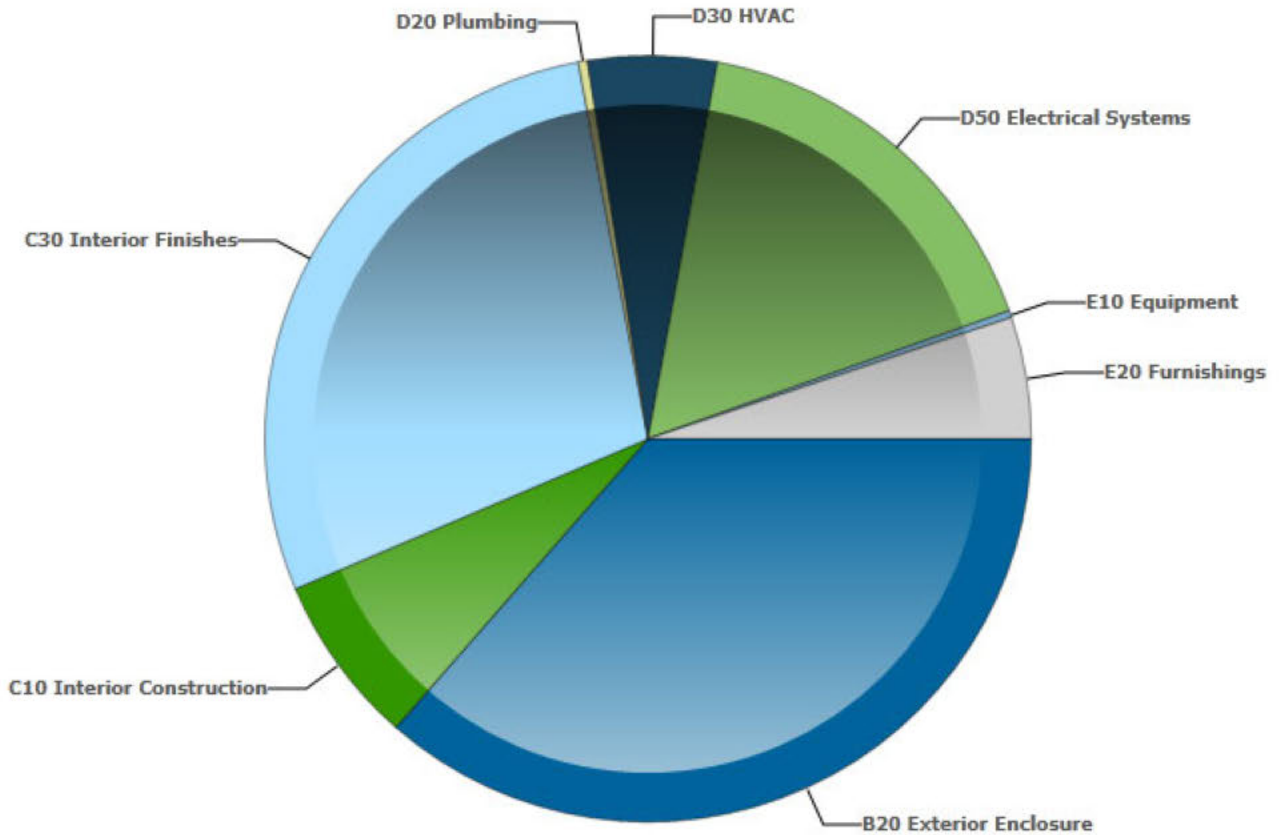
**Distribution of Immediate Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
Air Distribution Systems	\$117,426	13.2%
Boiler Room Piping & Specialties	\$10,127	1.1%
Direct Expansion Systems	\$51,045	5.7%
Fences & Gates	\$16,605	1.9%
Glazed Doors & Entrances	\$14,500	1.6%
Hardeners and Sealers	\$5,459	0.6%
Heating/Cooling Air Handling Units	\$73,062	8.2%
Lavatories	\$8,229	0.9%
Other Doors & Entrances	\$9,677	1.1%
Other Piping Systems	\$11,236	1.3%
Ramp(s)	\$133,000	14.9%
Regular Stairs	\$85,225	9.6%
Roof Finishes	\$329,665	37.0%
Sinks	\$6,780	0.8%
Site Built Toilet Partitions	\$13,500	1.5%
Solid Exterior Doors	\$4,810	0.5%
<b>Total</b>	<b>\$890,345</b>	<b>100%</b>

DISTRIBUTION OF FUTURE (YEAR 2-YEAR 10) NEEDS BY BUILDING SYSTEM

**Distribution of Capital Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$294,993	36.4%
C10 Interior Construction	\$58,103	7.2%
C30 Interior Finishes	\$230,675	28.5%
D20 Plumbing	\$3,149	0.4%
D30 HVAC	\$44,033	5.4%
D50 Electrical Systems	\$134,929	16.7%
E10 Equipment	\$2,410	0.3%
E20 Furnishings	\$41,568	5.1%
<b>Total</b>	<b>\$809,860</b>	<b>100%</b>



**FACILITY CONDITION NEEDS INDEX**

In this report we have calculated the Facility Condition Needs Index (FCNI) for the facility; illustrating the likely condition of the systems, equipment and building needs should the required funding not be expended over the cost study period. The FCNI is used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

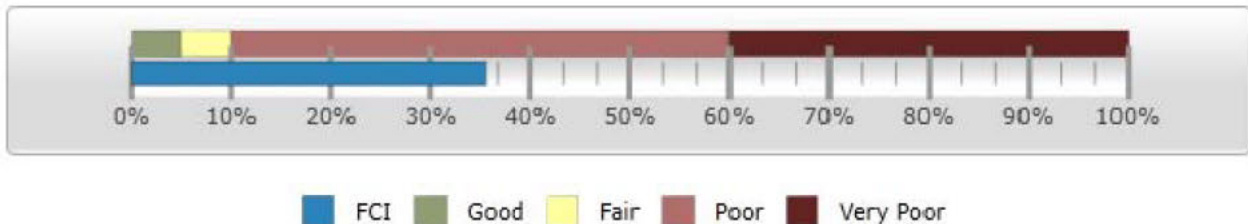
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV) to the CRV to reflect to value of the partial building assessment). The range is from zero for a newly constructed asset, to one for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by Asset Type, but as a general guideline, the FCNI scoring system is as follows:

$$FCNI = \frac{\text{Maintenance, Repair, Needs and Replacement Deficiencies of the Facility(s)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCNI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

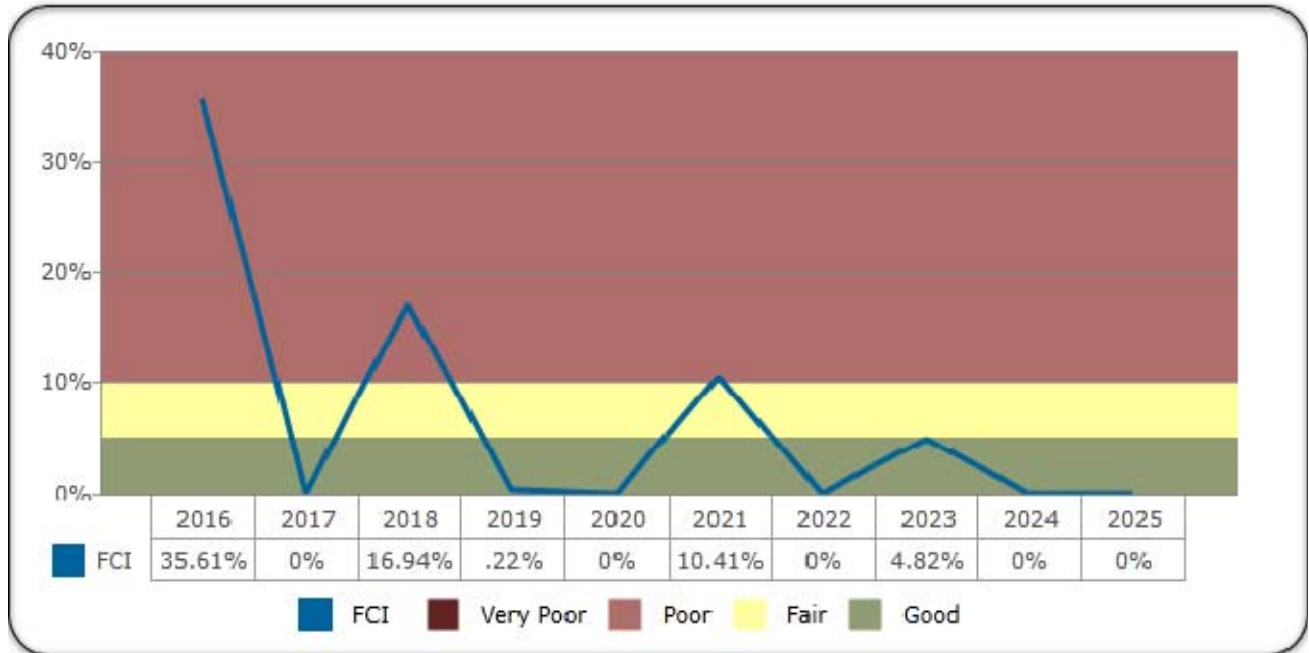
The chart below indicates the current FCNI ratio of the City Hall building.



**City Hall, FCNI: 35.61%**

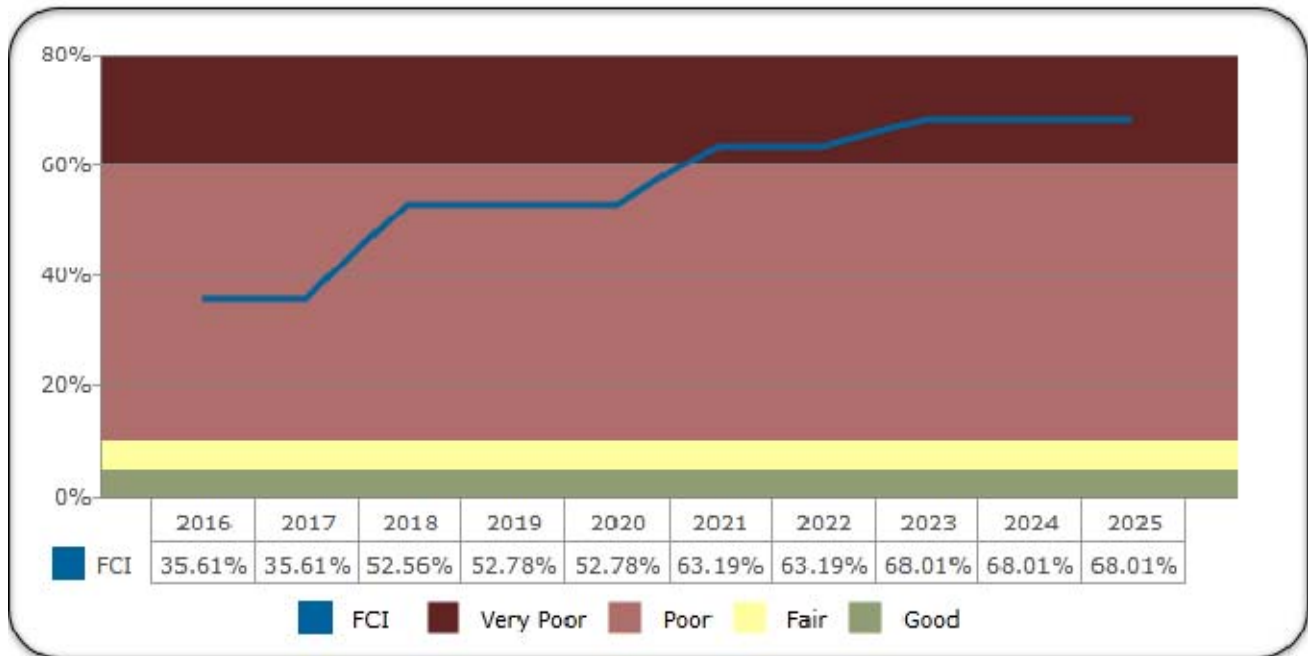
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures ARE made to address the identified actions each year.

### Year by Year Effects of FCI Over the Study Period



The Chart below indicates the cumulative effects of the FCNI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

### Cumulative Effects of FCI over the Study Period



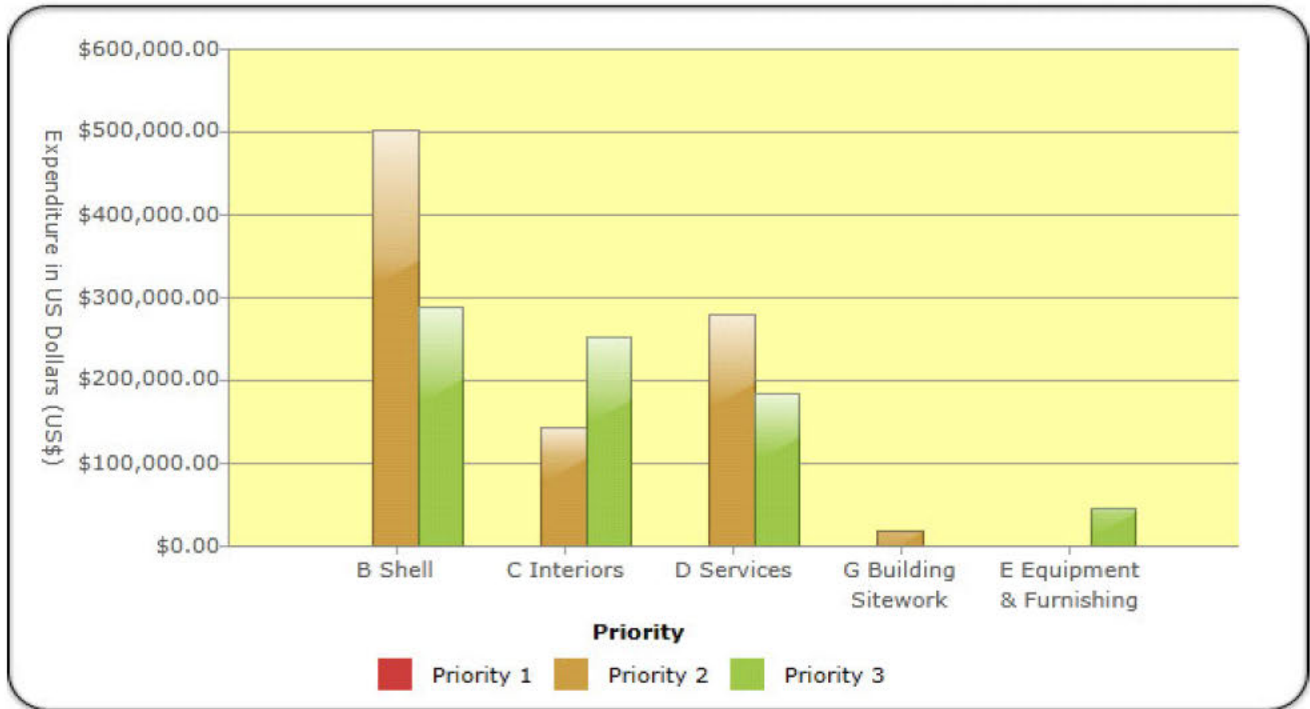
**NEEDS SORTED BY PRIORITIZATION OF WORK**

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

<b>Priority 1</b> Currently Critical	<ul style="list-style-type: none"> <li>•Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility</li> </ul>
<b>Priority 2</b> Potentially Critical:	<ul style="list-style-type: none"> <li>•A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs</li> </ul>
<b>Priority 3</b> Necessary / Not Critical:	<ul style="list-style-type: none"> <li>•Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component</li> </ul>

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

**Planning Horizon Needs by System and Priority**



Building System	Priority 1	Priority 2	Priority 3	Total
B Shell	\$0	\$500,262	\$286,383	\$786,645
C Interiors	\$0	\$141,532	\$251,430	\$392,962
D Services	\$0	\$277,904	\$182,111	\$460,015
E Equipment & Furnishing	\$0	\$0	\$43,978	\$43,978
G Building Sitework	\$0	\$16,605	\$0	\$16,605
<b>Totals</b>	<b>\$0</b>	<b>\$936,303</b>	<b>\$763,902</b>	<b>\$1,700,205</b>

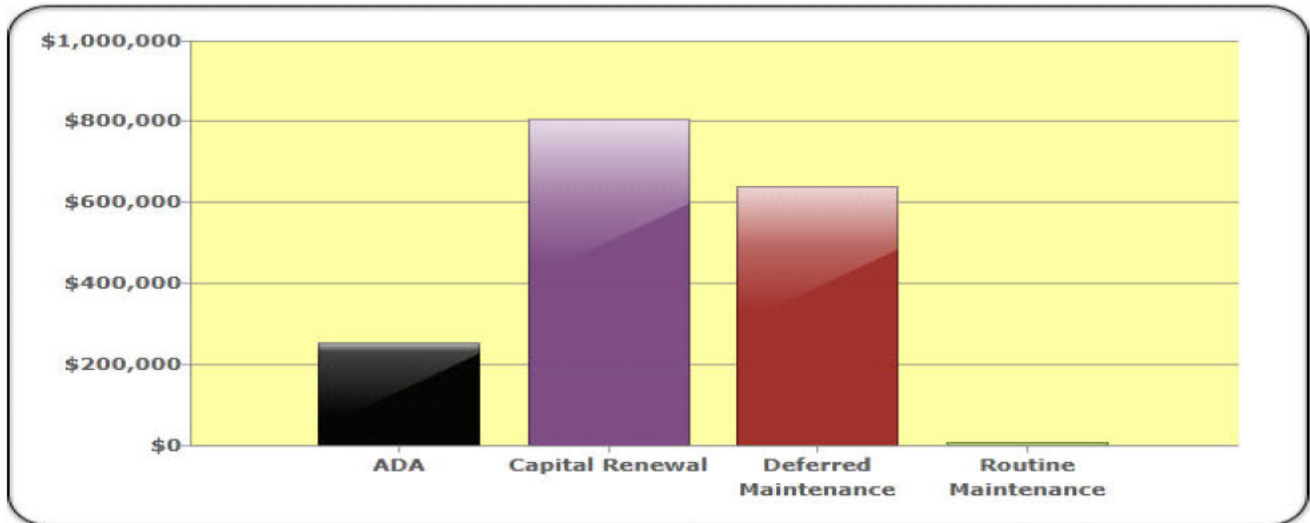
### NEEDS SORTED BY PLAN TYPE

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

<b>Plan Type 1</b> Deferred Maintenance	<ul style="list-style-type: none"> <li>•Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement</li> </ul>
<b>Plan Type 2</b> Routine Maintenance	<ul style="list-style-type: none"> <li>•Maintenance that is planned and performed on a routine basis to maintain and preserve the condition</li> </ul>
<b>Plan Type 3</b> Capital Renewal	<ul style="list-style-type: none"> <li>•Planned replacement of building systems that have or will reach the end of their useful life</li> </ul>
<b>Plan Type 4</b> Energy & Sustainability	<ul style="list-style-type: none"> <li>•When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance</li> </ul>
<b>Plan Type 5</b> ADA	<ul style="list-style-type: none"> <li>•When the repair or replacement of equipment or systems are recommended to comply with ADA</li> </ul>

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

**Planning Horizon Needs by Category**



Building System	Total Cost
Deferred Maintenance	\$639,120
Capital Renewal	\$804,829
Routine Maintenance	\$5,031
ADA	\$251,225
<b>Total</b>	<b>\$1,700,205</b>

## ^ SUBSTRUCTURE SYSTEMS

### A10 FOUNDATIONS

#### A1026 Raft Foundations

##### DESCRIPTION

The exterior wall construction and steel frame is supported by a reinforced concrete slab-on-grade raft with edge beam around the perimeter of the building. The compressive strength of the concrete is unknown.

##### CONDITION

The slab-on-grade was observed to be in fair condition, there were no signs of undue settling or cracks noted. We do not anticipate replacement or repair during the study period.

## B SHELL SYSTEMS

### B10 SUPERSTRUCTURE

#### B1014 Ramp(s)

##### DESCRIPTION

There are approximately 80 linear feet of concrete ramp way at the building entrances.

##### CONDITION

The concrete ramp was observed to be in fair condition and no actions are anticipated aside from ADA modifications.

#### B1022 Pitched Roof Construction

##### DESCRIPTION

The main roof construction at the building is assumed to be comprised of sloped steel trusses and wood rafters with wood decking covered with wood shake tiles. There are open deep eaves which overhang the building on all sides. There are no gutters or downspouts.

##### CONDITION

The roof construction was not visible due to the presence of acoustic ceiling tiles to the interior space. The maintenance staff reported that the roof does leak.

#### B1031 Steel Frame Structure

##### DESCRIPTION

The building's exterior wall construction consisted of exposed steel framing with exterior walls comprising either a wood board finish externally and internally with certain interior walls having a gypsum board finish or a wood framing with aluminum windows and insulated wall panels.

##### CONDITION

The wall construction was observed to be in fair condition and well maintained; there are no instances of deterioration, cracking or damage observed. Therefore no actions will be generated during the study period for works associated with the structural steel frame structure.

### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149832	B1010	ADA Modifications to Exterior Ramps	Priority 2	2016	\$133,000

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$133,000

## B20 EXTERIOR ENCLOSURE

### B2011 Exterior Wall Construction

#### DESCRIPTION

The building's exterior wall construction consisted of exposed steel framing with exterior walls comprising either a wood board finish externally and internally with certain interior walls having a gypsum board finish or a wood framing with aluminum windows and insulated wall panels.

#### CONDITION

The insulated wall panels to the glazing were observed to be in fair to poor condition. The panels form part of the glazing system therefore we anticipate replacement at the same time as the windows in the mid-term of the study period the study period. The exterior wood cladding appeared to be in fair condition with no apparent defects, therefore no actions will be generated during the study period.

### B2014 Exterior Sun Control Devices

#### DESCRIPTION

The building has an exterior patio adjacent the staff kitchen. This patio is covered by a pergola constructed from a wood frame with wood joists, to provide some shade.

#### CONDITION

The structure was observed to be in poor condition, therefore replacement is included in the study period.

### B2016 Exterior Soffits

#### DESCRIPTION

The building exterior consisted of large stucco painted soffits at the eaves and gable.

#### CONDITION

The exterior soffits appeared to be in fair condition; therefore we do not anticipate any actions during the study period. We do however recommend repainting of these surfaces later in the study period to maintain the appearance of the building and also protect the asset.

### B2021 Windows

#### DESCRIPTION

The building contained single pane, fixed and top hung, anodized aluminum window units and fixed pane wood windows at the exterior elevations.



## CONDITION

The window systems appeared to be in poor - fair condition. We noted some deterioration of frame and/or glass which would require actions and the frames are over their EUL of thirty years, therefore we recommend replacement in the mid-term of the study period including the insulated wall panels previously mentioned.

### B2031 Glazed Doors & Entrances

## DESCRIPTION

The building contains three double hung aluminum glazed doors at the entrances to the building and the lobby to the council chamber. There are also four single aluminum glazed doors at the exterior of the building. The doors contain pull plates at the exterior, and push plates at the interior, as well as door closers. Urethane sealant is provided at the perimeter of the door framing systems.

## CONDITION

The glazed doors appeared to be in fair condition considering their age. They operated in a satisfactory manner and the hardware performed as required. We anticipate replacement of the doors during the study period to keep the building in good appearance some of the doors are noted as being original. ADA modifications are anticipated at the beginning of the study period.

### B2039 Other Doors & Entrances

## DESCRIPTION

The doors to the equipment rooms at the exterior comprise two double solid wood doors and one single solid wood door which match the wood cladding. The doors all contained an integrated cylindrical lock set.

## CONDITION

The wood doors at the building were observed to be in poor condition. We have assumed the doors to be original and installed in 1959, based on the current condition, which would put the doors past their useful life during the study period. We have included for immediate replacement as part of deferred maintenance.

## PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149833	B2010	Repaint Exterior Wall Surfaces	Priority 3	2018	\$5,031
149834	B2010	Replace Insulated wall panels to glazing	Priority 3	2021	\$35,933
149835	B2010	Replace Exterior Sun Control Devices	Priority 2	2018	\$8,610
149836	B2020	Replace Wood Window Units - Fixed or Single Hung	Priority 3	2021	\$27,584
149837	B2020	Replace Aluminum Window Units - Fixed or Single Hung	Priority 3	2021	\$162,742
149838	B2030	Replace Exterior Single Wood Door	Priority 2	2016	\$1,928
149839	B2030	Replace Double Aluminum Glazed Doors	Priority 3	2023	\$28,487
149840	B2030	ADA Modifications to Exterior Doors	Priority 2	2016	\$14,500
149841	B2030	Replace Single Aluminum Glazed Doors	Priority 3	2021	\$26,607
149842	B2030	Replace Exterior Double Wood Door(s)	Priority 2	2016	\$7,749
149843	B2030	Replace Double Solid Core Wood Door	Priority 2	2016	\$4,810

## TOTALS BY YEAR

Year	Total Expenditures
2016	\$28,987
2018	\$13,641
2021	\$252,865
2023	\$28,487

## B30 ROOFING

### B3011 Roof Finishes

#### DESCRIPTION

The sloped roof has a wood shake shingle covering.

#### CONDITION

The wood shake shingle coverings appeared to be in a poor condition based on their ages. The wood shake covering is showing signs of cracking and curing, therefore based on the typical EUL of twenty years and observed condition it is recommend that the replacement of the wood shake shingles will be necessary early in the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149844	B3010	Replace Wood Shake Roof	Priority 2	2016	\$329,665

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$329,665

## C INTERIORS SYSTEMS

### C10 INTERIOR CONSTRUCTION

#### C1011 Fixed Partitions

##### DESCRIPTION

The interior wall construction consists of wood framing with a gypsum wall board finish.

##### CONDITION

The wall construction is not visible due to its location, however, there are no instances of deterioration, cracking or damage observed. Therefore no actions will be generated during the study period for works associated with the fixed partitions.

#### C1011 Fixed Partitions

##### DESCRIPTION

The building contained wood framed plate glass screens at high level to the lobby in the council chamber.

##### CONDITION

The plate glass wall was noted as being in fair condition therefore replacement will not be necessary during the study period.

#### C1011 Fixed Partitions

##### DESCRIPTION

The building also contained wood framed partitions comprising plate glass and wood veneer.

##### CONDITION

The wood veneer and plate glass walls were noted to be in fair condition, therefore replacement will not be necessary during the study period.

#### C1014 Site Built Toilet Partitions

##### DESCRIPTION

The building contains approximately seven site built toilet partitions at the restrooms. The toilet partitions were observed to be in fair condition

##### CONDITION

The toilet partitions were observed to be in fair condition and no actions are anticipated over the study period aside from ADA modifications.

## C1021 Interior Doors

### DESCRIPTION

The building contained thirty single interior wood doors, all with a painted finish. The doors all contained a combination of lever handles, handle sets or door knobs with integrated or separate cylindrical lock set. The doors to the restrooms have pull handles and push plates with a low level air transfer grill. There is also one single frameless glass door to the Finance office.

### CONDITION

All the wood doors at the building were observed to be in poor to fair condition. We have assumed the doors not to be original however based on a EUL of thirty years, the doors will need replacing during the study period, including the frameless glass door. The new door surface finish and door frames will require painting later in the study period. The cost of this work has been included within the amount to undertake the repainting of the interior walls.

### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149845	C1010	ADA Modifications to Toilet Partitions	Priority 2	2016	\$13,500
149846	C1020	Replace Interior Single Wood Door(s)	Priority 3	2023	\$53,985
149847	C1020	Replace Interior Single Full Glass Frameless Door to Finance	Priority 3	2023	\$4,118

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$13,500
2023	\$58,103

## C20 STAIRS

### C2011 Regular Stairs

#### DESCRIPTION

There are concrete steps at the building exterior entrance locations comprised comprising a total of six risers.

#### CONDITION

The concrete steps were observed to be in fair condition and no actions are anticipated over the study period aside from ADA modifications.

### C2011 Regular Stairs

#### DESCRIPTION

The building contains a dual sets of wood stairs accessing the council chambers podium comprised of four risers in total. The stairs were observed to be in fair to good condition

#### CONDITION

The stairs were observed to be in fair to good condition and no actions are anticipated aside from ADA modifications.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149848	C2010	ADA Modifications to Add Supplemental Lift	Priority 2	2016	\$35,000
149849	C2010	ADA Modifications to Interior Stairs	Priority 2	2016	\$25,100
149850	C2010	ADA Modifications to Exterior Stairs.	Priority 2	2016	\$25,125

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$85,225

## C30 INTERIOR FINISHES

### C3012 Wall Finishes to Interior Walls

#### DESCRIPTION

There is a combination of wall finishes throughout the building, these included painted finishes, as well as fabric wall finish to the council chamber, ceramic wall tile to restrooms and wood veneer wall panels to corridors and offices.

#### CONDITION

The interior wall finishes to the various restrooms were observed to be in poor to fair condition given their age. The ceramic tile has an EUL of thirty years. We did not observe any broken or loose tiles or missing grout; however, some of the restrooms generally will reach their EUL and we recommend replacement later the in study period as part of some restroom refurbishments. The interior wall finishes generally were observed to be in a fair condition. We anticipate the repainting of the interior surfaces early in the study period to maintain appearances. The fabric wall finishes to the council chamber and wood veneer panels were observed to be in a fair condition, we did not observe any damage or discoloration, therefore we do not anticipate replacement in the study period.

### C3012 Wall Finishes to Interior Walls

#### DESCRIPTION

The council chamber walls contain acoustic fabric wall finish.

#### CONDITION

The acoustic wall finish appears to be in a fair condition, therefore we do not anticipate replacement during the study period.

### C3023 Hardeners and Sealers

#### DESCRIPTION

There is a combination of floor finishes throughout the building which include epoxy floor finish to mechanical and storage areas, ceramic tiles to the restrooms at the council chamber and vinyl sheet to the older staff restrooms in the offices.

#### CONDITION

The floor finishes appeared in poor - fair condition throughout the building. We are unaware of the age of the epoxy floor covering at the mechanical and storage areas, however we assume it to be more than fifteen years of age, therefore based on the typical EUL of ten years for this type of covering and current observed condition, we anticipate replacement early in the study period. The vinyl sheet has a EUL of eighteen years; however, considering the observed condition, we anticipate replacing this flooring early in the study period. The ceramic tile at the council chamber restrooms was in fair condition given a more recent refurbishment and has a EUL of thirty years. We did not observe any broken or loose tiles or missing grout; therefore, we expect the ceramic tile to last beyond the study period.

## C3025 Carpeting

### DESCRIPTION

There is carpet throughout the offices, corridors and council chambers.

### CONDITION

The carpet at the offices is in poor condition. We are unaware of the age of the carpeting, however we assume it to be more than fifteen years of age, therefore based on the typical EUL of ten years for this type of covering and current observed condition, we anticipate replacement early in the study period.

## C3031 Ceiling Finishes

### DESCRIPTION

There is a combination of ceiling finishes, the majority of the offices with sloping soffits contain 1 x 1 acoustic tiles adhered to the ceiling board. The remaining office ceilings contain 2 x 2 suspended acoustic tiles. The reception area and council chamber ceilings have a painted gypsum wall board finish.

### CONDITION

Both the acoustic tile ceiling finishes appeared in poor condition. We are unaware of the age; however we assume it all to be more than fifteen years of age, therefore based on the typical EUL of twenty years for these type of ceilings and current observed conditions, we anticipate replacement early in the study period. The painted gypsum wall board ceilings appeared to be in fair condition, therefore replacement is not included in the study period.

### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149851	C3010	Replace Painted Finish - Standard	Priority 2	2018	\$37,348
149852	C3010	Replace Ceramic Wall Tiles	Priority 3	2023	\$33,987
149853	C3020	Replace Epoxy Floor Coating	Priority 2	2016	\$5,459
149854	C3020	Replace Carpet Tiles - Standard	Priority 3	2018	\$75,878
149855	C3020	Replace Vinyl Sheet	Priority 3	2018	\$4,995
149856	C3030	Replace Acoustic Ceiling System with Concealed Grid	Priority 3	2018	\$61,524
149857	C3030	Replace Acoustic Ceiling System - Standard	Priority 3	2018	\$16,943

## TOTALS BY YEAR

Year	Total Expenditures
2016	\$5,459
2018	\$196,688
2023	\$33,987



## D SERVICES SYSTEMS

### D20 PLUMBING

#### D2011 Water Closets

##### DESCRIPTION

There are four wall mounted vitreous china water closets with plastic seats located within the council chamber restrooms. They are tank-less type units with manual flush valves. There are also three floor mounted vitreous china water closets located in offices, which are all tank type units with manual flush valves.

##### CONDITION

The water closets to the council chamber are believed to have been refurbished in 1998 and appeared to be in fair condition. Maintenance personnel reported that the water closets in the offices were upgraded in 2007, these appeared to also be in a fair condition. As a whole the water closets flushed properly and did not have any cracks in the china therefore no actions will be generated as we anticipate that they are suitable to last beyond the study period. Water closets such as this have an EUL of thirty-five years, therefore they are suitable to last beyond the study period. The flush valves may fail during the study period and therefore to maintain function they may need to be replaced. This work has not been included in this study as we anticipate it will be carried out on an as needed basis as part of routine maintenance.

#### D2012 Urinals

##### DESCRIPTION

There are two stall type vitreous china urinals with manual flush valve within the men's and unisex restroom at the offices.

##### CONDITION

The urinals were observed to be in poor to fair condition. The urinals flushed properly and did not have any cracks in the china therefore no actions will be generated during the study period.

We anticipate that the flush valve may fail during the study period and therefore to maintain function it may need to be rebuilt or replaced. This work has not been included in this study as we anticipate it will be carried out on an as-needed basis as part of routine maintenance.

#### D2013 Lavatories

##### DESCRIPTION

The building contained six countertop lavatories and one wall mounted vitreous china lavatory. Two each of the countertop in the council chamber men's and women's, one countertop in the office unisex, one countertop in the office women's and one wall mounted in the accessible restroom. The lavatories have a mixture of single, dual and lever handled metal non-metered faucet.

##### CONDITION

The four countertop lavatories to the council chamber and the wall mounted lavatory to the accessible restroom were observed to be in fair condition. The countertop lavatories drained properly and appeared to not have any cracks in the china; therefore we do not anticipate replacement during the study period, however, the two countertop lavatories to the unisex and women's restrooms are assumed to be

original and based on their typical EUL of thirty-five years we recommend that they are considered for replacement early in the study period. ADA actions have been added for the beginning of the study period.

## D2014 Sinks

### DESCRIPTION

The building contained two single bowl kitchen sinks in the kitchen and beverage area. The stainless steel sinks had metal non-metering dual handle and single (lever) faucets.

### CONDITION

The counter top stainless sinks were observed to be in fair condition. The sink drained properly and appeared not to have any damage in the stainless steel finish; however, they are assumed to be original and based on a typical EUL of twenty years we recommend that they are considered for replacement during the study period.

We anticipate that the faucet may fail during the study period and therefore to maintain function they may need to be replaced. This work has not been included in this study as we anticipate it will be carried out on an as-needed basis as part of routine maintenance.

## D2014 Sinks

### DESCRIPTION

The building contained a floor mounted service sink in the janitor's room. The service sink has a dual handled metal non-metered faucet.

### CONDITION

The sink was observed to be in poor condition. The sink drained properly and appeared to not have any cracks in the china; however, it is assumed to be original and based on a typical EUL of twenty years we recommend that it is considered for replacement during the study period.

## D2021 Cold Water Service

### DESCRIPTION

The domestic cold water system is supplied directly from the local Public Utilities and enters the building at the boiler room.

### CONDITION

The domestic water system at the building appeared to be in poor to fair condition. No known corrosion was observed that could be attributed to age and deferred maintenance. No actions required during the study period.

## D2022 Hot Water Service

### DESCRIPTION

The building contained two electric domestic water heaters, which are located above the janitors sink and under the kitchen sink. The water heaters are manufactured by Rheem with an assumed capacity of 10 gallons. There are also two insta-hot under counter water heaters located in the council chamber restrooms, manufactured by PVI.

### CONDITION

The domestic water heaters appeared to be in fair to good condition as they were installed in 2012 and 2016. We are unaware of any operating issues; therefore replacement is not anticipated in the study period. The under counter insta-hot water heaters appeared to be original to the refurbishment in 1993; therefore, based on a EUL of twenty years we have included for replacement early in the study period.

## D2031 Waste Piping

### DESCRIPTION

The sanitary waste discharge is a gravity-based system comprised of cast iron pipe. The main line discharges into the municipal sanitary waste system.

### CONDITION

No visually apparent problems with the sanitary waste piping were observed or reported recently by the maintenance personnel. The waste system can be serviceable through the end of the study period, with regular maintenance.

## D2099 Other Piping Systems

### DESCRIPTION

The building contains one air compressors in the boiler room which provide air to the pneumatic HVAC cooling controls. The compressor is manufactured by Quincy, with a capacity of 2 HP.

### CONDITION

The compressor is in poor condition and currently not operable. There is a temporary compressor installed. The compressor is beyond the EUL; therefore, we've included for replacement at the beginning of the study period.

**PROJECTED EXPENDITURES**

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149858	D2010	Replace Service Sink Floor Mounted	Priority 2	2016	\$3,875
149859	D2010	Replace Countertop Single Bowl Kitchen Sink	Priority 2	2016	\$2,906
149860	D2010	Replace Vanity Top Lavatories	Priority 2	2016	\$3,229
149861	D2010	ADA Modifications to Lavatories	Priority 2	2016	\$5,000
149862	D2020	Replace insta-hot under counter water heater (no storage tank)	Priority 3	2018	\$3,149
149863	D2090	Replace Air Compressor - 2 H.P.	Priority 2	2016	\$11,236

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$26,245
2018	\$3,149

## D30 HVAC

### D3021 Boilers

#### DESCRIPTION

The building contains one 264 MBH Raypac natural gas fired boiler in the boiler room providing heating hot water to the air handling units.

#### CONDITION

The boiler was observed to be in poor to fair condition and installed in 1998. Based on EUL and observed condition, replacement is anticipated at the beginning of the study period.

### D3022 Boiler Room Piping & Specialties

#### DESCRIPTION

There was one domestic hot water circulation pump located in the boiler room.

#### CONDITION

The pump appeared in poor - fair condition with no reported issues. The typical EUL for this equipment is twenty years; therefore, we've included for replacement early in the study period.

### D3032 Direct Expansion Systems

#### DESCRIPTION

The building's cooling is provided by a split-systems with two condensers. The condensers are manufactured by Dunham Bush, with a capacity of 10 tons and 15 tons.

#### CONDITION

The condensers appeared in poor condition however they functioned properly. They are assumed to be original to the building refurbishment in 1990 and have reached their twenty year EUL, therefore we have included for their replacement early in the study period.

### D3032 Direct Expansion Systems

#### DESCRIPTION

The building contains one 2 ton split-system condenser located on the roof providing cooling to the AV/ data room.

#### CONDITION

The split-systems were observed to be in poor to fair condition and replacement is anticipated towards mid-term of the study period.

## D3041 Air Distribution Systems

### DESCRIPTION

The building contains two Air Handling Units providing cooling and heating throughout the building via concealed sheet metal ductwork.

### CONDITION

The AHUs were installed with the original construction were observed to be in poor to fair condition. Based on EUL and observed condition, replacement is anticipated at the beginning of the study period as part of deferred maintenance.

### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149864	D3020	Replace Boiler Circulation Pump/Motors 1 H.P.	Priority 2	2016	\$10,127
149865	D3020	Replace HW Boiler - Oil/Gas - 205 to 1000 MBH Range	Priority 3	2018	\$19,597
149866	D3030	Replace Split-System (Indoor Furnace Unit) 251 to 350 BTU	Priority 3	2018	\$18,895
149867	D3030	Replace Split-System (Air Cooled Condenser Chiller Unit)	Priority 2	2016	\$20,418
149868	D3030	Replace Split-System (Outdoor Unit Only - Compressor and Condenser)	Priority 3	2019	\$1,522
149869	D3030	Replace Split-System (Indoor Unit Only - Cooling, Heating Coils and Circulation Fan)	Priority 3	2019	\$4,020
149870	D3030	Replace Split-System (Air Cooled Condenser Chiller Unit)	Priority 2	2016	\$30,627
149871	D3040	Replace AHU - VAV System	Priority 2	2016	\$58,713
149872	D3040	Replace AHU - VAV System	Priority 2	2016	\$58,713
149873	D3060	Replace HVAC Pneumatic Controls	Priority 2	2016	\$73,062

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$251,659
2018	\$38,491
2019	\$5,541

## D50 ELECTRICAL SYSTEMS

### D5012 Low Tension Service & Dist

#### DESCRIPTION

The building has a Quiet Site 50 KW diesel emergency generator which is located in equipment compound. The back-up diesel generator is connected through the emergency automatic transfer switch located on adjacent wall.

#### CONDITION

The emergency generator appeared to be in fair to good condition due to age. The EUL of such equipment is twenty years and based on the likely installation we believe it will reach its EUL during the study period; however, due to low amount of usage and with regular maintenance, we are extending the RUL to beyond the study period.

### D5012 Low Tension Service & Dist

#### DESCRIPTION

The building electrical system consists of a main distribution panel (MDP) rated at 120/240 volt, 250 amps and secondary switchboards at 240 volts with capacities ranging from 100 amp to 250 amp located in the mechanical rooms.

#### CONDITION

The MDP and branch panels is ranging from fair to poor to fair condition due to their age. There were no signs of deterioration at some of the panels. The typical EUL for electrical switchboard such as this is thirty years; therefore replacement of some of the panels will be necessary early in the study period. We do recommend further evaluation of the branch panels via an infrared electrical inspection which will highlight if high temperatures, excessive electrical resistance, failing components, ground faults and short circuiting issues exist.

The electrical equipment should continue to receive preventive maintenance consisting of cleaning the interiors of all enclosures, and infrared scans of connections, fuses, and breakers in switches, panel boards, and motor starters beginning at the start of the study period and repeated no more than every three year thereafter. Any items identified as abnormal during the infrared scans should be corrected at that time.

### D5021 Branch Wiring Devices

#### DESCRIPTION

The branch wiring devices including switches, receptacles and other devices were observed to be commercial grade in standard non-decor format. Branch wiring was observed to be distributed in Electrical Metallic Tubing (EMT) conduit except in locations that may vibrate where flexible metal clad cable is typically used.

#### CONDITION

The branch wiring was observed to be in fair condition with no broken outlets or switches therefore no actions will be generated during the study period.

## D5022 Lighting Equipment

### DESCRIPTION

The interior lighting is provided by a combination of light fixtures which consisted of recessed, surface and ceiling mounted types. The lighting to the offices comprised of rows of suspended fluorescent light fixtures. The light fixtures to the open plan office comprised of 2' x 4' fluorescent recessed fixtures within the suspended ceiling system, with incandescent or fluorescent light fixtures to the restrooms and kitchen. All of the in-room lighting is controlled via local switching.

### CONDITION

The interior lighting was observed to be in poor condition along with the suspended ceiling system itself, despite some damage from roof leaks. These recessed light fixtures typically have an EUL of 20 years; therefore based on observed condition they have been recommended for replacement early in the in the study period. We anticipate the remaining suspended fluorescent lighting and ceiling mounted fixtures will also need to be replaced early in the study period.

## D5037 Fire Alarm Systems

### DESCRIPTION

There is a fire detection system with addressable Fire Alarm Control Panel (FACP) present at the building.

### CONDITION

The fire alarm system appeared to be in fair condition with no operational issues observed or noted to us. However, based on the RUL we recommend upgrades to the FACP early in the study period.



### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149874	D5010	Replace Switchboard - 120/208volts, 400 to 2000amp	Priority 3	2018	\$11,808
149875	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 3	2018	\$3,260
149876	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 3	2021	\$7,334
149877	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 3	2018	\$3,260
149878	D5020	Replace Interior Light Fixtures - Incandescent	Priority 3	2018	\$8,005
149879	D5020	Replace Light Control Panel	Priority 3	2018	\$22,494
149880	D5020	Replace Z_LEGACY Fluor. Light 2' x 4' Recess/Surface Mounted Fixtures	Priority 3	2018	\$24,319
149881	D5020	Replace Z_LEGACY Fluorescent Strip Light Fixtures	Priority 3	2018	\$49,502
149882	D5030	Replace Fire Alarm Control Panel (FACP) - Up to 10 Zone	Priority 3	2018	\$4,949

### TOTALS BY YEAR

Year	Total Expenditures
2018	\$127,595
2021	\$7,334

## E EQUIPMENT & FURNISHING SYSTEMS

### E10 EQUIPMENT

#### E1095 Unit Kitchens

#### DESCRIPTION

The building contains upper and lower cabinets with laminated countertops in the kitchen area.

#### CONDITION

We have assumed the cabinets to be old based on the materials used, the actual age of the casework could not be established, however, the maintenance personnel confirmed that they had been recently refurbished. We do not anticipate replacement of the cabinets during the study period, however, we anticipate replacing the countertop at the same time as the kitchen sinks.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149883	E1090	Replace Unit Kitchens - Counter Top - Laminated	Priority 3	2018	\$2,410

#### TOTALS BY YEAR

Year	Total Expenditures
2018	\$2,410

## E20 FURNISHINGS

### E2015 Fixed Multiple Seating

#### DESCRIPTION

The building contained auditorium seating, with upholstered bases.

#### CONDITION

The chairs are in fair condition, however, assuming they were installed when the chamber was refurbished in 1990's and based on an EUL of 20 years, the seating will need replacing during the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149884	E2010	Replace Seating, Auditorium Chair, Fully Upholstered, Spring Seat	Priority 3	2018	\$41,568

#### TOTALS BY YEAR

Year	Total Expenditures
2018	\$41,568

## G BUILDING SITEWORK SYSTEMS

### G20 SITE IMPROVEMENTS

#### G2041 Fences & Gates

#### DESCRIPTION

The equipment compound and patio perimeter has a 5' high wood fence with a gate.

#### CONDITION

The fencing appeared to be in poor condition. Based on observations and a typical EUL for wood fencing of twenty years; we anticipate immediate replacement.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149885	G2040	Replace Wood Fence 5' High	Priority 2	2016	\$16,605

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$16,605

## G40 SITE ELECTRICAL UTILITIES

### G4092 Site Emergency Power Generation

#### **DESCRIPTION**

The building has a Quiet Site 50 KW diesel emergency generator which is located in equipment compound. The back-up diesel generator is connected through the emergency automatic transfer switch located on adjacent wall.

#### **CONDITION**

The emergency generator appeared to be in fair to good condition due to age. The EUL of such equipment is twenty years and based on the likely installation we believe it will reach its EUL during the study period; however, due to low amount of usage and with regular maintenance, we are extending the RUL to beyond the study period.



## APPENDICES

- APPENDIX A: Capital Expenditures
- APPENDIX B: Photographic Record
- APPENDIX C: Document Review and Warranty Information
- APPENDIX D: Equipment Tables
- APPENDIX E: Glossary of Terms
- APPENDIX F: ADA Study



**APPENDIX A:**  
CAPITAL EXPENDITURES

# Deficiency Report

**City Hall**

**GSF:** 10,000

**Year Built:** 1959

**Renew Year :**

**Replacement Cost:** \$2,500,000

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2016	\$890,345	149832	B1010	ADA	ADA Modifications to Exterior Ramps	1	LS	\$133,000.00	\$133,000	\$133,000
		149843	B2030	Deferred Maintenance	Replace Double Solid Core Wood Door	1	EACH	\$4,810.42	\$4,810	\$4,810
		149838	B2030	Deferred Maintenance	Replace Exterior Single Wood Door	1	EACH	\$1,928.03	\$1,928	\$1,928
		149842	B2030	Deferred Maintenance	Replace Exterior Double Wood Door(s)	2	EACH	\$3,874.50	\$7,749	\$7,749
		149840	B2030	ADA	ADA Modifications to Exterior Doors	1	LS	\$14,500.00	\$14,500	\$14,500
		149844	B3010	Deferred Maintenance	Replace Wood Shake Roof	14890	SF	\$22.14	\$329,665	\$329,665
		149845	C1010	ADA	ADA Modifications to Toilet Partitions	1	LS	\$13,500.00	\$13,500	\$13,500
		149848	C2010	ADA	ADA Modifications to Add Supplemental Lift	1	LS	\$35,000.00	\$35,000	\$35,000
		149849	C2010	ADA	ADA Modifications to Interior Stairs	1	LS	\$25,100.00	\$25,100	\$25,100
		149850	C2010	ADA	ADA Modifications to Exterior Stairs.	1	LS	\$25,125.00	\$25,125	\$25,125
		149853	C3020	Deferred Maintenance	Replace Epoxy Floor Coating	317	SF	\$17.22	\$5,459	\$5,459
		149858	D2010	Deferred Maintenance	Replace Service Sink Floor Mounted	1	EACH	\$3,874.50	\$3,875	\$3,875
		149859	D2010	Deferred Maintenance	Replace Countertop Single Bowl Kitchen Sink	2	EACH	\$1,452.94	\$2,906	\$2,906
		149860	D2010	Deferred Maintenance	Replace Vanity Top Lavatories	2	EACH	\$1,614.38	\$3,229	\$3,229



## Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2016	<b>\$890,345</b>	149861	D2010	ADA	ADA Modifications to Lavatories	1	LS	\$5,000.00	\$5,000	\$5,000
		149863	D2090	Deferred Maintenance	Replace Air Compressor - 2 H.P.	1	EACH	\$11,235.57	\$11,236	\$11,236
		149864	D3020	Deferred Maintenance	Replace Boiler Circulation Pump/Motors 1 H.P.	1	EACH	\$10,126.63	\$10,127	\$10,127
		149867	D3030	Deferred Maintenance	Replace Split-System (Air Cooled Condenser Chiller Unit)	10	TON	\$2,041.80	\$20,418	\$20,418
		149870	D3030	Deferred Maintenance	Replace Split-System (Air Cooled Condenser Chiller Unit)	15	TON	\$2,041.80	\$30,627	\$30,627
		149871	D3040	Deferred Maintenance	Replace AHU - VAV System	2900	CFM	\$20.25	\$58,713	\$58,713
		149872	D3040	Deferred Maintenance	Replace AHU - VAV System	2900	CFM	\$20.25	\$58,713	\$58,713
		149873	D3060	Deferred Maintenance	Replace HVAC Pneumatic Controls	10000	SF	\$7.31	\$73,062	\$73,062
		149885	G2040	Deferred Maintenance	Replace Wood Fence 5' High	225	LF	\$73.80	\$16,605	\$16,605
2018	<b>\$423,543</b>	149835	B2010	Capital Renewal	Replace Exterior Sun Control Devices	200	SF	\$43.05	\$8,610	\$8,610
		149833	B2010	Routine Maintenance	Repaint Exterior Wall Surfaces	3354	SF	\$1.50	\$5,031	\$5,031
		149851	C3010	Capital Renewal	Replace Painted Finish - Standard	13865	SF	\$2.69	\$37,348	\$37,348
		149854	C3020	Capital Renewal	Replace Carpet Tiles - Standard	911	SY	\$83.29	\$75,878	\$75,878
		149855	C3020	Capital Renewal	Replace Vinyl Sheet	564	SF	\$8.86	\$4,995	\$4,995
		149856	C3030	Capital Renewal	Replace Acoustic Ceiling System with Concealed Grid	3324	SF	\$18.51	\$61,524	\$61,524
		149857	C3030	Capital Renewal	Replace Acoustic Ceiling System - Standard	2701	SF	\$6.27	\$16,943	\$16,943
		149862	D2020	Capital Renewal	Replace insta-hot under counter water heater (no storage tank)	2	EACH	\$1,574.56	\$3,149	\$3,149
		149865	D3020	Capital Renewal	Replace HW Boiler - Oil/Gas - 205 to 1000 MBH Range	264	MBH	\$74.23	\$19,597	\$19,597
149866	D3030	Capital Renewal	Replace Split-System (Indoor Furnace Unit) 251 to 350 BTU	1	EACH	\$18,894.65	\$18,895	\$18,895		

## Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2018	423,543	149874	D5010	Capital Renewal	Replace Switchboard - 120/208volts, 400 to 2000amp	250	AMP	\$47.23	\$11,808	\$11,808
		149875	D5010	Capital Renewal	Replace Pane board - 120/240volts, 60 to 2000amp	100	AMP	\$32.60	\$3,260	\$3,260
		149877	D5010	Capital Renewal	Replace Pane board - 120/240volts, 60 to 2000amp	100	AMP	\$32.60	\$3,260	\$3,260
		149878	D5020	Capital Renewal	Replace Interior Light Fixtures - Incandescent	1535	SF	\$5.22	\$8,005	\$8,005
		149879	D5020	Capital Renewal	Replace Light Control Panel	1	EACH	\$22,493.63	\$22,494	\$22,494
		149880	D5020	Capital Renewal	Replace Z_LEGACY Fluor. Light 2' x 4' Recess/Surface Mounted Fixtures	2701	SF	\$9.00	\$24,319	\$24,319
		149881	D5020	Capital Renewal	Replace Z_LEGACY Fluorescent Strip Light Fixtures	5498	SF	\$9.00	\$49,502	\$49,502
		149882	D5030	Capital Renewal	Replace Fire Alarm Control Panel (FACP) - Up to 10 Zone	1	EACH	\$4,948.60	\$4,949	\$4,949
		149883	E1090	Capital Renewal	Replace Unit Kitchens - Counter Top - Laminated	25	LF	\$96.40	\$2,410	\$2,410
		149884	E2010	Capital Renewal	Replace Seating, Auditorium Chair, Fully Upholstered, Spring Seat	70	EACH	\$593.83	\$41,568	\$41,568
2019	5,541	149868	D3030	Capital Renewal	Replace Split-System (Outdoor Unit Only - Compressor and Condenser)	1	TON	\$1,521.69	\$1,522	\$1,522
		149869	D3030	Capital Renewal	Replace Split-System (Indoor Unit Only - Cooling, Heating Coils and Circulation Fan)	1	TON	\$4,019.64	\$4,020	\$4,020
2021	260,199	149834	B2010	Capital Renewal	Replace Insulated wall panels to glazing	1082	SF	\$33.21	\$35,933	\$35,933
		149836	B2020	Capital Renewal	Replace Wood Window Units - Fixed or Single Hung	370	SF	\$74.55	\$27,584	\$27,584
		149837	B2020	Capital Renewal	Replace Aluminum Window Units - Fixed or Single Hung	1922	SF	\$84.67	\$162,742	\$162,742
		149841	B2030	Capital Renewal	Replace Single Aluminum Glazed Doors	4	EACH	\$6,651.69	\$26,607	\$26,607
		149876	D5010	Capital Renewal	Replace Pane board - 120/240volts, 60 to 2000amp	225	AMP	\$32.60	\$7,334	\$7,334

## Deficiency Report

						Materials					
Fiscal Year	\$	ID	CSI	Type Name	Description	Qty	Units	Cost	Assessed Cost	Estimate	\$
<b>2023</b>	<b>\$120,577</b>	149839	B2030	Capital Renewal	Replace Double Aluminum Glazed Doors	3	EACH	\$9,495.52	\$28,487		\$28,487
		149846	C1020	Capital Renewal	Replace Interior Single Wood Door(s)	30	EACH	\$1,799.49	\$53,985		\$53,985
		149847	C1020	Capital Renewal	Replace Interior Single Full Glass Frameless Door to Finance	1	EACH	\$4,118.26	\$4,118		\$4,118
		149852	C3010	Capital Renewal	Replace Ceramic Wall Tiles	1469	SF	\$23.14	\$33,987		\$33,987
<hr/>										<b>Total:</b>	<b>\$1,700,205</b>

The background features abstract geometric shapes. A large blue triangle is in the top-left corner. A green shape, resembling a stylized 'T' or a cross-section, is positioned in the center. A large green triangle occupies the bottom-right area. Thin white lines intersect these shapes, creating a grid-like structure.

# APPENDIX B: PHOTOGRAPHIC RECORD



B1031 Steel Frame Structure:- View of Structural Steel Columns and Beams Frame



B2011 Exterior Wall Construction:- View of Insulated wall panels to glazing



B2011 Exterior Wall Construction:- View of Wood Cladding



B2014 Exterior Sun Control Devices:- View of Exterior Sun Control Devices



B2016 Exterior Soffits:- View of Exterior Soffits



B2016 Exterior Soffits:- View of Exterior Soffits



B2021 Windows:- View of Aluminum Window Units - Fixed or Single Hung



B2021 Windows:- View of Wood Window Units - Fixed or Single Hung



B2031 Glazed Doors & Entrances:- View of Double Aluminum Glazed Doors



B2031 Glazed Doors & Entrances:- View of Single Aluminum Glazed Doors



B2039 Other Doors & Entrances:- View of Exterior Double Wood Door(s)



B3011 Roof Finishes:- View of Wood Shake Roof



C1011 Fixed Partitions:- View of Plate Glass Wall



C1011 Fixed Partitions:- View of Wood Veneer and Plate Glass Wall



C1021 Interior Doors:- View of Interior Single Wood Door(s)



C3012 Wall Finishes to Interior Walls:- View of Acoustical Fabric Wall Finish





C3012 Wall Finishes to Interior Walls:- View of Ceramic Wall Tiles



C3012 Wall Finishes to Interior Walls:- View of Wood Panels



C3023 Hardeners and Sealers:- View of Epoxy Floor Coating



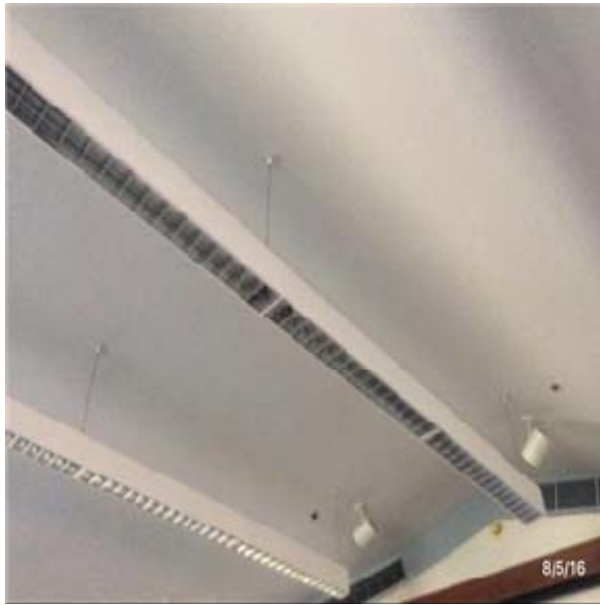
C3024 Flooring:- View of Quarry Tile



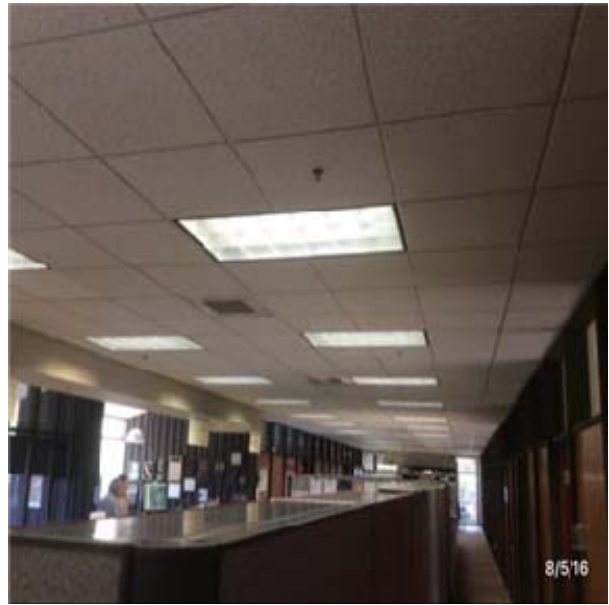
C3024 Flooring:- View of Vinyl Sheet



C3025 Carpeting:- View of Carpet Tiles – Standard



C3031 Ceiling Finishes:- View of Gypsum Wall Board Ceilings



C3032 Suspended Ceilings:- View of Acoustic Ceiling System - Standard



C3032 Suspended Ceilings:- View of Acoustic Ceiling System with Concealed Grid



D2011 Water Closets:- View of Floor Mounted Water Closets



D2011 Water Closets:- View of Wall.Mounted Water Closets



D2011 Water Closets:- View of Wall.Mounted Water Closets



D2012 Urinals:- View of Wall Hung Urinals



D2013 Lavatories:- View of Vanity Top Lavatories



D2013 Lavatories:- View of Vanity Top Lavatories



D2013 Lavatories:- View of Wall Hung Lavatories



D2013 Lavatories:- View of Vanity Top Lavatories



D2014 Sinks:- View of Service Sink Floor Mounted



D2022 Hot Water Service:- View of Domestic Hot Water Heater - Electric



D2022 Hot Water Service:- View of insta-hot under counter water heater (no storage tank)



D2099 Other Piping Systems:- View of Air Compressor  
- 2 H.P.



D3021 Boilers:- View of HW Boiler - Oil/Gas - 205 to  
1000 MBH Range



D3022 Boiler Room Piping & Specialties:- View of Boiler  
Circulation Pump/Motors 1 H.P.



D3022 Boiler Room Piping & Specialties:- View of Boiler  
Circulation Pump/Motors 1 H.P.



D3032 Direct Expansion Systems:- View of Split-System (Air Cooled Condenser Chiller Unit)



D3032 Direct Expansion Systems:- View of Split-System (Air Cooled Condenser Chiller Unit)



D3032 Direct Expansion Systems:- View of Split-System (Indoor Furnace Unit) 251 to 350 BTU



D3032 Direct Expansion Systems:- View of Split-System (Indoor Unit Only - Cooling, Heating Coils and Circulation Fan)



D3032 Direct Expansion Systems:- View of Split-System (Air Cooled Condenser Chiller Unit)



D3032 Direct Expansion Systems:- View of Split-System (Indoor Furnace Unit) 251 to 350 BTU



D3032 Direct Expansion Systems:- View of Split-System (Outdoor Unit Only - Compressor and Condenser)



D3041 Air Distribution Systems:- View of AHU - VAV System





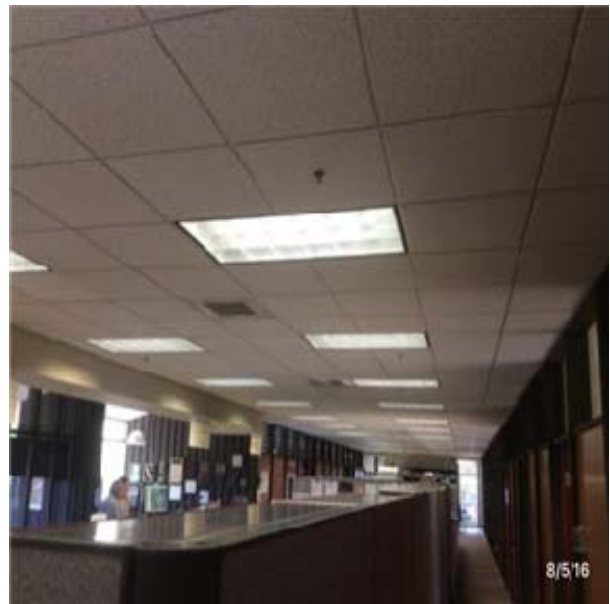
D5012 Low Tension Service & Dist:- View of Emergency Generator Transfer Switch



D5012 Low Tension Service & Dist:- View of Panelboard - 120/240volts, 60 to 2000amp



D5012 Low Tension Service & Dist:- View of Switchboard - 120/208volts, 400 to 2000amp



D5022 Lighting Equipment:- View of Z\_LEGACY Fluor. Light 2' x 4' Recess/Surface Mounted Fixtures



D5022 Lighting Equipment:- View of Z\_LEGACY Fluorescent Strip Light Fixtures



E1095 Unit Kitchens:- View of Unit Kitchens - Counter Top - Laminated



E2012 Fixed Casework:- View of Fixed Casework - Wall Mounted Cabinets - Standard



E2012 Fixed Casework:- View of Kitchen Cabinet(s) - Standard




E2015 Fixed Multiple Seating:- View of Seating, Auditorium Chair, Fully Upholstered, Spring Seat



G4092 Site Emergency Power Generation:- View of Generator Sets, Diesel Engine - 50 kW



G4092 Site Emergency Power Generation:- View of Generator Sets, Diesel Engine - 50 kW



**APPENDIX C:**  
DOCUMENT REVIEW AND  
WARRANTY INFORMATION

The following documents were reviewed as part of the facility condition assessment of the City Hall facility:

- + Limited construction drawings were reviewed as part of this assessment.



**APPENDIX D:**  
EQUIPMENT TABLES

**Table D20 Summary of Domestic Water Heating Equipment**

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Kitchen	Domestic Water Heater	Rheem	81VP6S	RH Q501225284	Unknown	10 Gallons	Electric	2012
Kitchen	Domestic Water Heater	Rheem	EGSP10	Q251625801	Unknown	10 Gallons	Electric	2016

**Table D30 Summary of HVAC Equipment**

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Exterior	Condenser	Dunham Bush	AU15A	81059602A8 8D	CU2	10 Tons	Electric	1993
Exterior	Condenser	Dunham Bush	AULO A	8105960148 80	CU1	15 Tons	Electric	1993
Exterior	Split-system	Unknown	Unknown	Unknown	Unknown	2 Tons	Electric	Unknown
Interior	Air Handling Unit	Central airs	M1215	37392R01	AH-1	Unknown	Unknown	1959
Interior	Air Handling Unit	Central afire	M1016	37392R02	AH-2	Unknown	Unknown	1988
Boiler Room	Boiler - Heating Water	Raypac	Unknown	9806149830	Unknown	264 MBH	Gas	1998

**Table G40 Summary of Site Emergency Power Generation**

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Voltage	Year
Site	Emergency Generator	Quiet Site	Unknown	Unknown	Unknown	50 kW	Unknown	1993



**APPENDIX E:**  
GLOSSARY OF TERMS



## Acronyms & Glossary of Terms

CMU	Concrete Masonry Unit
BUR	Built-Up Roof
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
SC	Solid Core Doors
HM	Hollow Metal Doors
MH	Man Holes
ABC	Aggregate Base Course
EMT	Electrical Metallic Conduit
EUL	Estimated Useful Life
RUL	Recommended Useful Life
EOL	End of Life
FCNI	Facility Condition Needs Index
CRV	Current Replacement Value
DM	Deferred Maintenance
SF	Square Foot
SY	Square Yards
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
GPF	Gallons Per Flush
NFPA	National Fire Protection Association
FACP	Fire Alarm Control Panel
NAC	Notification Appliance Circuit
FCC	Fire Command Center
HVAC	Heating Ventilating and Air conditioning
VAV	Variable Air Volume
AHU	Main Air Handling Units
FCU	Fan Coil Unit
EF	Exhaust Fan
VFD	Variable Frequency Drives
HP	Horse Power
FSS	Fuel Supply System
MDP	Main Distribution Panel
SES	Service Entrance Switchboard's
NEMA	National Electrical Manufactures Association
HID	Intensity Discharge
EMT	Electrical Metallic Tubing
KVA	kilovolt-ampere
RO	Reverse Osmosis
BTU/HR	British Thermal Units per Hour
kW	Kilowatt
FPM	Feet per Minute (Elevator Speed)
AMP	Amperage

## Acronyms & Glossary of Terms

**BTU** – British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.

**Building Envelope** - The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof and soffit areas.

**Building Systems** – Interacting or independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

**Caulking** – Soft, putty-like material used to fill joints, seams, and cracks.

**Codes** – See building codes.

**Component** – A fully functional portion of a building system, piece of equipment, or building element.

**Deferred Maintenance** – Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

**Expected Useful Life (EUL)** – The average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

**Facility** – All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.

**Flashing** – A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.

**Remaining Useful Life (RUL)** – A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extent of use, etc.

**Thermal Resistance (R)** – A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is:  $R = \text{Thickness (in inches)}/K$

**Structural Frame** – The components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).

**Warranty** – Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.

The background features abstract geometric shapes. A large blue triangle is in the top-left corner. A green shape, resembling a stylized 'T' or a cross-section, is positioned in the center. A large green triangle occupies the bottom-right portion of the page. Thin white lines intersect these shapes, creating a grid-like structure.

# APPENDIX F: ADA STUDY

Appendix F PH2, April 2014

LocationName April 2014	Barrier Location	Feature Type	Feature Code Number	Action Type Text	Action Cost
Blach Gym					
Blach Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Blach Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Provide sign(s) indicating accessible entries and facilities	\$1 000 00
Blach Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$500 00
Blach Gym	Exterior	Stairway	6 - 1	Install tread striping	\$100 00
City Hall					
City Hall	Exterior	Walk	4 - 1	Widen walk	\$5,100 00
City Hall	Exterior	Ramp	5 - 1	Provide level landing	\$5,000 00
City Hall	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000 00
City Hall	Exterior	Ramp	5 - 2	Regrade or replace ramp	\$25,000 00
City Hall	Exterior	Ramp	5 - 2	Install warning curb	\$1 500 00
City Hall	Exterior	Ramp	5 - 2	Install or modify handrails	\$5,000 00
City Hall	Exterior	Ramp	5 - 3	Provide level landing	\$5,000 00
City Hall	Exterior	Ramp	5 - 3	Install warning curb	\$1,500 00
City Hall	Exterior	Ramp	5 - 3	Regrade or replace ramp	\$50,000 00
City Hall	Exterior	Stairway	6 - 1	Install tread striping	\$75 00
City Hall	Exterior	Stairway	6 - 1	Install or modify handrails	\$5,000 00
City Hall	Exterior	Stairway	6 - 4	Replace stairs	\$15,000 00
City Hall	Exterior	Stairway	6 - 4	Install tread striping	\$50 00
City Hall	Exterior	Stairway	6 - 4	Install or modify handrails	\$5,000 00
City Hall	Exterior	Outdoor Constructed Features	33 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
City Hall	Exterior	Outdoor Constructed Features	33 - 2	Increase or provide maneuvering or clear floor area	\$2,000 00
City Hall	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
City Hall	Floor 1	Door/Gate	8 - 2	Provide or modify door kickplate	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
City Hall	Floor 1	Door/Gate	8 - 3	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 4	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250 00
City Hall	Floor 1	Stairway	6 - 2	Install tread striping	\$50 00
City Hall	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
City Hall	Floor 1	Stairway	6 - 2	Replace stairs	\$20,000 00
City Hall	Floor 1	Stairway	6 - 3	Install tread striping	\$50 00
City Hall	Floor 1	Stairway	6 - 3	Install or modify handrails	\$0 00
City Hall	Floor 1	Stairway	6 - 3	Replace stairs	\$0 00
City Hall	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$7,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition clothing hooks	\$100 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$300 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Reposition clothing hooks	\$100 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
City Hall	Exterior	Ramp	5 - 4	Regrade or replace ramp	\$30,000 00
City Hall	Exterior	Ramp	5 - 4	Install or modify handrails	\$5,000 00
City Hall	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Egan Gym					
Egan Gym	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000 00
Egan Gym	Exterior	Ramp	5 - 1	Regrade or replace ramp	\$15,000 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Egan Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00

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Egan Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250 00
Garden House	Floor 1				
Garden House	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Garden House	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Single User Restroom	20 - 1	Install sign	\$500 00
Garden House	Floor 1	Single User Restroom	20 - 2	Provide an accessible path of travel	\$25,000 00
Garden House	Floor 1	Single User Restroom	20 - 2	Install sign	\$500 00
Garden House	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000 00
Garden House	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Garden House	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Garden House	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Stairway	6 - 3	Replace stairs	\$25,000 00
Garden House	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$5,000 00
Garden House	Floor 1	Drinking Fountain	10 - 1	Adjust water stream	\$100 00
Garden House	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 1	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 2	Replace or modify door threshold	\$1,500 00
Garden House	Floor 1	Door/Gate	8 - 3	Replace or adjust door hardware	\$500 00
Garden House	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 4	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 5	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 5	Replace or modify door threshold	\$1,500 00
Garden House	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 6	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 6	Replace or modify door threshold	\$1,500 00
Grant Park Center	Floor 1				
Grant Park Center	Floor 1	Stairway	6 - 1	Replace stairs	\$6,000 00
Grant Park Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Grant Park Center	Floor 1	Stairway	6 - 2	Replace stairs	\$6,000 00
Grant Park Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 7	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 2	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 8	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 9	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Provide sign(s) indicating accessible entries and facilities	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Install or modify permanent room signs	\$250 00

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Grant Park Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 17	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$450 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1 000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition controls and outlets	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Reposition controls and outlets	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000 00
Grant Park Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Provide an accessible counter	\$5,000 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Heritage Oaks Park	Exterior				
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$600 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$600 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500 00
Classroom 13 - 15					
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 115	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Reposition toilet flush controls	\$1 000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Reposition toilet flush controls	\$1,000 00

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Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition urinal	\$3,000 00
Classroom 16-18					
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 67	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Modify lavatory/counter clearances	\$2 500 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Replace or modify door threshold	\$1,500 00

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Classroom 7 - 9					
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 7	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 107	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 9	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 109	Replace or adjust door hardware	\$500 00
Senior Center					
Hillview Community Center	Floor 1	Kitchen	25 - 11	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 10	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 110	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or modify door threshold	\$1,500 00
Hal Brady Hall					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 50	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 51	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Adjust door closer	\$250 00
Children's Corner					
Hillview Community Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 53	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Provide or modify door kickplate	\$500 00
Multi-Purpose Room					
Hillview Community Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide additional strike edge clearance	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install tread striping	\$500 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install tread striping	\$500 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Hillview Community Center	Floor 1	Stairway	6 - 3	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000 00



Appendix F PH2, April 2014

Hillview Community Center	Floor 1	Stairway	6 - 3	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Adjust door closer	\$250 00
Park's Office / Children Corner					
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 57	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Adjust door closer	\$250 00
Exterior					
Hillview Community Center	Exterior	Walk	4 - 1	Regrade surface	\$500 00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 1	Provide an accessible path of travel	\$5,000 00
Hillview Community Center	Exterior	Picnic Area	32 - 1	Provide an accessible table	\$2,500 00
Hillview Community Center	Exterior	Picnic Area	32 - 2	Provide an accessible table	\$2,500 00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 2	Regrade surface	\$1,000 00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Provide detectable warning strip	\$1,000 00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Install, replace or modify curb ramp	\$3,500 00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Adjust water stream	\$100 00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000 00
Hillview Community Center	Exterior	Hazard	7 - 1	Remove overhanging or protruding objects	\$1,000 00
Concession / Restroom					
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$150 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition fixtures	\$1,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500 00

**Facility Condition Assessment Services**

**Tier 1 Report of**

**Facility Condition Assessment**

**For  
City of Los Altos  
Youth Center  
2 N. San Antonio Road  
Los Altos,  
California 94022-3000**



**Date of Report: September 16, 2016**

**Provided By:**

**Faithful+Gould, Inc.**

**Provided For:**

**City of Los Altos**

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## EXECUTIVE SUMMARY

### INTRODUCTION

In accordance with the agreement held between The City of Los Altos, agreement CF-01003 and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the Youth Center located at 2 N. San Antonio Road, Los Altos, California, 94022-3000 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. We have provided an outlook of anticipated expenditures with no minimum value within the online iPlan™ capital planning database. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be undertaken by either in-house or direct sub-contract labor. If the work is procured through public general contractor bids, we recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

The report provides a summary of the anticipated primary expenditures over the 10-year study period. Further details of these expenditures are included within each respective report section and within the 10-year expenditure forecast, in Appendix A.

The report also calculates the Facility Condition Needs Index (FCNI) of the facility based upon the calculated FCNI. Further discussion of the Facility Condition Needs Index is detailed in the sections below.

### LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the City of Los Altos. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2137-01 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

### PROJECT DETAILS

On July 26, 2016, FGUS: Mark Collett of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by David Fanucchi (Facilities / Fleet Supervisor) who is associated with the City of Los Altos.

### BUILDING DETAILS

Item	Description
Project Name	Youth Center
Property Type	REC
Full Address	2 N. San Antonio Road Los Altos, California 94022-3000
Onsite Date	July 26, 2016
Historic District	No
Historic Building	No
Year Built	1976
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	5,940
Current Replacement Value (CRV)	\$ 1,306,800
ARV/GSF (\$/Sq Ft)	\$220.00 / Sq Ft

## BUILDING DESCRIPTION

### PROPERTY EXECUTIVE SUMMARY

The City of Los Altos Youth Center is located at 2 N. San Antonio Road, Los Altos, California, 94022. The facility was constructed in 1976 and we are not aware of any interior floor plan modifications other than the addition of a single user accessible restroom facility.

### ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY

The building contains a reinforced concrete slab-on-grade raft foundation at the first floor level. The building's exterior walls are comprised of Concrete Masonry Units (CMUs), steel and wood construction, and contain fixed aluminum frame windows, aluminum glazed doors and double single solid core wood doors. The low slope roof level of the building is comprised of steel beams and wood trusses supporting a wood deck and finished with wood shakes.

Interior partitions consist generally of gypsum wall board (GWB) with a painted finish and exposed painted wood and steel at the interior of the exterior walls. Floor finishes are generally carpet, sealed concrete, ceramic tile, Vinyl Composition Tile (VCT) and engineered wood laminate.

### MECHANICAL EXECUTIVE SUMMARY

Heating for the building is provided via two Rheem hot water boilers located in the mechanical room that provide heating hot water to the fan units located in the ceiling plenum of the main hall.

Domestic hot water is provided by a 40 gallon GE water heater. There is no air conditioning or wet pipe sprinkler system present.

### ELECTRICAL EXECUTIVE SUMMARY

Electrical service to the building is provided by one Sierra Switchboard 120/240volts 400 amp and one Sierra Switchboard 120/208 volt 225 amp panelboard located in the electrical closet.

Interior lighting is provided by a combination of fluorescent and recessed can fixtures. Exterior lighting is provided by wall packs and recessed can light fixtures along the perimeter of the building.



SITE EXECUTIVE SUMMARY

Exterior concrete stairs and ramps and asphalt road surfaces are present at the building. The exterior surfaces are in fair condition overall.



**SUMMARY OF FINDINGS**

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Needs Index	5.32
Immediate Capital Needs (Year 1) (included in FCNI)	\$69,522
Future Capital Needs (Year 2 to Year 10)	\$253,581

**BUILDING EXPENDITURE SUMMARY**

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Youth Center building. In addition, we have scheduled key findings highlighting items greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$323,103.

**Expenditure Forecast Over Study Period**





## KEY FINDINGS

- + B Shell: Replace Wood Shake Roof at an estimated cost of \$167,976 in year 2020
- + B Shell: Replace Aluminum Window Units - Fixed or Single Hung at an estimated cost of \$60,965 in year 2022
- + C Interiors: ADA Modifications to Stairs at an estimated cost of \$16,500 in year 2016
- + C Interiors: Replace Carpet Tiles - Standard at an estimated cost of \$18,491 in year 2022
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$6,150 in year 2022
- + D Services: ADA Modifications to Drinking Fountain at an estimated cost of \$6,000 in year 2016
- + D Services: Replace Panelboard - 120/240volts, 200 to 1200amp at an estimated cost of \$7,334 in year 2016
- + D Services: Replace Panelboard - 120/240volts, 60 to 2000amp at an estimated cost of \$13,038 in year 2016
- + E Equipment & Furnishing: ADA Modifications to Fixed Casework at an estimated cost of \$12,500 in year 2016

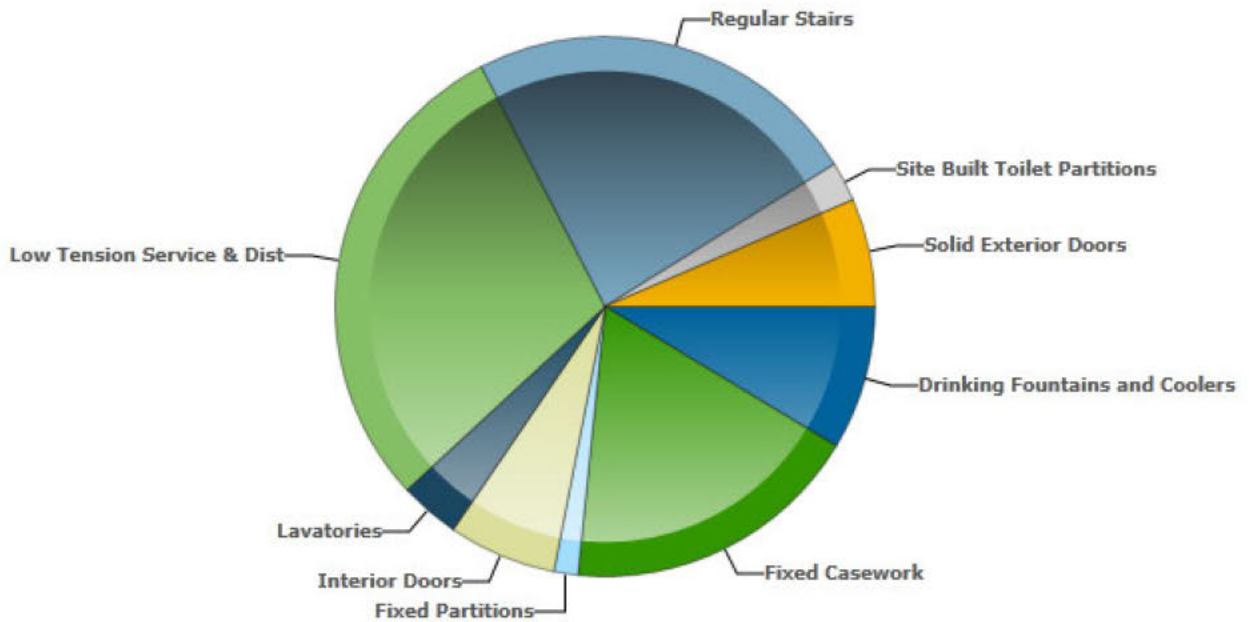
1 All costs presented in present day values

2 Costs represent total anticipated values over the 10 year study period

3 Budget for additional project costs of between 25% - 35% to allow for professional fees and general contractor overhead/profit and management costs

**DISTRIBUTION OF IMMEDIATE (YEAR 1) NEEDS BY BUILDING SYSTEM**

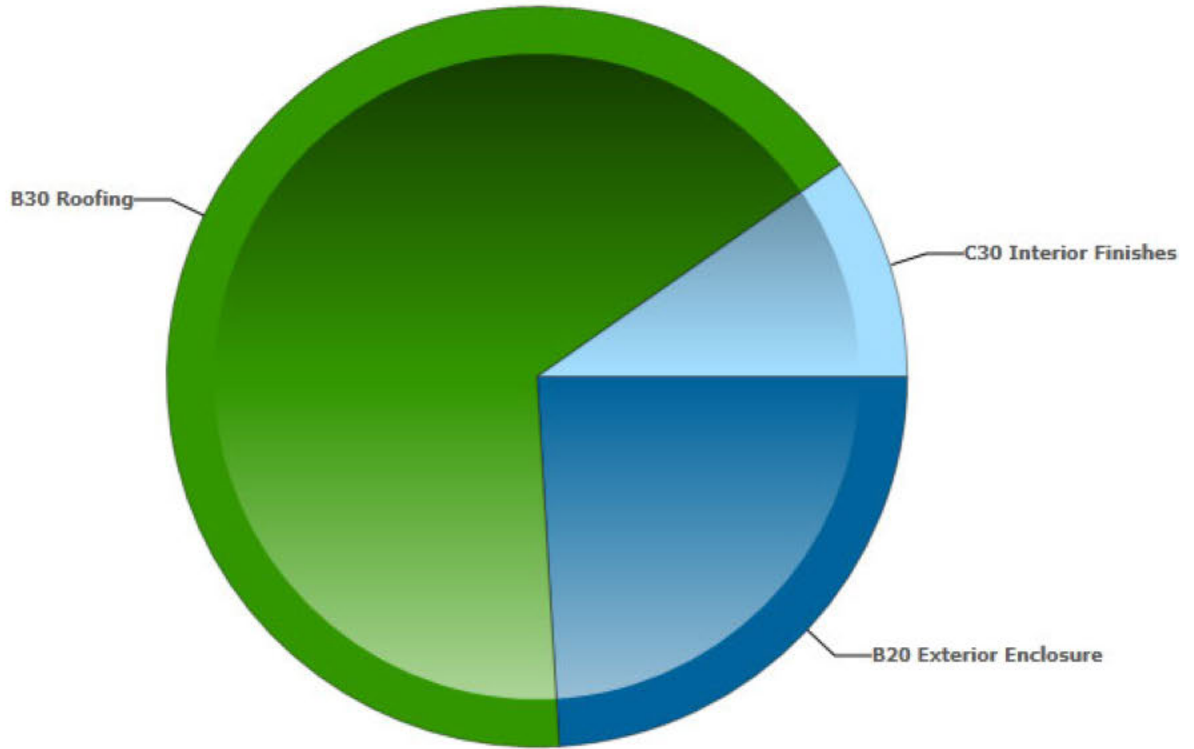
**Distribution of Immediate Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
Drinking Fountains and Coolers	\$6,000	8.6%
Fixed Casework	\$12,500	18.0%
Fixed Partitions	\$1,000	1.4%
Interior Doors	\$4,500	6.5%
Lavatories	\$2,500	3.6%
Low Tension Service & Dist	\$20,372	29.3%
Regular Stairs	\$16,500	23.7%
Site Built Toilet Partitions	\$1,650	2.4%
Solid Exterior Doors	\$4,500	6.5%
<b>Total</b>	<b>\$69,522</b>	<b>100%</b>

DISTRIBUTION OF FUTURE (YEAR 2-YEAR 10) NEEDS BY BUILDING SYSTEM

**Distribution of Capital Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$60,965	24.0%
B30 Roofing	\$167,976	66.2%
C30 Interior Finishes	\$24,641	9.7%
<b>Total</b>	<b>\$253,581</b>	<b>100%</b>

**FACILITY CONDITION NEEDS INDEX**

In this report we have calculated the Facility Condition Needs Index (FCNI) for the facility; illustrating the likely condition of the systems, equipment and building needs should the required funding not be expended over the cost study period. The FCNI is used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

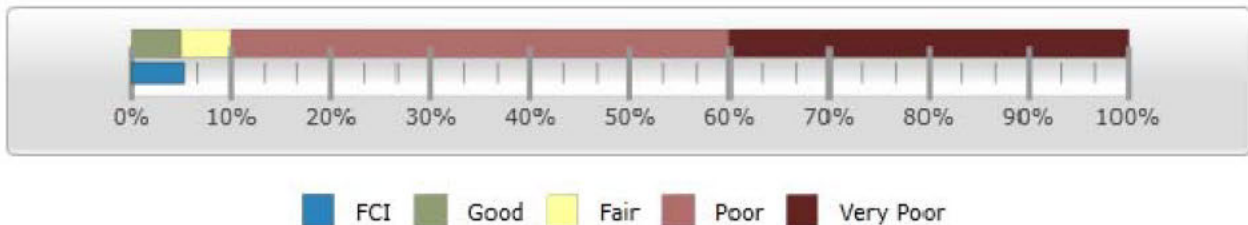
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV) to the CRV to reflect to value of the partial building assessment). The range is from zero for a newly constructed asset, to one for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by Asset Type, but as a general guideline, the FCNI scoring system is as follows:

$$FCNI = \frac{\text{Maintenance, Repair, Needs and Replacement Deficiencies of the Facility(s)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCNI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

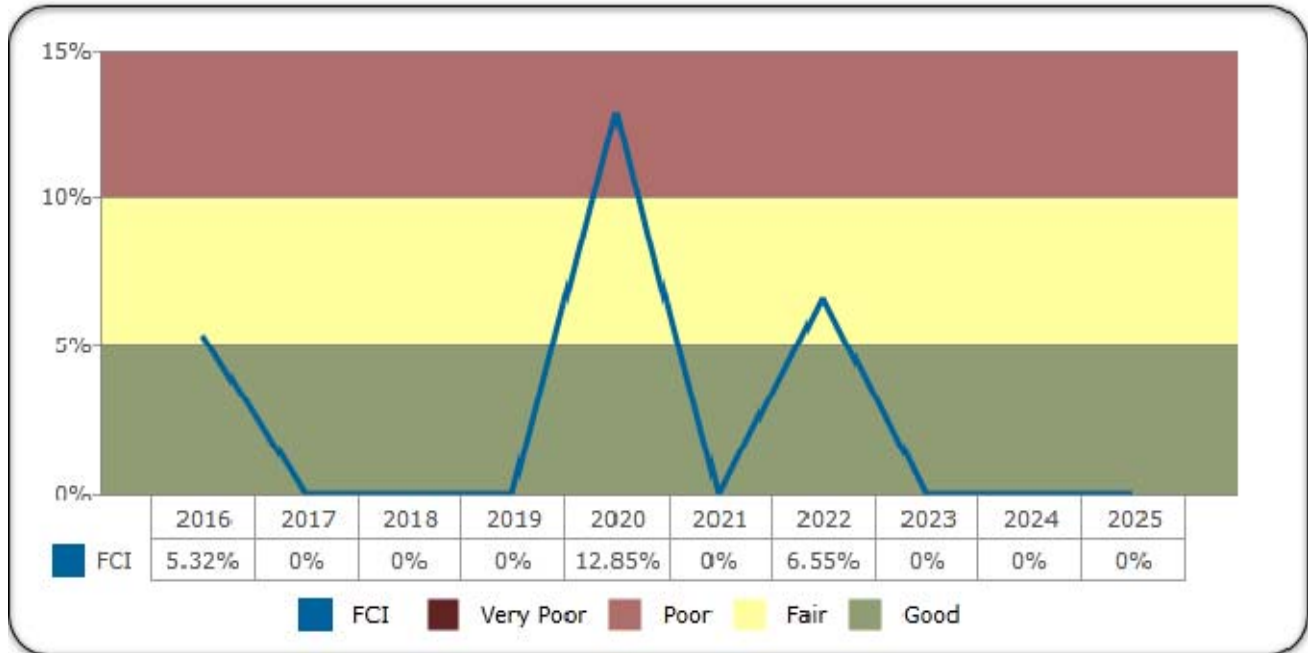
The chart below indicates the current FCNI ratio of the Youth Center building.



**Youth Center, FCNI: 5.32%**

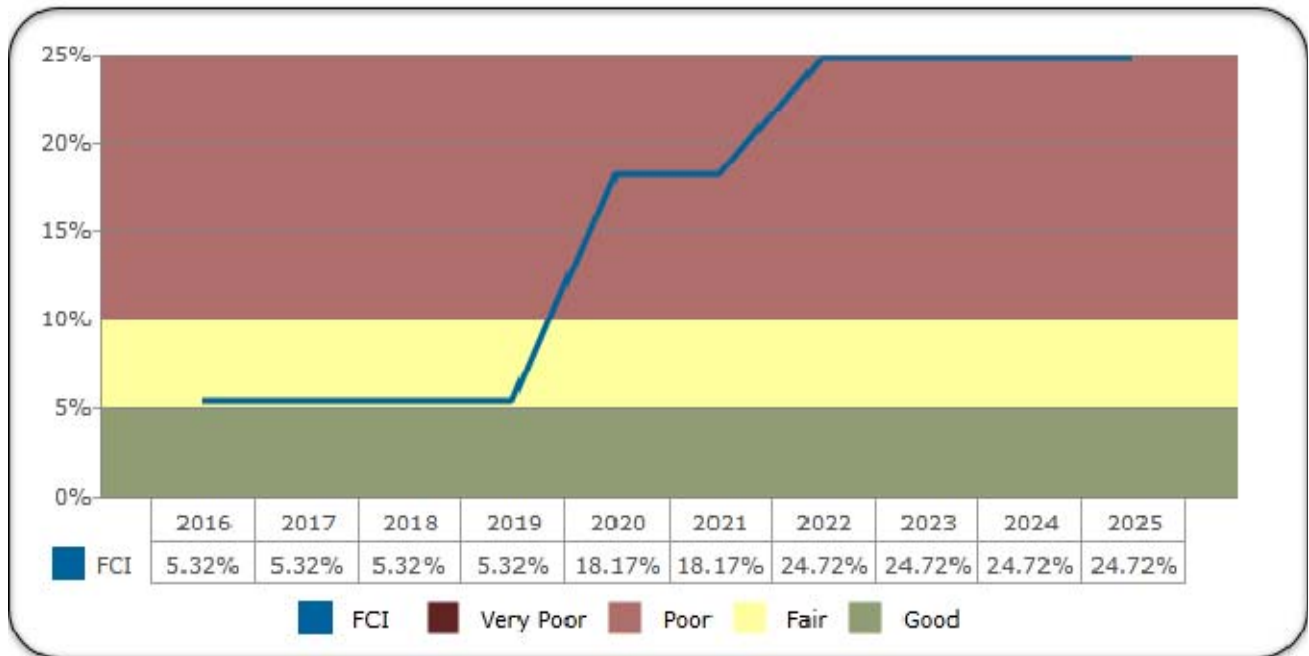
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures ARE made to address the identified actions each year.

### Year by Year Effects of FCI Over the Study Period



The Chart below indicates the cumulative effects of the FCNI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

### Cumulative Effects of FCI over the Study Period



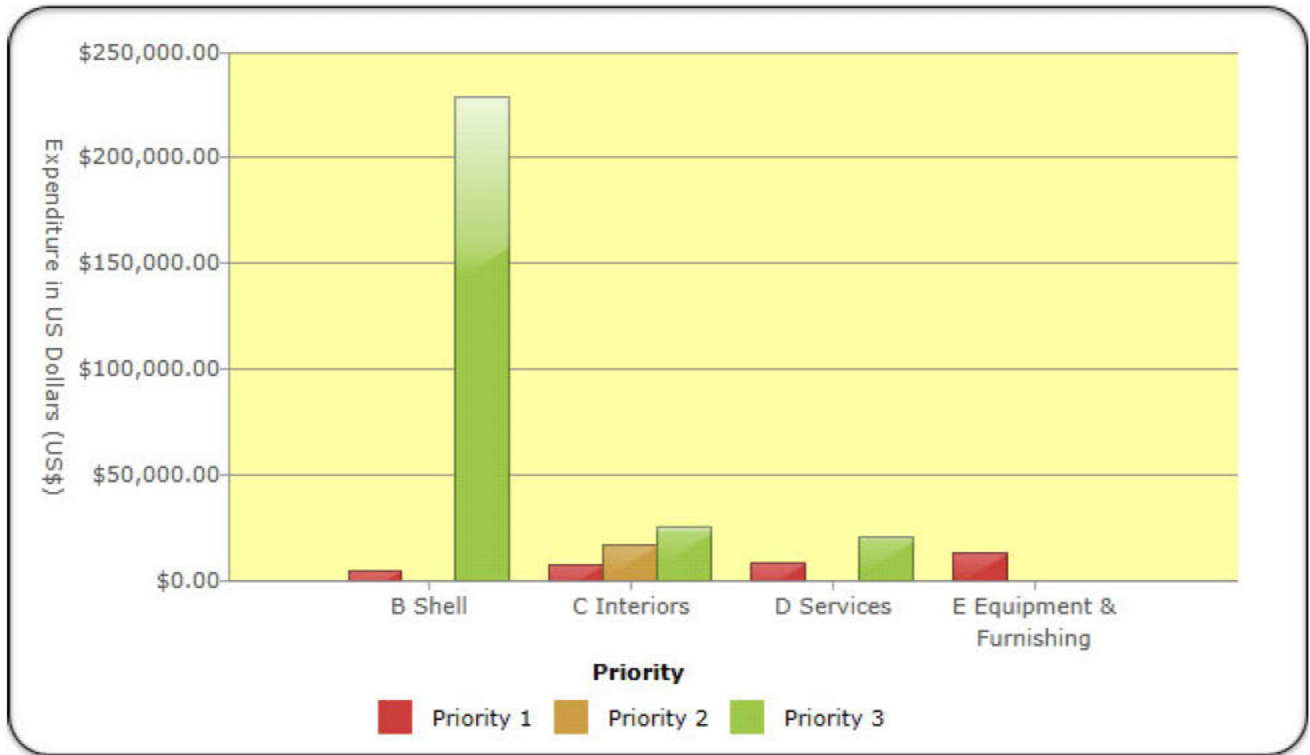
**NEEDS SORTED BY PRIORITIZATION OF WORK**

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

<p align="center"><b>Priority 1</b> Currently Critical</p>	<ul style="list-style-type: none"> <li>•Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility</li> </ul>
<p align="center"><b>Priority 2</b> Potentially Critical:</p>	<ul style="list-style-type: none"> <li>•A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs</li> </ul>
<p align="center"><b>Priority 3</b> Necessary / Not Critical:</p>	<ul style="list-style-type: none"> <li>•Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component</li> </ul>

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

**Planning Horizon Needs by System and Priority**



Building System	Priority 1	Priority 2	Priority 3	Total
B Shell	\$4,500	\$0	\$228,941	\$233,441
C Interiors	\$7,150	\$16,500	\$24,641	\$48,291
D Services	\$8,500	\$0	\$20,372	\$28,872
E Equipment & Furnishing	\$12,500	\$0	\$0	\$12,500
<b>Totals</b>	<b>\$32,650</b>	<b>\$16,500</b>	<b>\$273,953</b>	<b>\$323,103</b>

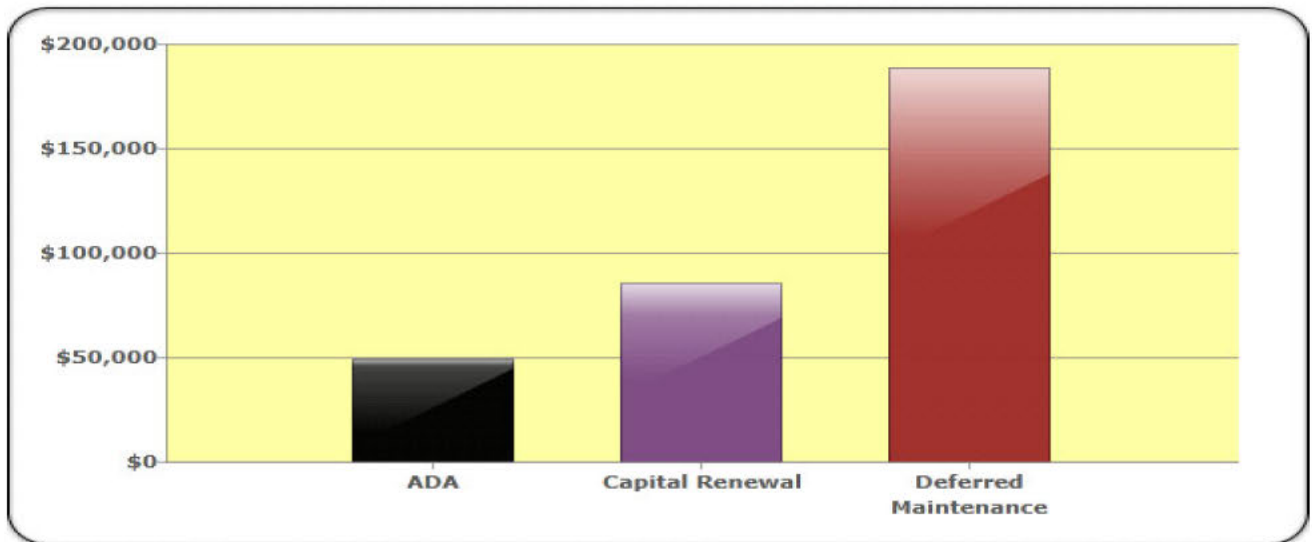
**NEEDS SORTED BY PLAN TYPE**

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Deferred Maintenance	<ul style="list-style-type: none"> <li>•Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement</li> </ul>
Plan Type 2 Routine Maintenance	<ul style="list-style-type: none"> <li>•Maintenance that is planned and performed on a routine basis to maintain and preserve the condition</li> </ul>
Plan Type 3 Capital Renewal	<ul style="list-style-type: none"> <li>•Planned replacement of building systems that have or will reach the end of their useful life</li> </ul>
Plan Type 4 Energy & Sustainability	<ul style="list-style-type: none"> <li>•When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance</li> </ul>
Plan Type 5 ADA	<ul style="list-style-type: none"> <li>•When the repair or replacement of equipment or systems are recommended to comply with ADA</li> </ul>

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

**Planning Horizon Needs by Category**



Building System	Total Cost
Deferred Maintenance	\$188,348
Capital Renewal	\$85,605
ADA	\$49,150
<b>Total</b>	<b>\$323,103</b>

## ^ SUBSTRUCTURE SYSTEMS

### A10 FOUNDATIONS

#### A1026 Raft Foundations

##### DESCRIPTION

The exterior wall construction and steel frame is supported by a reinforced concrete slab-on-grade raft with edge beam around the perimeter of the building. The compressive strength of the concrete is unknown.

##### CONDITION

The slab-on-grade was observed to be in fair condition with no signs of undue settling or cracks noted. No actions are anticipated during the study period.



## B SHELL SYSTEMS

### B10 SUPERSTRUCTURE

#### B1022 Pitched Roof Construction

##### DESCRIPTION

The main roof construction at the building is assumed to be comprised of sloped steel trusses and wood rafters with wood decking covered with wood shake tiles. There are open deep eaves which overhang the building on all sides. There are no gutters nor downspouts.

##### CONDITION

The roof construction was not visible due to the presence of acoustic ceiling tiles to the interior space. There were no reported issues by maintenance personnel. No actions anticipated during the study period.

#### B1031 Steel Frame Structure

##### DESCRIPTION

The building's exterior wall construction consisted of exposed steel framing with exterior walls comprising a wood board finish externally and internally with certain interior walls having a gypsum board finish or a wood framing with aluminum windows and insulated wall panels.

##### CONDITION

The wall construction was observed to be in fair condition and well maintained; there are no instances of deterioration, cracking or damage observed and no actions will be generated during the study period for works associated with the structural steel frame structure.

## B20 EXTERIOR ENCLOSURE

### B2011 Exterior Wall Construction

#### DESCRIPTION

The building's exterior wall construction consisted of exposed steel framing with exterior walls comprising either a wood board finish externally and internally with certain interior walls having a gypsum board finish or a wood framing with aluminum windows and insulated wall panels.

#### CONDITION

The insulated wall panels to the glazing were observed to be in fair condition and no actions are generated over the study period.

### B2021 Windows

#### DESCRIPTION

The building contained single pane, fixed and top hung, anodized aluminum window units and fixed pane wood windows at the exterior elevations.

#### CONDITION

The window systems appeared to be in poor to fair condition. We noted some deterioration of frame and/or glass which would require actions. The frames are over their EUL of thirty years and replacement is anticipated in the mid-term of the study period.

### B2021 Windows

#### DESCRIPTION

The building contains single pane anodized aluminum hopper style windows at the exterior elevations.

#### CONDITION

The aluminum hopper windows were operable and observed to be in fair condition and no actions are anticipated during the study period.

### B2021 Windows

#### DESCRIPTION

The building contains multiple single glazed wood framed window units on the exterior of the building.

#### CONDITION

The wood framed window units were observed to be in fair condition and based on their visual appearance and estimated useful life no replacement actions are anticipated during the study period.

## B2031 Glazed Doors & Entrances

### DESCRIPTION

The building contains two exterior single aluminum glazed doors.

### CONDITION

The doors were observed to be in fair condition and no actions are anticipated over the study period.

## B2032 Solid Exterior Doors

### DESCRIPTION

The building contains four double solid core exterior wood doors and one single solid core exterior wood door with a painted finish and orbital lock sets

### CONDITION

The single solid core wood doors appeared in fair condition and are assumed to be original construction to the building. The typical EUL for this type of equipment is thirty years and no actions are anticipated during the study period aside from painting and ADA modifications.

### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149990	B2020	Replace Aluminum Window Units - Fixed or Single Hung	Priority 3	2022	\$60,965
149991	B2030	ADA Modifications to Exterior Doors	Priority 1	2016	\$4,500

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$4,500
2022	\$60,965

## B30 ROOFING

### B3011 Roof Finishes

#### DESCRIPTION

Roof finish material is wood shakes believed to be original to the building.

#### CONDITION

The wood shake roof was observed to be in fair condition with no issues reported by maintenance. Based on the EUL of twenty years and observed condition, replacement can be anticipated towards the mid-term of the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149992	B3010	Replace Wood Shake Roof	Priority 3	2020	\$167,976

#### TOTALS BY YEAR

Year	Total Expenditures
2020	\$167,976

## C INTERIORS SYSTEMS

### C10 INTERIOR CONSTRUCTION

#### C1011 Fixed Partitions

##### DESCRIPTION

The interior wall construction consists of wood framing with a painted gypsum wall board finish.

##### CONDITION

The wall construction is not visible due to its location. However, there are no instances of deterioration, cracking or damage observed and no actions are anticipated during the study period for works associated with the fixed partitions.

#### C1014 Site Built Toilet Partitions

##### DESCRIPTION

The restrooms contain site built toilet partitions.

##### CONDITION

The toilet partitions were observed to be in fair condition and no actions are anticipated aside from ADA modifications.

#### C1021 Interior Doors

##### DESCRIPTION

The building contains four single solid core wood doors with a painted finish and orbital latch/lock sets.

##### CONDITION

The single interior solid core wood doors appeared in fair to good condition and no actions are anticipated during the study period aside from painting and ADA modifications.

##### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149993	C1010	Modifications to Wall Mounted Defibrillator	Priority 1	2016	\$1,000
149994	C1010	ADA Modifications to Toilet Partitions	Priority 1	2016	\$1,650
149995	C1020	ADA Modifications to Interior Doors	Priority 1	2016	\$4,500

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$7,150

## C20 STAIRS

### C2011 Regular Stairs

#### DESCRIPTION

The building contains concrete stairs comprised of approximately three risers at three locations.

#### CONDITION

The concrete stairs were observed to be in fair condition and no actions are anticipated outside of ADA modifications.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149996	C2010	ADA Modifications to Stairs	Priority 2	2016	\$16,500

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$16,500

## C30 INTERIOR FINISHES

### C3012 Wall Finishes to Interior Walls

#### DESCRIPTION

The building contains Gypsum Wall Board (GWB) that was installed with the original construction and have a standard painted finish.

#### CONDITION

The interior walls were observed to be fair condition. Interior repainting is generally recommended to be performed every eight years and is recommended for the mid-term of the study period.

### C3012 Wall Finishes to Interior Walls

#### DESCRIPTION

The restrooms contain a Fiberglass Reinforced Plastic (FRP) wainscot material on the wall surfaces.

#### CONDITION

The wainscoting was observed to be in fair to good condition and no actions are anticipated during the study period.

### C3024 Flooring

#### DESCRIPTION

Interior floor finishes in the building include Vinyl Composition Tile (VCT) in the main hall, vinyl sheet goods in the restrooms and engineered wood laminate in the kitchen.

#### CONDITION

All floor finish material were observed to be in fair to good condition. With proper care and maintenance, no actions are anticipated over the study period.

### C3025 Carpeting

#### DESCRIPTION

The building contains sections of 24" carpet tile.

#### CONDITION

The carpet tile does not appear to be original to the building, although the installation date is unknown. The carpet is in fair to good condition but with an EUL of ten years, replacement actions can be anticipated after mid-term of the study period.

### C3032 Suspended Ceilings

#### DESCRIPTION

The building contains 2' x 2' and 2' x 4' suspended acoustical tile in the ancillary areas and direct adhered 12" x 12" acoustic tile throughout the main hall.

#### CONDITION

The suspended acoustical ceiling and direct adhered ceiling tiles was observed to be in fair condition and no actions are anticipated over the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149997	C3010	Replace Painted Finish - Standard	Priority 3	2022	\$6,150
149998	C3020	Replace Carpet Tiles - Standard	Priority 3	2022	\$18,491

#### TOTALS BY YEAR

Year	Total Expenditures
2022	\$24,641



## D SERVICES SYSTEMS

### D20 PLUMBING

#### D2011 Water Closets

##### DESCRIPTION

The building contains four wall mounted vitreous china water closets at the men's and women's restrooms and one floor mounted water closet located in the single use accessible restroom.

##### CONDITION

The water closets were observed to be in fair to good condition. The water closets flushed properly and appeared not to have any cracks in the china. Replacement is not anticipated during the study period.

#### D2012 Urinals

##### DESCRIPTION

The building contains one vitreous china wall hung urinal with a manual flush valve.

##### CONDITION

The wall mounted urinal was observed to be in fair condition with no apparent cracks in the china. No actions are anticipated over the study period.

#### D2013 Lavatories

##### DESCRIPTION

The facility contains four vanity top lavatories with plunge type faucets, and one vitreous china wall hung lavatory with a dual lever faucet.

##### CONDITION

The lavatories were observed to be in fair to good condition and no actions are anticipated over the study period aside from ADA modifications.

#### D2014 Sinks

##### DESCRIPTION

The facility contains countertop double bowl kitchen sinks.

##### CONDITION

The kitchen countertop double bowl kitchen sinks were observed to be in fair condition and with no issues reported; therefore, based on the RUL, we extended the RUL; no action is necessary during the study period.

## D2018 Drinking Fountains and Coolers

### DESCRIPTION

The facility contains one stainless steel wall mounted single level drinking fountain that is believed to have been installed as part of the original construction.

### CONDITION

The drinking fountain was observed to be operational and in fair condition. No actions are anticipated over the study period aside from ADA modifications.

## D2021 Cold Water Service

### DESCRIPTION

The domestic cold water system is supplied directly from the local Public Utilities and was installed with the original construction.

### CONDITION

The domestic water system at the building appeared to be in fair condition. No known corrosion was observed that could be attributed to age and deferred maintenance. No actions are anticipated over the study period.

## D2022 Hot Water Service

### DESCRIPTION

Domestic hot water at the building is provided via one General Electric natural gas fired water heater installed in 2005 and located in the mechanical closet.

### CONDITION

The gas hot water heater were observed to be in fair condition; the typical EUL for hot water heater is fifteen-years; therefore replacement is not anticipated within the study period.

## D2031 Waste Piping

### DESCRIPTION

Sanitary waste piping is believed to be cast iron piping throughout the building.

### CONDITION

The sanitary piping, where visible, appeared to be in fair condition with no visually apparent or reported issues. The sanitary waste system can be serviceable through the end of the study period with regular maintenance.

**PROJECTED EXPENDITURES**

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149999	D2010	ADA Modifications to Drinking Fountain	Priority 1	2016	\$6,000
150000	D2010	ADA Modifications to Lavatories	Priority 1	2016	\$2,500

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$8,500

## D30 HVAC

### D3021 Boilers

#### DESCRIPTION

The building contains two Rheem gas fired boilers for the building heating system with estimated capacities of 199 MBH each and installed in 1998. Based on EUL and observed condition, no actions are anticipated over the study period.

#### CONDITION

The gas fired boilers were observed to be in fair condition the typical EUL thirty five -years; therefore replacement is not anticipated within the study period.

## D50 ELECTRICAL SYSTEMS

### D5012 Low Tension Service & Dist

#### DESCRIPTION

The main electrical distribution is provided via one Sierra Switchboard 120/240volts 400 amp and one Sierra Switchboard 120/208 volt 225 amp panelboard located in the electrical closet.

#### CONDITION

The Main Distribution Panelboards (MDPs) were observed to be in fair condition with no reported issues. Based on EUL, replacement is recommended early in the study period.

### D5022 Lighting Equipment

#### DESCRIPTION

Interior lighting is provided by a combination of fluorescent and recessed can fixtures. Exterior lighting is provided by wall packs and recessed can light fixtures along the perimeter of the building.

#### CONDITION

The interior and exterior lighting was observed to be in fair condition and no actions are anticipated over the study aside from re-lamping.

### D5092 Emergency Light & Power Systems

#### DESCRIPTION

The building contains approximately four illuminated exit signs at each path of egress.

#### CONDITION

The exit signs were properly illuminated observed to be in fair condition. No actions are anticipated over the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
150001	D5010	Replace Panelboard - 120/240volts, 200 to 1200amp	Priority 3	2016	\$7,334
150002	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 3	2016	\$13,038

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$20,372

## E EQUIPMENT & FURNISHING SYSTEMS

### E20 FURNISHINGS

#### E2012 Fixed Casework

#### DESCRIPTION

The building contains fixed casework to include countertops, base cabinets and wall mounted cabinets.

#### CONDITION

The fixed casework was observed to be in fair condition with no noticeable defects and no actions re anticipated aside from ADA modifications.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
150003	E2010	ADA Modifications to Fixed Casework	Priority 1	2016	\$12,500

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$12,500



## APPENDICES

- APPENDIX A: Capital Expenditures
- APPENDIX B: Photographic Record
- APPENDIX C: Document Review and Warranty Information
- APPENDIX D: Equipment Tables
- APPENDIX E: Glossary of Terms
- APPENDIX F: ADA Study



**APPENDIX A:**  
CAPITAL EXPENDITURES



## Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2016	<b>\$69,522</b>	149991	B2030	ADA	ADA Modifications to Exterior Doors	1	LS	\$4,500.00	\$4,500	\$4,500
		149993	C1010	ADA	Modifications to Wall Mounted Defibrillator	1	SF	\$1,000.00	\$1,000	\$1,000
		149994	C1010	ADA	ADA Modifications to Toilet Partitions	1	EACH	\$1,650.00	\$1,650	\$1,650
		149995	C1020	ADA	ADA Modifications to Interior Doors	1	EACH	\$4,500.00	\$4,500	\$4,500
		149996	C2010	ADA	ADA Modifications to Stairs	1	LS	\$16,500.00	\$16,500	\$16,500
		149999	D2010	ADA	ADA Modifications to Drinking Fountain	1	LS	\$6,000.00	\$6,000	\$6,000
		150000	D2010	ADA	ADA Modifications to Lavatories	1	LS	\$2,500.00	\$2,500	\$2,500
		150001	D5010	Deferred Maintenance	Replace Pane board - 120/240volts, 200 to 1200amp	225	AMP	\$32.60	\$7,334	\$7,334
		150002	D5010	Deferred Maintenance	Replace Pane board - 120/240volts, 60 to 2000amp	400	AMP	\$32.60	\$13,038	\$13,038
150003	E2010	ADA	ADA Modifications to Fixed Casework	1	LS	\$12,500.00	\$12,500	\$12,500		
2020	<b>\$167,976</b>	149992	B3010	Deferred Maintenance	Replace Wood Shake Roof	7587	SF	\$22.14	\$167,976	\$167,976
2022	<b>\$85,605</b>	149990	B2020	Capital Renewal	Replace Aluminum Window Units - Fixed or Single Hung	720	SF	\$84.67	\$60,965	\$60,965
		149997	C3010	Capital Renewal	Replace Painted Finish - Standard	4000	SF	\$1.54	\$6,150	\$6,150
		149998	C3020	Capital Renewal	Replace Carpet Tiles - Standard	222	SY	\$83.29	\$18,491	\$18,491
<b>Total</b>									<b>Total:</b>	<b>\$323,103</b>



**APPENDIX B:**  
PHOTOGRAPHIC RECORD



B2011 Exterior Wall Construction:- View of Wood Clapboard Siding



B2021 Windows:- View of Aluminum Window Units - Fixed or Single Hung



B2021 Windows:- View of Awning or Hopper Style Window



B2021 Windows:- View of Wood Window Units - Fixed or Single Hung



B2032 Solid Exterior Doors:- View of Double Solid Core Wood Doors



B3011 Roof Finishes:- View of Wood Shake Roof



C1021 Interior Doors:- View of Interior Single Wood Door(s)



C3012 Wall Finishes to Interior Walls:- View of Wainscot



C3012 Wall Finishes to Interior Walls:- View of Painted Finish - Standard



C3024 Flooring:- View of Laminate Wood Floors



C3024 Flooring:- View of Vinyl Composite Tile (VCT)



C3024 Flooring:- View of Vinyl Sheet



C3025 Carpeting:- View of Carpet Tiles – Standard



C3032 Suspended Ceilings:- View of Acoustical Tile



D2011 Water Closets:- View of Floor Mounted Water Closets



D2011 Water Closets:- View of Wall Mounted Water Closets



D2012 Urinals:- View of Wall Hung Urinals



D2013 Lavatories:- View of Vanity Top Lavatories



D2013 Lavatories:- View of Wall Hung Lavatories



D2014 Sinks:- View of Countertop Double Bowl Kitchen Sinks



D2018 Drinking Fountains and Coolers:- View of Wall Mounted Standard Drinking Fountain (Single)



D2022 Hot Water Service:- View of Domestic Hot Water Heater - Gas



D3021 Boilers:- View of Furnace - Gas #1



D3021 Boilers:- View of Furnace - Gas #2





D5012 Low Tension Service & Dist:- View of Panelboard -  
120/240volts, 200 to 1200amp



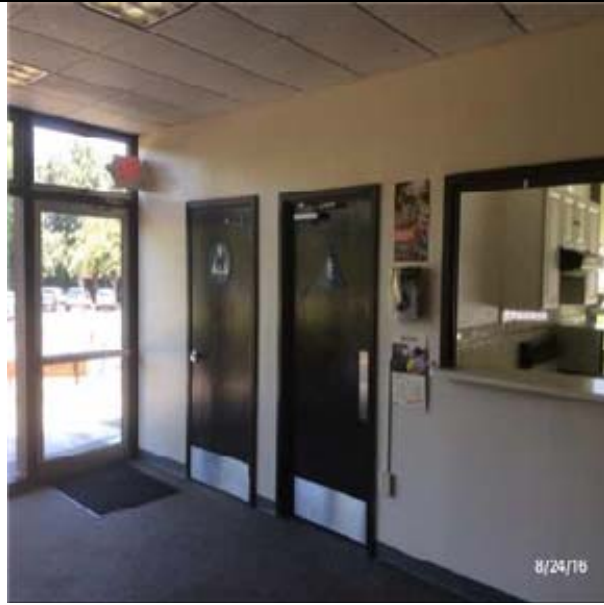
D5022 Lighting Equipment:- View of Exterior Wall Pack  
Light Fixtures



D5022 Lighting Equipment:- View of Interior Light  
Fixtures - Fluorescent




D5022 Lighting Equipment:- View of Recessed Can  
Light Fixtures



D5092 Emergency Light & Power Systems:- View of Exit  
Lights



E2012 Fixed Casework:- View of Floor Mounted Base  
Cabinet(s) - Standard



**APPENDIX C:**  
DOCUMENT REVIEW AND  
WARRANTY INFORMATION

The following documents were reviewed as part of the facility condition assessment of the Youth Center facility:

+ No document were reviewed during the assessment.



**APPENDIX D:**  
EQUIPMENT TABLES

**Table D20 Summary of Domestic Water Heating Equipment**

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Plumbing	Commercial Water Heater	General Electric	GG40T06A VG01	GELN 0205Z09617	Unknown	40 Gallons	Natural Gas	2005

**Table D30 Summary of HVAC Equipment**

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Mechanical	Furnace	Rheem	Unknown	Unknown	Unknown	Unknown	Gas	1998
Mechanical	Furnace	Rheem	Unknown	Unknown	Unknown	Unknown	Gas	1998



**APPENDIX E:**  
GLOSSARY OF TERMS

## Acronyms & Glossary of Terms

CMU	Concrete Masonry Unit
BUR	Built-Up Roof
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
SC	Solid Core Doors
HM	Hollow Metal Doors
MH	Man Holes
ABC	Aggregate Base Course
EMT	Electrical Metallic Conduit
EUL	Estimated Useful Life
RUL	Recommended Useful Life
EOL	End of Life
FCNI	Facility Condition Needs Index
CRV	Current Replacement Value
DM	Deferred Maintenance
SF	Square Foot
SY	Square Yards
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
GPF	Gallons Per Flush
NFPA	National Fire Protection Association
FACP	Fire Alarm Control Panel
NAC	Notification Appliance Circuit
FCC	Fire Command Center
HVAC	Heating Ventilating and Air conditioning
VAV	Variable Air Volume
AHU	Main Air Handling Units
FCU	Fan Coil Unit
EF	Exhaust Fan
VFD	Variable Frequency Drives
HP	Horse Power
FSS	Fuel Supply System
MDP	Main Distribution Panel
SES	Service Entrance Switchboard's
NEMA	National Electrical Manufactures Association
HID	Intensity Discharge
EMT	Electrical Metallic Tubing
KVA	kilovolt-ampere
RO	Reverse Osmosis
BTU/HR	British Thermal Units per Hour
kW	Kilowatt
FPM	Feet per Minute (Elevator Speed)
AMP	Amperage



## Acronyms & Glossary of Terms

**BTU** – British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.

**Building Envelope** - The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof and soffit areas.

**Building Systems** – Interacting or independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

**Caulking** – Soft, putty-like material used to fill joints, seams, and cracks.

**Codes** – See building codes.

**Component** – A fully functional portion of a building system, piece of equipment, or building element.

**Deferred Maintenance** – Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

**Expected Useful Life (EUL)** – The average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

**Facility** – All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.

**Flashing** – A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.

**Remaining Useful Life (RUL)** – A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extent of use, etc.

**Thermal Resistance (R)** – A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is:  $R = \text{Thickness (in inches)}/K$

**Structural Frame** – The components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).

**Warranty** – Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.

The background features abstract geometric shapes. A large blue triangle is in the top-left corner. A green shape, resembling a stylized 'T' or a cross-section, is positioned in the center. A large green triangle occupies the bottom-right portion of the page. Thin white lines intersect these shapes, creating a grid-like structure.

# APPENDIX F: ADA STUDY

Appendix F PH2, April 2014

LocationName April 2014	Barrier Location	Feature Type	Feature Code Number	Action Type Text	Action Cost
Blach Gym					
Blach Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Blach Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Provide sign(s) indicating accessible entries and facilities	\$1 000 00
Blach Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$500 00
Blach Gym	Exterior	Stairway	6 - 1	Install tread striping	\$100 00
City Hall					
City Hall	Exterior	Walk	4 - 1	Widen walk	\$5,100 00
City Hall	Exterior	Ramp	5 - 1	Provide level landing	\$5,000 00
City Hall	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000 00
City Hall	Exterior	Ramp	5 - 2	Regrade or replace ramp	\$25,000 00
City Hall	Exterior	Ramp	5 - 2	Install warning curb	\$1 500 00
City Hall	Exterior	Ramp	5 - 2	Install or modify handrails	\$5,000 00
City Hall	Exterior	Ramp	5 - 3	Provide level landing	\$5,000 00
City Hall	Exterior	Ramp	5 - 3	Install warning curb	\$1,500 00
City Hall	Exterior	Ramp	5 - 3	Regrade or replace ramp	\$50,000 00
City Hall	Exterior	Stairway	6 - 1	Install tread striping	\$75 00
City Hall	Exterior	Stairway	6 - 1	Install or modify handrails	\$5,000 00
City Hall	Exterior	Stairway	6 - 4	Replace stairs	\$15,000 00
City Hall	Exterior	Stairway	6 - 4	Install tread striping	\$50 00
City Hall	Exterior	Stairway	6 - 4	Install or modify handrails	\$5,000 00
City Hall	Exterior	Outdoor Constructed Features	33 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
City Hall	Exterior	Outdoor Constructed Features	33 - 2	Increase or provide maneuvering or clear floor area	\$2,000 00
City Hall	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
City Hall	Floor 1	Door/Gate	8 - 2	Provide or modify door kickplate	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
City Hall	Floor 1	Door/Gate	8 - 3	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 4	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250 00
City Hall	Floor 1	Stairway	6 - 2	Install tread striping	\$50 00
City Hall	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
City Hall	Floor 1	Stairway	6 - 2	Replace stairs	\$20,000 00
City Hall	Floor 1	Stairway	6 - 3	Install tread striping	\$50 00
City Hall	Floor 1	Stairway	6 - 3	Install or modify handrails	\$0 00
City Hall	Floor 1	Stairway	6 - 3	Replace stairs	\$0 00
City Hall	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$7,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition clothing hooks	\$100 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$300 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Reposition clothing hooks	\$100 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
City Hall	Exterior	Ramp	5 - 4	Regrade or replace ramp	\$30,000 00
City Hall	Exterior	Ramp	5 - 4	Install or modify handrails	\$5,000 00
City Hall	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Egan Gym					
Egan Gym	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000 00
Egan Gym	Exterior	Ramp	5 - 1	Regrade or replace ramp	\$15,000 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Egan Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00

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Egan Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250 00
Garden House	Floor 1				
Garden House	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Garden House	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Single User Restroom	20 - 1	Install sign	\$500 00
Garden House	Floor 1	Single User Restroom	20 - 2	Provide an accessible path of travel	\$25,000 00
Garden House	Floor 1	Single User Restroom	20 - 2	Install sign	\$500 00
Garden House	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000 00
Garden House	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Garden House	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Garden House	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Stairway	6 - 3	Replace stairs	\$25,000 00
Garden House	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$5,000 00
Garden House	Floor 1	Drinking Fountain	10 - 1	Adjust water stream	\$100 00
Garden House	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 1	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 2	Replace or modify door threshold	\$1,500 00
Garden House	Floor 1	Door/Gate	8 - 3	Replace or adjust door hardware	\$500 00
Garden House	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 4	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 5	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 5	Replace or modify door threshold	\$1,500 00
Garden House	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 6	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 6	Replace or modify door threshold	\$1,500 00
Grant Park Center	Floor 1				
Grant Park Center	Floor 1	Stairway	6 - 1	Replace stairs	\$6,000 00
Grant Park Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Grant Park Center	Floor 1	Stairway	6 - 2	Replace stairs	\$6,000 00
Grant Park Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 7	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 2	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 8	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 9	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Provide sign(s) indicating accessible entries and facilities	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Install or modify permanent room signs	\$250 00

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Grant Park Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 17	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$450 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1 000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition controls and outlets	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Reposition controls and outlets	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000 00
Grant Park Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Provide an accessible counter	\$5,000 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Heritage Oaks Park	Exterior				
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$600 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$600 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500 00
Classroom 13 - 15					
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 115	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Reposition toilet flush controls	\$1 000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Reposition toilet flush controls	\$1,000 00

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Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition urinal	\$3,000 00
Classroom 16-18					
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 67	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Modify lavatory/counter clearances	\$2 500 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Replace or modify door threshold	\$1,500 00

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Classroom 7 - 9					
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 7	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 107	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 9	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 109	Replace or adjust door hardware	\$500 00
Senior Center					
Hillview Community Center	Floor 1	Kitchen	25 - 11	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 10	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 110	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or modify door threshold	\$1,500 00
Hal Brady Hall					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 50	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 51	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Adjust door closer	\$250 00
Children's Corner					
Hillview Community Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 53	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Provide or modify door kickplate	\$500 00
Multi-Purpose Room					
Hillview Community Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide additional strike edge clearance	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install tread striping	\$500 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install tread striping	\$500 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Hillview Community Center	Floor 1	Stairway	6 - 3	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000 00

Appendix F PH2, April 2014

Hillview Community Center	Floor 1	Stairway	6 - 3	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Adjust door closer	\$250 00
Park's Office / Children Corner					
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 57	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Adjust door closer	\$250 00
Exterior					
Hillview Community Center	Exterior	Walk	4 - 1	Regrade surface	\$500 00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 1	Provide an accessible path of travel	\$5,000 00
Hillview Community Center	Exterior	Picnic Area	32 - 1	Provide an accessible table	\$2,500 00
Hillview Community Center	Exterior	Picnic Area	32 - 2	Provide an accessible table	\$2,500 00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 2	Regrade surface	\$1,000 00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Provide detectable warning strip	\$1,000 00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Install, replace or modify curb ramp	\$3,500 00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Adjust water stream	\$100 00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000 00
Hillview Community Center	Exterior	Hazard	7 - 1	Remove overhanging or protruding objects	\$1,000 00
Concession / Restroom					
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$150 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition fixtures	\$1,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500 00



**Facility Condition Assessment Services**

**Tier 1 Report of  
Facility Condition Assessment**

**For  
City of Los Altos  
Police Department  
1 N. San Antonio Road  
Los Altos,  
California 94022-3000**



**Date of Report: September 16, 2016**

**Provided By:**

**Faithful+Gould, Inc.**

**Provided For:**

**City of Los Altos**

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## EXECUTIVE SUMMARY

### INTRODUCTION

In accordance with the agreement held between The City of Los Altos, agreement CF-01003 and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the Police Department located at 1 N. San Antonio Road, Los Altos, California, 94022-3000 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. We have provided an outlook of anticipated expenditures with no minimum value within the online iPlan™ capital planning database. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be undertaken by either in-house or direct sub-contract labor. If the work is procured through public general contractor bids, we recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

The report provides a summary of the anticipated primary expenditures over the 10-year study period. Further details of these expenditures are included within each respective report section and within the 10-year expenditure forecast, in Appendix A.

The report also calculates the Facility Condition Needs Index (FCNI) of the facility based upon the calculated FCNI. Further discussion of the Facility Condition Needs Index is detailed in the sections below.

### LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the City of Los Altos. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2187-05 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

**PROJECT DETAILS**

On July 28,2016, Mark Collett of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by David Fanucchi (Facilities / Fleet Supervisor) who is associated with the City of Los Altos.

**BUILDING DETAILS**

Item	Description
Project Name	Police Department
Property Type	Law Enforcement
Full Address	1 N. San Antonio Road Los Altos, California 94022-3000
Onsite Date	July 28,2016
Historic District	No
Historic Building	No
Year Built	1968
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	9,935
Current Replacement Value (CRV)	\$ 3,477,250
ARV/GSF (\$/Sq Ft)	\$350.00 / Sq Ft

## BUILDING DESCRIPTION

### PROPERTY EXECUTIVE SUMMARY

The City of Los Altos Police Station Building is located at 1 N. San Antonio Road, Los Altos, California, 94022.

The facility was constructed in 1968 and we are not aware of any interior floor plan modifications other than the modular buildings added in 2010 and 2015.

### ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY

The building contains a reinforced concrete slab-on-grade at the basement floor level and a combination of suspended cast-in-place concrete slab and slab on grade at the first floor levels. There are reinforced concrete spread footings supporting the exterior reinforced concrete foundation wall constructions. The building's exterior walls are comprised of Concrete Masonry Units (CMUs), steel and wood construction, and contain fixed aluminum frame windows, entrance door systems and one aluminum sectional overhead door system. The low slope roof level of the building is comprised of steel beams and wood trusses supporting a wood deck and finished with wood shakes.

Interior partitions consist generally of gypsum wall board (GWB) with a painted finish and exposed painted wood and steel at the interior of the exterior walls. Floor finishes are generally carpet, sealed concrete, ceramic tile and Vinyl Composition Tile (VCT).

### MECHANICAL EXECUTIVE SUMMARY

Primary Heating, Ventilation and Air Conditioning (HVAC) at the building is provided by two constant volume Air Handler Units (AHUs) located in the basement mechanical room. Chilled water is provided to the AHUs via a direct expansion 25 Ton air cooled liquid chiller. Heating for the AHUs is provided by a 350 MBH natural gas-fired hot water boiler located in the basement. One split system unit serves the data/telecom room.

Domestic Hot Water is provided by a natural gas fired water heater with a 50 gallon holding tank.

### ELECTRICAL EXECUTIVE SUMMARY

The building contains a General Electric 120/208 volt, 500 amp Main Distribution Panel (MDP) located in the electrical closet along with a number of General Electric 120/208 volt panelboards with capacities ranging from 100 amp to 225 amp located in the basement mechanical room.

Interior lighting throughout the building is generally recessed 2' x 4' and surface mount fluorescent fixtures within the open plan areas and individual office areas. A number of recessed can light fixtures were also present



throughout the facility. Exterior lighting is provided by wall packs and metal halide spotlights.

The building contains a wet pipe sprinkler system and a fire alarm system that is self-monitored by the police personnel.

**SITE EXECUTIVE SUMMARY**

The building has a reinforced concrete slab loading bay area, exterior concrete stairs and ramps and asphalt road surfaces. The exterior surfaces are in fair condition overall.

A site / building diesel fuel emergency power generator is present with a capacity of 125 kW / 156 KVA.



**SUMMARY OF FINDINGS**

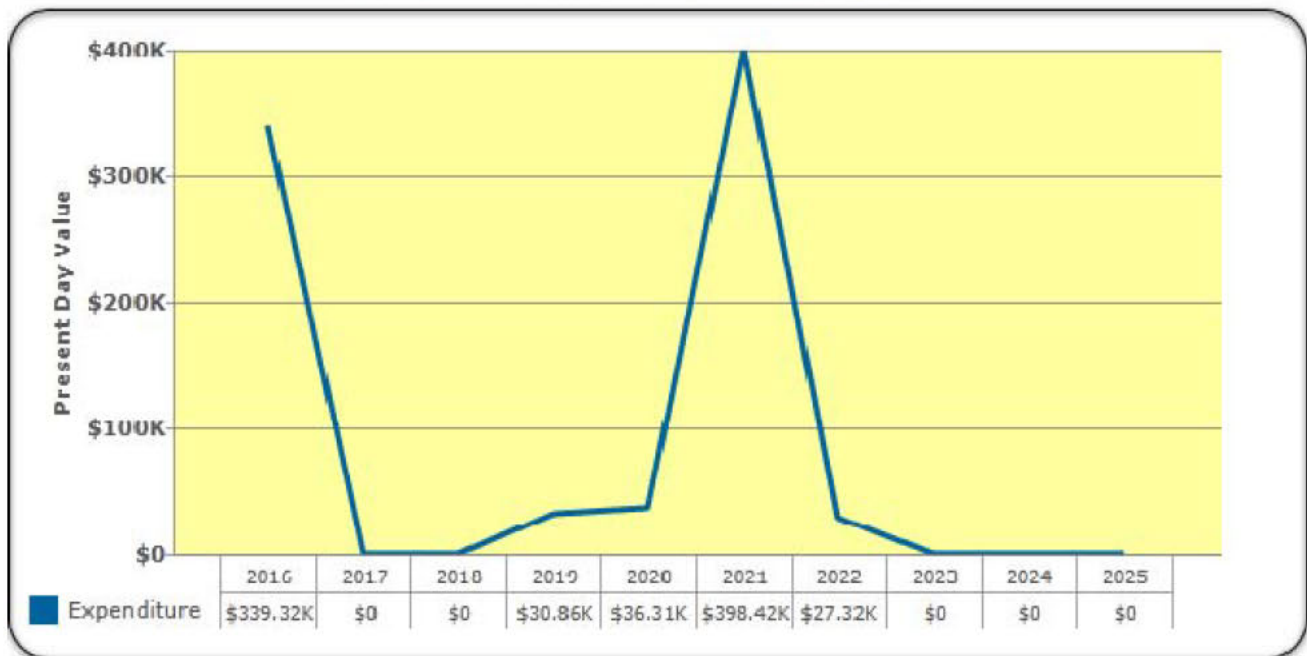
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Needs Index	9.76
Immediate Capital Needs (Year 1) (included in FCNI)	\$339,325
Future Capital Needs (Year 2 to Year 10)	\$492,921

**BUILDING EXPENDITURE SUMMARY**

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Police Department building. In addition, we have scheduled key findings highlighting items greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$832,246.

**Expenditure Forecast Over Study Period**



## KEY FINDINGS

- + B Shell: ADA Modifications to Concrete Ramps and Stairs at an estimated cost of \$40,175 in year 2016
- + B Shell: ADA Modifications to Exterior Doors at an estimated cost of \$5,000 in year 2016
- + B Shell: Repaint Exterior Walls at an estimated cost of \$23,716 in year 2020
- + B Shell: Replace Wood Shake Roof at an estimated cost of \$317,089 in year 2021
- + C Interiors: Replace Carpet Tiles - Standard at an estimated cost of \$30,864 in year 2019
- + C Interiors: Repaint Ceilings at an estimated cost of \$27,321 in year 2022
- + D Services: ADA Modifications to Drinking Fountain at an estimated cost of \$5,000 in year 2016
- + D Services: Replace Air Cooled Water Chiller Unit - Outdoor Unit at an estimated cost of \$84,351 in year 2016
- + D Services: Replace Domestic Hot Water Boiler - Gas at an estimated cost of \$14,846 in year 2016
- + D Services: Replace AHU - Constant Volume #1 at an estimated cost of \$95,248 in year 2016
- + D Services: Replace AHU - Constant Volume #2 at an estimated cost of \$81,106 in year 2016
- + D Services: Replace Split-System (Outdoor and Indoor Unit) at an estimated cost of \$12,123 in year 2020
- + D Services: Replace Emergency Transfer Switch at an estimated cost of \$8,610 in year 2021
- + D Services: Replace Exhaust Fan #4 at an estimated cost of \$19,778 in year 2021
- + G Building Sitework: Replace Generator Sets, Diesel Engine - 100 to 200 kW at an estimated cost of \$47,301 in year 2021

1 All costs presented in present day values

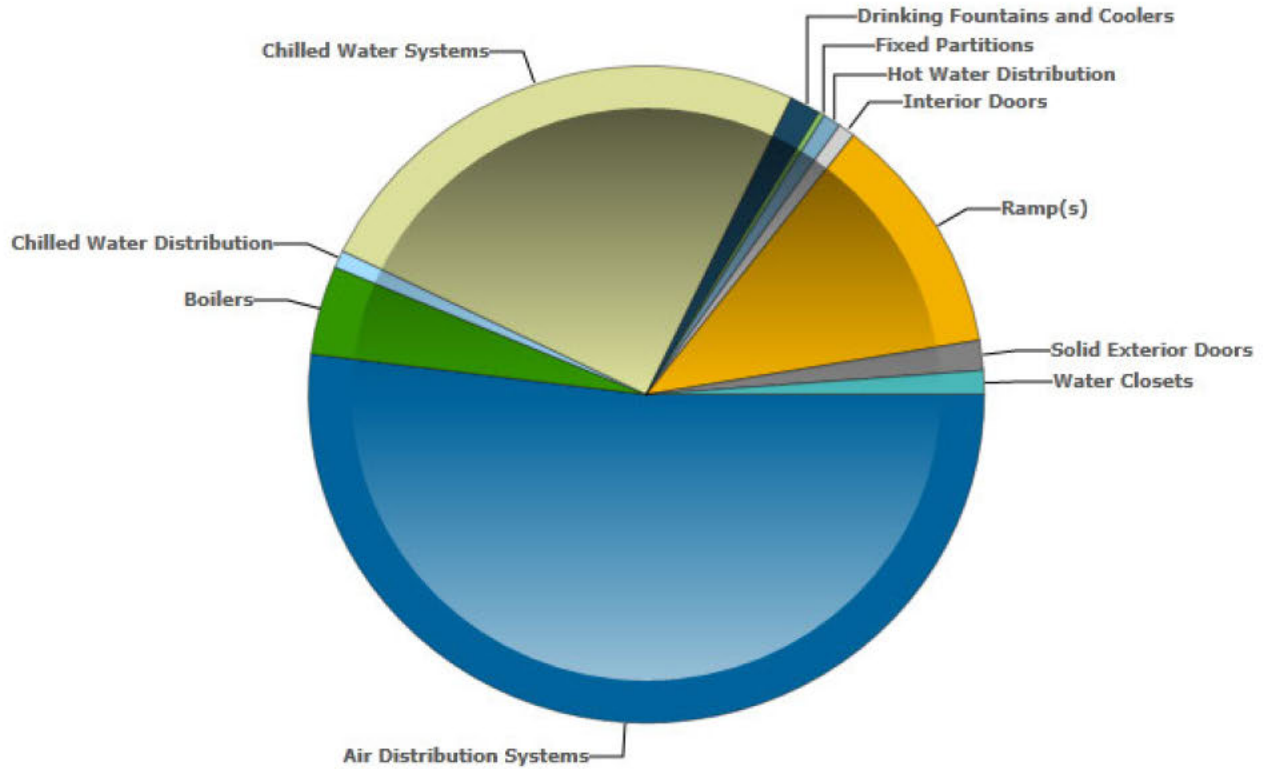
2 Costs represent total anticipated values over the 10 year study period

3 Budget for additional project costs of between 25% - 35% to allow for professional fees and general contractor overhead/profit and management costs



**DISTRIBUTION OF IMMEDIATE (YEAR 1) NEEDS BY BUILDING SYSTEM**

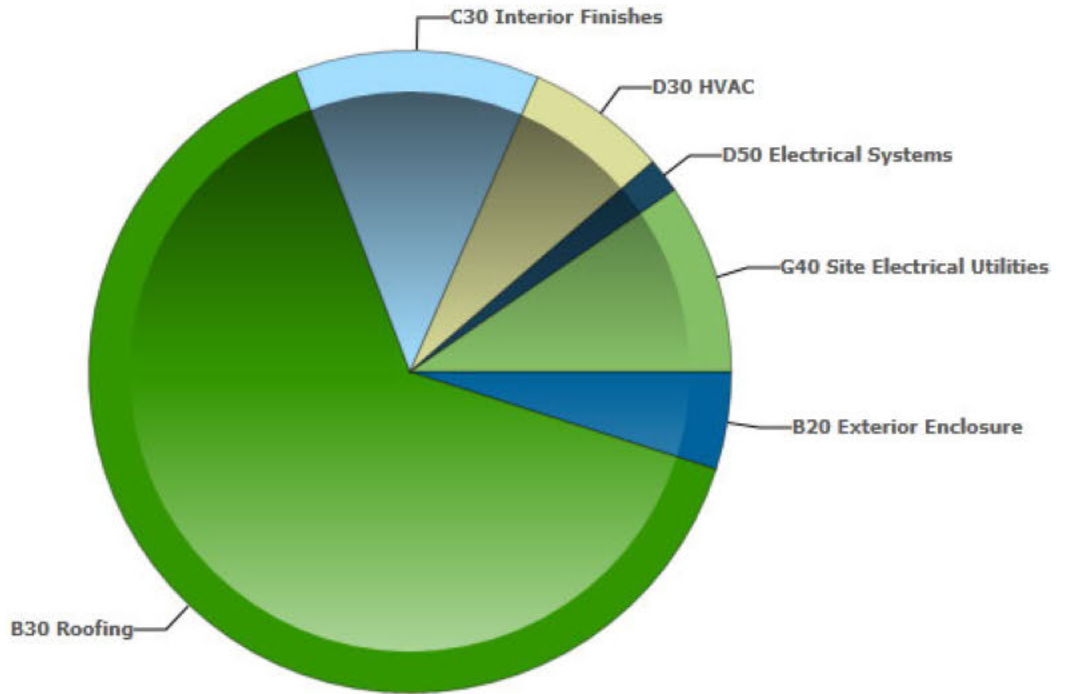
**Distribution of Immediate Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
Air Distribution Systems	\$176,354	52.0%
Boilers	\$14,846	4.4%
Chilled Water Distribution	\$2,924	0.9%
Chilled Water Systems	\$84,351	24.9%
Drinking Fountains and Coolers	\$5,000	1.5%
Fixed Partitions	\$1,000	0.3%
Hot Water Distribution	\$2,924	0.9%
Interior Doors	\$2,750	0.8%
Ramp(s)	\$40,175	11.8%
Solid Exterior Doors	\$5,000	1.5%
Water Closets	\$4,000	1.2%
<b>Total</b>	<b>\$339,325</b>	<b>100%</b>

DISTRIBUTION OF FUTURE (YEAR 2-YEAR 10) NEEDS BY BUILDING SYSTEM

**Distribution of Capital Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$24,189	4.9%
B30 Roofing	\$317,089	64.3%
C30 Interior Finishes	\$60,568	12.3%
D30 HVAC	\$35,165	7.1%
D50 Electrical Systems	\$8,610	1.8%
G40 Site Electrical Utilities	\$47,301	9.6%
<b>Total</b>	<b>\$492,921</b>	<b>100%</b>

**FACILITY CONDITION NEEDS INDEX**

In this report we have calculated the Facility Condition Needs Index (FCNI) for the facility; illustrating the likely condition of the systems, equipment and building needs should the required funding not be expended over the cost study period. The FCNI is used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

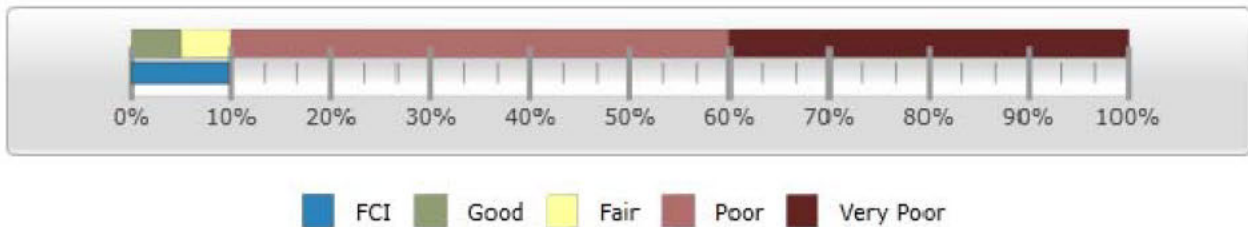
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV) to the CRV to reflect to value of the partial building assessment). The range is from zero for a newly constructed asset, to one for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by Asset Type, but as a general guideline, the FCNI scoring system is as follows:

$$FCNI = \frac{\text{Maintenance, Repair, Needs and Replacement Deficiencies of the Facility(s)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCNI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

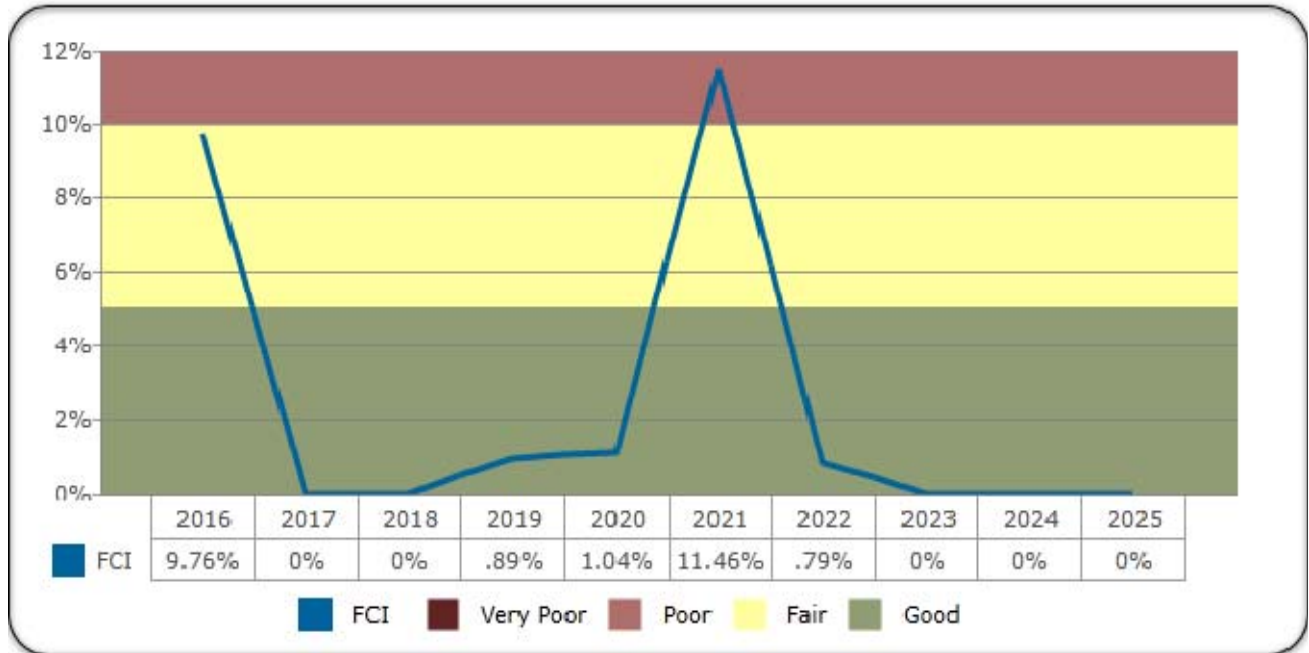
The chart below indicates the current FCNI ratio of the Police Department building.



**Police Department, FCNI: 9.76%**

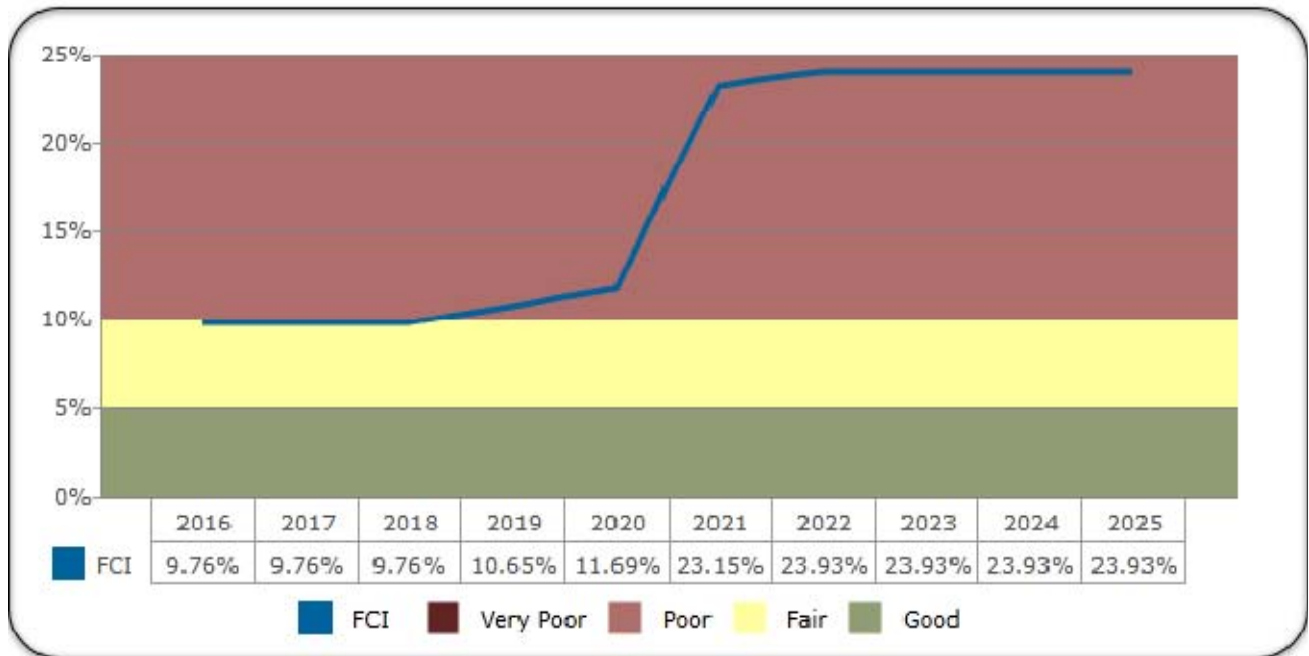
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures ARE made to address the identified actions each year.

### Year by Year Effects of FCI Over the Study Period



The Chart below indicates the cumulative effects of the FCNI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

### Cumulative Effects of FCI over the Study Period



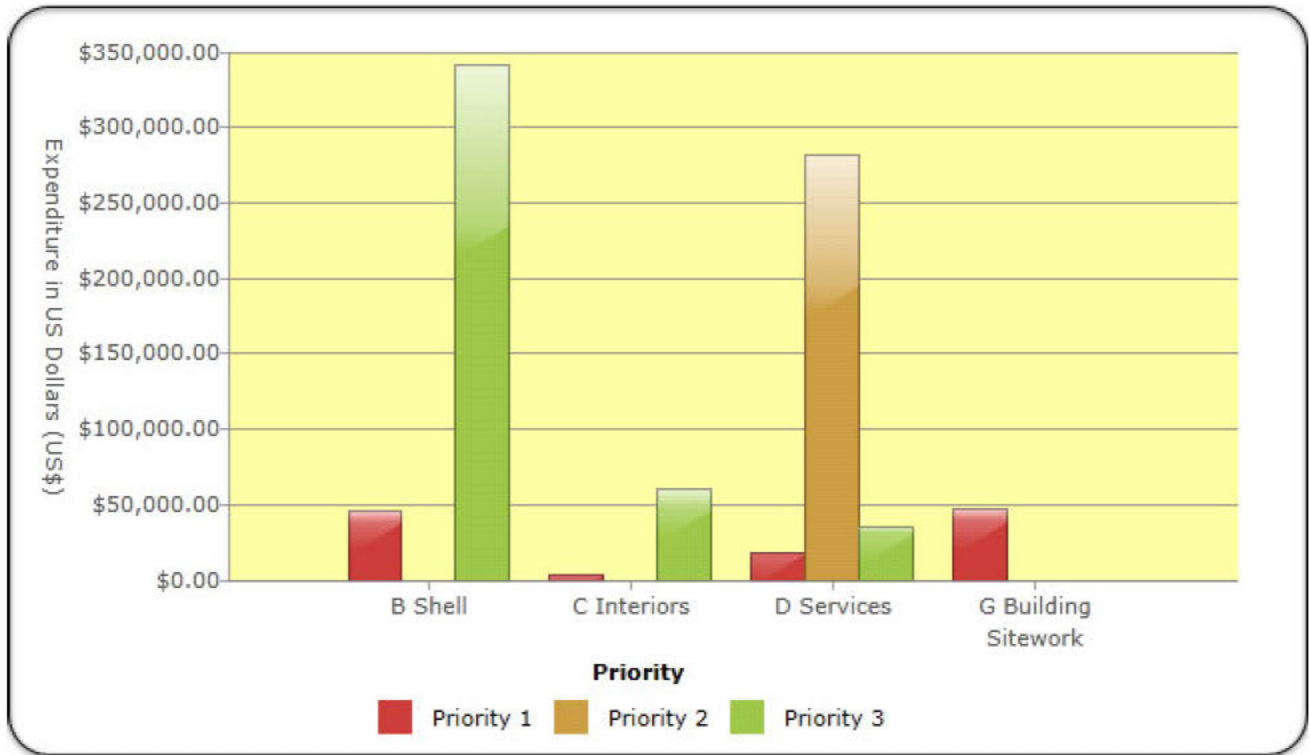
**NEEDS SORTED BY PRIORITIZATION OF WORK**

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

<b>Priority 1</b> Currently Critical	<ul style="list-style-type: none"> <li>•Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility</li> </ul>
<b>Priority 2</b> Potentially Critical:	<ul style="list-style-type: none"> <li>•A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs</li> </ul>
<b>Priority 3</b> Necessary / Not Critical:	<ul style="list-style-type: none"> <li>•Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component</li> </ul>

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

**Planning Horizon Needs by System and Priority**



Building System	Priority 1	Priority 2	Priority 3	Total
B Shell	\$45,175	\$0	\$341,278	\$386,453
C Interiors	\$3,750	\$0	\$60,568	\$64,318
D Services	\$17,610	\$281,400	\$35,165	\$334,174
G Building Sitework	\$47,301	\$0	\$0	\$47,301
<b>Totals</b>	<b>\$113,836</b>	<b>\$281,400</b>	<b>\$437,010</b>	<b>\$832,246</b>

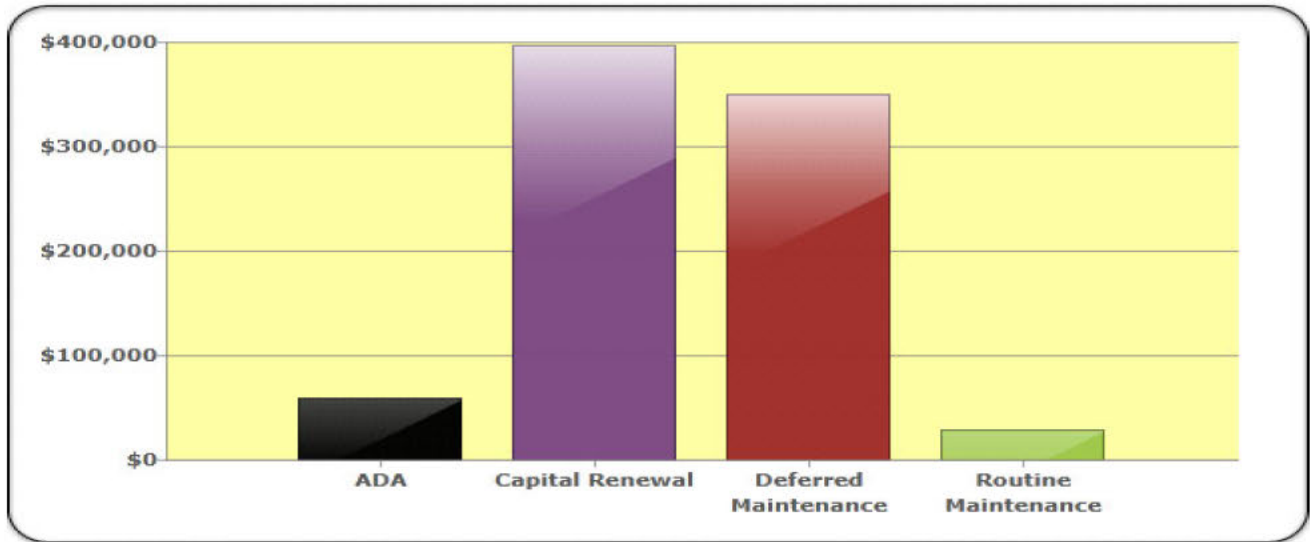
**NEEDS SORTED BY PLAN TYPE**

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Deferred Maintenance	<ul style="list-style-type: none"> <li>•Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement</li> </ul>
Plan Type 2 Routine Maintenance	<ul style="list-style-type: none"> <li>•Maintenance that is planned and performed on a routine basis to maintain and preserve the condition</li> </ul>
Plan Type 3 Capital Renewal	<ul style="list-style-type: none"> <li>•Planned replacement of building systems that have or will reach the end of their useful life</li> </ul>
Plan Type 4 Energy & Sustainability	<ul style="list-style-type: none"> <li>•When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance</li> </ul>
Plan Type 5 ADA	<ul style="list-style-type: none"> <li>•When the repair or replacement of equipment or systems are recommended to comply with ADA</li> </ul>

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

**Planning Horizon Needs by Category**



Building System	Total Cost
Deferred Maintenance	\$349,811
Capital Renewal	\$396,716
Routine Maintenance	\$27,794
ADA	\$57,925
<b>Total</b>	<b>\$832,246</b>

## ^ SUBSTRUCTURE SYSTEMS

### A10 FOUNDATIONS

#### A1032 Structural Slab on Grade

##### DESCRIPTION

The exposed lower level of the building is a reinforced cast-in-place concrete slab-on-grade. We assume that the floor slab was placed over a compacted gravel fill, with the thickness of the slab being approximately 6" laid over a sand bed. The compressive strength of the concrete is unknown.

##### CONDITION

The slab-on-grade was observed to be in fair to good condition. While the majority of the slab was not visible there were no signs of undue settling or major cracks noted.

## A20 BASEMENT CONSTRUCTION

### A2021 Basement Wall Construction

#### DESCRIPTION

The exterior perimeter cast-in-place reinforced concrete strip footing and cast-in-place reinforced concrete foundation wall construction supports the building superstructure and exterior walls. The compressive strength of the concrete is unknown.

#### CONDITION

The building perimeter cast-in-place reinforced concrete strip footings and foundation walls were not fully visible due to their location below finished grade. There does not appear to be any areas of structural degrading and we believe them to be in fair to good condition with no actions anticipated during the study period.



## B SHELL SYSTEMS

### B10 SUPERSTRUCTURE

#### B1014 Ramp(s)

##### DESCRIPTION

There are two exterior concrete ramps present that access the building.

##### CONDITION

The concrete ramps were observed to be in fair to good condition and no actions are generated aside from ADA modifications.

#### B1022 Pitched Roof Construction

##### DESCRIPTION

The main roof construction at the building is assumed to be comprised of sloped steel trusses and wood rafters with wood decking covered with wood shakes. There are open deep eaves which overhang the building on all sides.

##### CONDITION

The roof structure was not visible due to location and concealment with finish materials. However, there were no signs of any deterioration to the building that would indicate any problems with the roof structure. No actions are anticipated during the study period.

#### B1031 Steel Frame Structure

##### DESCRIPTION

A portion of the exterior wall construction consists of steel framing with a board finish internally and stucco finish externally.

##### CONDITION

The wall construction was observed to be in fair condition and well maintained. There are no instances of deterioration, cracking or damage and no actions are anticipated during the study period.

##### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149936	B1010	ADA Modifications to Concrete Ramps and Stairs	Priority 1	2016	\$40,175

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$40,175

## B20 EXTERIOR ENCLOSURE

### B2011 Exterior Wall Construction

#### DESCRIPTION

The building's exterior consisted of a combination of wood clapboard siding and stucco plaster on metal laths.

#### CONDITION

The exterior stucco over stud wall was observed to be in fair condition. Repainting of the stucco is anticipated mid-term of the study period to maintain professional appearance and to provide a protective sealant.

### B2021 Windows

#### DESCRIPTION

The building contains single glazed anodized aluminum window units set in a structural wood frame.

#### CONDITION

The window systems appeared generally to be in fair condition and are believed to be original to the building. No deterioration of the frame or glass was noted that would require any actions during the study period.

### B2031 Glazed Doors & Entrances

#### DESCRIPTION

The building contains aluminum glazed storefronts with automatic doors at the entrance/exit and are believed to be original to the construction.

#### CONDITION

The storefronts and automatic doors were observed to be in fair condition with no actions generated during the study period.

### B2032 Solid Exterior Doors

#### DESCRIPTION

There are approximately five exterior painted solid core wood doors present at the building, some with glazing panels.

#### CONDITION

The exterior doors we observed to be in fair condition. No actions are anticipated aside from ADA modifications and repainting as part of routine maintenance.

## B2034 Overhead Doors

### DESCRIPTION

The building contains two automatic roll-up doors installed as part of the original construction.

### CONDITION

The automatic roll-up doors appeared to be in fair condition. The typical EUL for this type of equipment is thirty-years and based on observed condition no actions are generated during the study period.

### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149937	B2010	Repaint Exterior Walls	Priority 3	2020	\$23,716
149938	B2030	Repaint Exterior Doors	Priority 3	2020	\$473
149939	B2030	ADA Modifications to Exterior Doors	Priority 1	2016	\$5,000

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$5,000
2020	\$24,189

## B30 ROOFING

### B3011 Roof Finishes

#### DESCRIPTION

The roof has a 2-ply wood shake finish supported on a wood deck.

#### CONDITION

The wood shake roof appeared to be poor to fair condition, although with no observed or reported leaks. Replacement is anticipated in the mid-term of the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149940	B3010	Replace Wood Shake Roof	Priority 3	2021	\$317,089

#### TOTALS BY YEAR

Year	Total Expenditures
2021	\$317,089

## C INTERIORS SYSTEMS

### C10 INTERIOR CONSTRUCTION

#### C1011 Fixed Partitions

##### DESCRIPTION

The interior wall construction consists of wood framing with a gypsum wall board finish.

##### CONDITION

The wall construction is not visible due to its location, however, there are no instances of deterioration, cracking or damage observed. No actions will be generated during the study period for works associated with the fixed partitions.

#### C1021 Interior Doors

##### DESCRIPTION

The building contains approximately nineteen single solid core wood doors with a painted finish and various latch and lock sets.

##### CONDITION

The single solid core wood doors were observed to be in fair condition and are assumed to be original to the building. No actions are anticipated during the study period aside from repainting as part of routine maintenance.

#### C1021 Interior Doors

##### DESCRIPTION

The building contains approximately three single solid core wood doors with a painted finish and various latch and lock sets.

##### CONDITION

The single solid core wood doors were observed to be in fair condition and are assumed to be original to the building. No actions are anticipated during the study period aside from ADA modifications and repainting as part of routine maintenance.

**PROJECTED EXPENDITURES**

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149941	C1010	ADA Modifications to Wall Mounted Defibrillator	Priority 1	2016	\$1,000
149942	C1020	ADA Modifications to Interior Doors	Priority 1	2016	\$2,750

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$3,750

## C20 STAIRS

### C3012 Wall Finishes to Interior Walls

#### DESCRIPTION

The building contains ceramic wall tile at the restroom locations.

#### CONDITION

The ceramic wall tile was observed to be in fair to good condition and no actions are anticipated during the study period.

### C3024 Flooring

#### DESCRIPTION

The building contains ceramic floor tile at the restroom locations.

#### CONDITION

The ceramic floor tile was observed to be in fair to good condition and no actions are anticipated over the study period.

### C3024 Flooring

#### DESCRIPTION

There is a combination of flooring material throughout the building to include Vinyl Composition Tile (VCT), vinyl sheet goods and exposed concrete in the mechanical room.

#### CONDITION

The floor finishes were observed to be in fair condition and sheet vinyl replacement is anticipated in the mid-term of the study period,.

### C3025 Carpeting

#### DESCRIPTION

In addition to the vinyl flooring, areas of standard carpet tiles were present throughout the building.

#### CONDITION

The carpet was observed to be in poor to fair condition and replacement is anticipated early in the study period to maintain functionality and appearance.

### C3031 Ceiling Finishes

#### DESCRIPTION

Ceilings throughout the building are generally composed of painted gypsum wall board.

## CONDITION

The interior ceilings were observed to be fair to good condition and no actions are necessary during the study period aside from painting as part of routine maintenance.

## PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149943	C3020	Replace Carpet Tiles - Standard	Priority 3	2019	\$30,864
149944	C3020	Replace Vinyl Sheet	Priority 3	2021	\$2,382
149945	C3030	Repaint Ceilings	Priority 3	2022	\$27,321

## TOTALS BY YEAR

Year	Total Expenditures
2019	\$30,864
2021	\$2,382
2022	\$27,321



## D SERVICES SYSTEMS

### D20 PLUMBING

#### D2011 Water Closets

##### DESCRIPTION

The single user restroom contains one tank-less type vitreous china water closet with a manual flush valve and plastic seat.

##### CONDITION

The water closet was observed to be in fair condition and no actions are anticipated during the study period aside from ADA modifications.

#### D2011 Water Closets

##### DESCRIPTION

The building contains two floor and two wall mounted vitreous china water closets in the restrooms with plastic seats and manual flush valves.

##### CONDITION

The water closets were observed to be in fair condition. The water closets flushed properly and appeared not to have any cracks in the china. Based on a typical EUL of thirty-five years and observed condition, no actions are anticipated during the study period.

#### D2012 Urinals

##### DESCRIPTION

The building contains two vitreous china wall mounted urinals with manual flush valves.

##### CONDITION

The wall mounted urinals were observed to be in fair condition. The urinals flushed properly and did not have any cracks in the china. No actions are anticipated during the study period.

#### D2013 Lavatories

##### DESCRIPTION

There are four vanity top lavatories with single faucet control and one wall mounted lavatory with dual lever metal handles.

##### CONDITION

The lavatories were all observed to be in fair to good condition showing no cracks or deterioration to the china. No actions are anticipated during the study period.

## D2014 Sinks

### DESCRIPTION

There are two single bowl stainless steel kitchen sinks with dual lever metal handles present in the building.

### CONDITION

The kitchen sinks were observed to be in good condition and no actions are anticipated during the study period.

## D2017 Showers

### DESCRIPTION

The building contains two three wall ceramic tile showers with a dial type faucet that were installed as part of original construction.

### CONDITION

The shower components were observed to be in fair condition. The equipment worked properly and there were no reported issues and no replacement actions are anticipated. The shower components may fail during the study period and therefore to maintain function they may need to be either, rebuilt or in some cases replaced as part of routine maintenance.

## D2018 Drinking Fountains and Coolers

### DESCRIPTION

The facility contains one single level stainless steel wall mounted drinking fountain.

### CONDITION

The drinking fountain was observed to be in fair condition and no actions are anticipated within the study period aside from ADA modifications..

## D2021 Cold Water Service

### DESCRIPTION

The domestic cold water system is supplied directly from the local public utility and was installed as part of the original construction.

### CONDITION

The domestic water system at the building appears to be in fair condition with no reported issues. No known corrosion was observed that could be attributed to age or deferred maintenance. No actions are anticipated during the study period.

## D2022 Hot Water Service

### DESCRIPTION

Domestic hot water is provided via one natural gas fired GE water heater with a 50 gallon storage capacity.

### CONDITION

The water heater was replaced in 2015 and observed to be in good condition so no actions are anticipated in the study period.

## D2031 Waste Piping

### DESCRIPTION

Sanitary waste piping is believed to be cast iron piping throughout the building.

### CONDITION

There are no visually apparent problems with the sanitary waste piping. The system can be serviceable through the end of the study period with regular maintenance. No actions have been generated during the study period.

### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149946	D2010	ADA Modifications to Drinking Fountain	Priority 1	2016	\$5,000
149947	D2010	ADA Single User Restroom Modifications	Priority 1	2016	\$4,000

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$9,000

## D30 HVAC

### D3021 Boilers

#### DESCRIPTION

The building contains one 350 MBH Ajax natural gas fired boiler in the basement mechanical room providing heating hot water to the air handling units.

#### CONDITION

The boiler was observed to be in poor to fair condition and as being original to the building has exceeded EUL. Replacement is anticipated at the beginning of the study period.

### D3031 Chilled Water Systems

#### DESCRIPTION

The building contains one Trane exterior pad mounted direct expansion air cooled chiller providing chilled water to the air handling unit.

#### CONDITION

The chiller unit was installed with the original construction and was observed to be in poor to fair condition. The typical EUL for chiller system is twenty years and replacement is anticipated at the beginning of the study period.

### D3032 Direct Expansion Systems

#### DESCRIPTION

The building contains one 2 ton split-system condenser located on the roof providing cooling to the telecom/ data rooms.

#### CONDITION

The split-system was observed to be in poor to fair condition and replacement is anticipated towards the mid-term of the study period.

### D3041 Air Distribution Systems

#### DESCRIPTION

The building contains two Air Handling Units (AHUs) providing cooling and heating throughout the building via concealed sheet metal ductwork

#### CONDITION

The AHUs were installed with the original construction and were observed to be in poor to fair condition. Based on EUL and observed condition, replacement is anticipated at the beginning of the study period as part of deferred maintenance.

## D3042 Exhaust Ventilation Systems

### DESCRIPTION

The building contains four roof mounted exhaust fans believed to be part of the original construction.

### CONDITION

The exhaust fans were observed to be in fair condition, with no known operating issues at the time of the assessment. The typical EUL for this type of exhaust fan is fifteen-years and based on the observed condition, replacement is anticipated in the mid-term of the study period.

## D3044 Hot Water Distribution

### DESCRIPTION

The facility contains one heating water circulation pump that is believed to be original to the building.

### CONDITION

The circulation pump was observed to be in fair to poor condition and replacement is anticipated at the beginning of the study period in conjunction with the boiler replacement.

## D3045 Chilled Water Distribution

### DESCRIPTION

The facility contains one chilled water circulation pump that was installed with the original construction.

### CONDITION

The chilled water pump was observed to be in poor to fair condition and replacement is anticipated at the beginning of the study period in conjunction with the chiller replacement.

### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149948	D3020	Replace Domestic Hot Water Boiler - Gas	Priority 2	2016	\$14,846
149949	D3030	Replace Split-System (Outdoor and Indoor Unit)	Priority 3	2020	\$12,123
149950	D3030	Replace Air Cooled Water Chiller Unit - Outdoor Unit	Priority 2	2016	\$84,351
149951	D3040	Replace HW Circulation Pump/Motor 1-2 HP	Priority 2	2016	\$2,924
149952	D3040	Replace CW Circulation Pump/Motor 1-2 HP	Priority 2	2016	\$2,924
149953	D3040	Replace Exhaust Fan #1	Priority 3	2021	\$791
149954	D3040	Replace AHU - Constant Volume #1	Priority 2	2016	\$95,248
149955	D3040	Replace AHU - Constant Volume #2	Priority 2	2016	\$81,106
149956	D3040	Replace Exhaust Fan #2	Priority 3	2021	\$494
149957	D3040	Replace Exhaust Fan #3	Priority 3	2021	\$1,978
149958	D3040	Replace Exhaust Fan #4	Priority 3	2021	\$19,778

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$281,400
2020	\$12,123
2021	\$23,042

## D40 FIRE PROTECTION SYSTEMS

### D4011 Sprinkler Water Supply

#### DESCRIPTION

The building is protected with an automatic wet-pipe fire suppression system utilizing standard pendant and up-right commercial sprinkler heads fixed to fire-line pipes which are supported via the upper structure. The system is monitored by water flow and tamper switches connected to the fire alarm system.

#### CONDITION

The sprinkler system was observed to be in fair condition and all inspections up to date. No visible corrosion or leaks were observed. Given the observed condition and operational reliability we have extended the RUL and do not anticipate any work within the cost study period, aside from regular and routine maintenance and testing of the system.

## D50 ELECTRICAL SYSTEMS

### D5012 Low Tension Service & Dist

#### DESCRIPTION

A Cummins emergency power transfer switch is present in the basement mechanical room.

#### CONDITION

The transfer switch appears to be in fair condition and replacement is anticipated mid-term in the study period in conjunction with the emergency generator replacement.

### D5012 Low Tension Service & Dist

#### DESCRIPTION

The building contains a General Electric (GE) 208Y/120 volt, 500 amp main switchboard along with various sub panels ranging in capacity from 100 amp to 225 amp.

#### CONDITION

The electrical service distribution panel boards were observed to be in fair condition with no signs of deterioration or issues noted at any of the equipment. No actions are anticipated during the study period.

### D5021 Branch Wiring Devices

#### DESCRIPTION

The branch wiring devices including switches, receptacles and other devices were observed to be commercial grade in standard non-decor format. Branch wiring was observed to be distributed in Electrical Metallic Tubing (EMT) conduit except in locations that may vibrate where flexible metal clad cable is typically used.

#### CONDITION

The branch wiring was observed to be in fair condition with no broken outlets or switches. No actions will be generated during the study period.

### D5022 Lighting Equipment

#### DESCRIPTION

Interior lighting is provided via recessed can fixtures and surface and recessed fluorescent light fixtures. Exterior lighting is provided by metal halide and wall pack fixtures.

#### CONDITION

Interior and exterior lighting for the building was observed to be in fair condition and no actions are anticipated during the study period.



### D5037 Fire Alarm Systems

#### DESCRIPTION

There is a fire detection system with addressable Fire Alarm Control Panel (FACP) present at the building.

#### CONDITION

The fire alarm system appeared to be in good condition with no operational issues observed or noted to us. There is no action anticipated for either the system or FACP replacement during the study period.

### D5092 Emergency Light & Power Systems

#### DESCRIPTION

Emergency exit signs are present at each egress point throughout the building.

#### CONDITION

The exit signs were observed to be in fair condition and no actions are anticipated during the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149959	D5010	Replace Emergency Transfer Switch	Priority 1	2021	\$8,610

#### TOTALS BY YEAR

Year	Total Expenditures
2021	\$8,610

## E EQUIPMENT & FURNISHING SYSTEMS

### E10 EQUIPMENT

#### E1026 Detention Equipment

##### DESCRIPTION

The interior holding cell consists of metal plate cell doors.

##### CONDITION

The holding cell doors appeared to be in fair condition, and assumed to be original to the building. The doors do not show signs of any major damage, with no known operating issues. The typical EUL for this type of equipment is thirty-years; however, based on the observed condition, we are extending the RUL beyond the study period.

## F SPECIAL CONSTRUCTION AND DEMOLITION SYSTEMS

### F10 SPECIAL CONSTRUCTION

#### F1012 Pre-engineered Structures

##### DESCRIPTION

There are two modular building is comprised of thirty 10'- 9" X 40'-0" with components supported by regularly spaced steel piers approximately 3' above finished grade. Exterior walls are comprised of L.P Smart Board panels and contain fixed aluminum windows, hollow metal doors and glazed aluminum doors. Roofing material consists of a TPO single ply membrane draining to regularly spaced galvanized downspouts and interior consist generally of painted gypsum wall board (GWB) with fiberglass reinforced plastic (FRP) wainscot present in the restrooms. The exterior doors hollow metal and interior are present throughout the building. Floor finishes include carpet tile in the office areas and vinyl sheet throughout the restrooms. Plastic laminate wall and base cabinets are provided in the break room with a plastic laminate countertop and single bowl stainless kitchen sink. Ceiling finishes generally consist of standard suspended acoustic tile.

##### CONDITION

The two modular building were installed in 2010 and 2015 and the structures appeared to be in good condition; therefore, we do not anticipate a requirement for any major repairs or replacement during the study period.

## G BUILDING SITEWORK SYSTEMS

### G40 SITE ELECTRICAL UTILITIES

#### G4092 Site Emergency Power Generation

#### DESCRIPTION

A Cummins diesel emergency power generator set is present at the building exterior on the west side..

#### CONDITION

The emergency generator was observed to be in fair condition. Based on the age and the observed condition, replacement is anticipated in the mid-term of the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
149960	G4090	Replace Generator Sets, Diesel Engine - 100 to 200 kW	Priority 1	2021	\$47,301

#### TOTALS BY YEAR

Year	Total Expenditures
2021	\$47,301



## APPENDICES

- APPENDIX A: Capital Expenditures
- APPENDIX B: Photographic Record
- APPENDIX C: Document Review and  
Warranty Information
- APPENDIX D: Equipment Tables
- APPENDIX E: Glossary of Terms
- APPENDIX F: ADA Study



**APPENDIX A:**  
CAPITAL EXPENDITURES

# Deficiency Report

**Police Department**

**GSF:** 9,935

**Year Built:** 1968

**Renew Year :**

**Replacement Cost:** \$3,477,250

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials				Estimate	\$		
						Qty	Units	Cost	Assessed Cost				
<b>2016</b>	<b>\$339,325</b>	149936	B1010	ADA	ADA Modifications to Concrete Ramps and Stairs	1	EACH	\$40,175.00	\$40,175		\$40,175		
		149939	B2030	ADA	ADA Modifications to Exterior Doors	1	EACH	\$5,000.00	\$5,000		\$5,000		
		149941	C1010	ADA	ADA Modifications to Wall Mounted Defibrillator	1	EACH	\$1,000.00	\$1,000		\$1,000		
		149942	C1020	ADA	ADA Modifications to Interior Doors	1	LS	\$2,750.00	\$2,750		\$2,750		
		149946	D2010	ADA	ADA Modifications to Drinking Fountain	1	EACH	\$5,000.00	\$5,000		\$5,000		
		149947	D2010	ADA	ADA Single User Restroom Modifications	1	EACH	\$4,000.00	\$4,000		\$4,000		
		149948	D3020	Deferred Maintenance	Replace Domestic Hot Water Boiler - Gas	350	MBH	\$42.42	\$14,846		\$14,846		
		149950	D3030	Deferred Maintenance	Replace Air Cooled Water Chiller Unit - Outdoor Unit	25	TON	\$3,374.05	\$84,351		\$84,351		
		149951	D3040	Deferred Maintenance	Replace HW Circulation Pump/Motor 1-2 HP	1	EACH	\$2,924.18	\$2,924		\$2,924		
		149952	D3040	Deferred Maintenance	Replace CW Circulation Pump/Motor 1-2 HP	1	EACH	\$2,924.18	\$2,924		\$2,924		
		149954	D3040	Deferred Maintenance	Replace AHU - Constant Volume #1	8850	CFM	\$10.76	\$95,248		\$95,248		
		149955	D3040	Deferred Maintenance	Replace AHU - Constant Volume #2	7536	CFM	\$10.76	\$81,106		\$81,106		
		<b>2019</b>	<b>\$30,864</b>	149943	C3020	Deferred Maintenance	Replace Carpet Tiles - Standard	370.56	SY	\$83.29	\$30,864		\$30,864

## Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2020	<b>\$36,311</b>	149937	B2010	Capital Renewal	Repaint Exterior Walls	13552	SF	\$1.75	\$23,716	\$23,716
		149938	B2030	Routine Maintenance	Repaint Exterior Doors	210	SF	\$2.25	\$473	\$473
		149949	D3030	Deferred Maintenance	Replace Split-System (Outdoor and Indoor Unit)	2	TON	\$6,061.44	\$12,123	\$12,123
2021	<b>\$398,424</b>	149940	B3010	Capital Renewal	Replace Wood Shake Roof	14322	SF	\$22.14	\$317,089	\$317,089
		149944	C3020	Deferred Maintenance	Replace Vinyl Sheet	269	SF	\$8.86	\$2,382	\$2,382
		149953	D3040	Deferred Maintenance	Replace Exhaust Fan #1	320	CFM	\$2.47	\$791	\$791
		149956	D3040	Deferred Maintenance	Replace Exhaust Fan #2	200	CFM	\$2.47	\$494	\$494
		149957	D3040	Deferred Maintenance	Replace Exhaust Fan #3	800	CFM	\$2.47	\$1,978	\$1,978
		149958	D3040	Deferred Maintenance	Replace Exhaust Fan #4	8000	CFM	\$2.47	\$19,778	\$19,778
		149959	D5010	Capital Renewal	Replace Emergency Transfer Switch	1	EACH	\$8,610.00	\$8,610	\$8,610
		149960	G4090	Capital Renewal	Replace Generator Sets, Diesel Engine - 100 to 200 kW	100	KW	\$473.01	\$47,301	\$47,301
2022	<b>\$27,321</b>	149945	C3030	Routine Maintenance	Repaint Ceilings	9935	SF	\$2.75	\$27,321	\$27,321
<b>Total</b>									<b>Total:</b>	<b>\$832,246</b>



The background features a complex geometric design. A large blue triangle is positioned in the upper left corner. A green shape, resembling a stylized 'T' or a cross-section, is located in the center, overlapping the blue triangle and extending downwards. The lower right portion of the page is dominated by a large, light green area. Thin white lines intersect these colored regions, creating a sense of depth and structure.

# APPENDIX B: PHOTOGRAPHIC RECORD



B1031 Steel Frame Structure:- View of Steel Frame Structure



B2011 Exterior Wall Construction:- View of Stucco over Stud Walls



B2021 Windows:- View of Aluminum Window Units - Casement, Double Hung, Vent or Sliding



B2031 Glazed Doors & Entrances:- View of Storefronts - Glazed Aluminum Framed with Sliding Door Panels



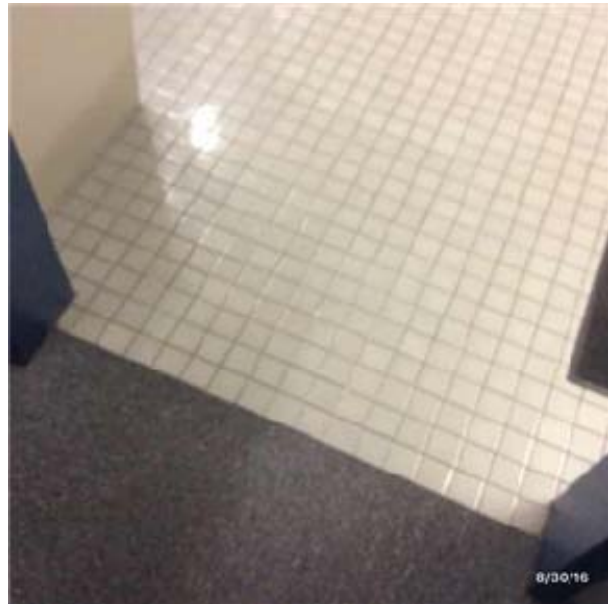
B2034 Overhead Doors:- View of Rolling Overhead Doors,  
Electric



B3011 Roof Finishes:- View of Wood Shake Roof



C3012 Wall Finishes to Interior Walls:- View of Ceramic  
Wall Tiles



C3024 Flooring:- View of Ceramic Tile



D2011 Water Closets:- View of Wall Mounted Water Closets



D2012 Urinals:- View of Wall Hung Urinals



D2013 Lavatories:- View of Vanity Top Lavatories



D2014 Sinks:- View of Single Bowl Kitchen Sink



D2017 Showers:- View of Shower - Three Wall Ceramic Tile



D2018 Drinking Fountains and Coolers:- View of Wall Mounted Standard Drinking Fountain (Single)



D2022 Hot Water Service:- View of Domestic Hot Water Heater - Gas



D3021 Boilers:- View of Domestic Hot Water Boiler – Gas



D3031 Chilled Water Systems:- View of Air Cooled Water Chiller Unit - Outdoor Unit



D3032 Direct Expansion Systems:- View of Split-System (Outdoor and Indoor Unit)



D3041 Air Distribution Systems:- View of AHU - Constant Volume #1



D3041 Air Distribution Systems:- View of AHU - Constant Volume #2



D3044 Hot Water Distribution:- View of HW Circulation Pump/Motor 1-2 HP



D3045 Chilled Water Distribution:- View of CW Circulation Pump/Motor 1-2 HP



D5012 Low Tension Service & Dist:- View of Emergency Transfer Switch



D5012 Low Tension Service & Dist:- View of Panelboard - 120/208volt, 60 to 2000amp



D5022 Lighting Equipment:- View of Exterior Wall Pack Light Fixtures



D5022 Lighting Equipment:- View of Flood Lights - Metal Halide Fixtures



D5022 Lighting Equipment:- View of Interior Fluorescent Light Fixtures



D5022 Lighting Equipment:- View of Recessed Can Light Fixtures






D5037 Fire Alarm Systems:- View of Fire Alarm System (Full System Inc. Panel)



F1012 Pre-engineered Structures:- View of PreFab Modular Building #1



F1012 Pre-engineered Structures:- View of PreFab Modular Building #2



**APPENDIX C:**  
DOCUMENT REVIEW AND  
WARRANTY INFORMATION

The following documents were reviewed as part of the facility condition assessment of the Police Department facility:

+ No documents were reviewed as a part of this assessment.



**APPENDIX D:**  
EQUIPMENT TABLES





**APPENDIX E:**  
GLOSSARY OF TERMS

## Acronyms & Glossary of Terms

CMU	Concrete Masonry Unit
BUR	Built-Up Roof
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
SC	Solid Core Doors
HM	Hollow Metal Doors
MH	Man Holes
ABC	Aggregate Base Course
EMT	Electrical Metallic Conduit
EUL	Estimated Useful Life
RUL	Recommended Useful Life
EOL	End of Life
FCNI	Facility Condition Needs Index
CRV	Current Replacement Value
DM	Deferred Maintenance
SF	Square Foot
SY	Square Yards
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
GPF	Gallons Per Flush
NFPA	National Fire Protection Association
FACP	Fire Alarm Control Panel
NAC	Notification Appliance Circuit
FCC	Fire Command Center
HVAC	Heating Ventilating and Air conditioning
VAV	Variable Air Volume
AHU	Main Air Handling Units
FCU	Fan Coil Unit
EF	Exhaust Fan
VFD	Variable Frequency Drives
HP	Horse Power
FSS	Fuel Supply System
MDP	Main Distribution Panel
SES	Service Entrance Switchboard's
NEMA	National Electrical Manufactures Association
HID	Intensity Discharge
EMT	Electrical Metallic Tubing
KVA	kilovolt-ampere
RO	Reverse Osmosis
BTU/HR	British Thermal Units per Hour
kW	Kilowatt
FPM	Feet per Minute (Elevator Speed)
AMP	Amperage

## Acronyms & Glossary of Terms

**BTU** – British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.

**Building Envelope** - The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof and soffit areas.

**Building Systems** – Interacting or independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

**Caulking** – Soft, putty-like material used to fill joints, seams, and cracks.

**Codes** – See building codes.

**Component** – A fully functional portion of a building system, piece of equipment, or building element.

**Deferred Maintenance** – Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

**Expected Useful Life (EUL)** – The average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

**Facility** – All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.

**Flashing** – A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.

**Remaining Useful Life (RUL)** – A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extent of use, etc.

**Thermal Resistance (R)** – A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is:  $R = \text{Thickness (in inches)}/K$

**Structural Frame** – The components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).

**Warranty** – Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.



The background features abstract geometric shapes. A large blue triangle is in the top-left corner. A green shape, resembling a stylized 'T' or a cross-section, is positioned in the center. A large green triangle occupies the bottom-right area. Thin white lines intersect these shapes, creating a grid-like structure.

# APPENDIX F: ADA STUDY

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LocationName April 2014	Barrier Location	Feature Type	Feature Code Number	Action Type Text	Action Cost
Blach Gym					
Blach Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Blach Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Provide sign(s) indicating accessible entries and facilities	\$1 000 00
Blach Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$500 00
Blach Gym	Exterior	Stairway	6 - 1	Install tread striping	\$100 00
City Hall					
City Hall	Exterior	Walk	4 - 1	Widen walk	\$5,100 00
City Hall	Exterior	Ramp	5 - 1	Provide level landing	\$5,000 00
City Hall	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000 00
City Hall	Exterior	Ramp	5 - 2	Regrade or replace ramp	\$25,000 00
City Hall	Exterior	Ramp	5 - 2	Install warning curb	\$1 500 00
City Hall	Exterior	Ramp	5 - 2	Install or modify handrails	\$5,000 00
City Hall	Exterior	Ramp	5 - 3	Provide level landing	\$5,000 00
City Hall	Exterior	Ramp	5 - 3	Install warning curb	\$1,500 00
City Hall	Exterior	Ramp	5 - 3	Regrade or replace ramp	\$50,000 00
City Hall	Exterior	Stairway	6 - 1	Install tread striping	\$75 00
City Hall	Exterior	Stairway	6 - 1	Install or modify handrails	\$5,000 00
City Hall	Exterior	Stairway	6 - 4	Replace stairs	\$15,000 00
City Hall	Exterior	Stairway	6 - 4	Install tread striping	\$50 00
City Hall	Exterior	Stairway	6 - 4	Install or modify handrails	\$5,000 00
City Hall	Exterior	Outdoor Constructed Features	33 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
City Hall	Exterior	Outdoor Constructed Features	33 - 2	Increase or provide maneuvering or clear floor area	\$2,000 00
City Hall	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
City Hall	Floor 1	Door/Gate	8 - 2	Provide or modify door kickplate	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
City Hall	Floor 1	Door/Gate	8 - 3	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 4	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250 00
City Hall	Floor 1	Stairway	6 - 2	Install tread striping	\$50 00
City Hall	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
City Hall	Floor 1	Stairway	6 - 2	Replace stairs	\$20,000 00
City Hall	Floor 1	Stairway	6 - 3	Install tread striping	\$50 00
City Hall	Floor 1	Stairway	6 - 3	Install or modify handrails	\$0 00
City Hall	Floor 1	Stairway	6 - 3	Replace stairs	\$0 00
City Hall	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$7,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition clothing hooks	\$100 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$300 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Reposition clothing hooks	\$100 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
City Hall	Exterior	Ramp	5 - 4	Regrade or replace ramp	\$30,000 00
City Hall	Exterior	Ramp	5 - 4	Install or modify handrails	\$5,000 00
City Hall	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Egan Gym					
Egan Gym	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000 00
Egan Gym	Exterior	Ramp	5 - 1	Regrade or replace ramp	\$15,000 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Egan Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00

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Egan Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250 00
Garden House	Floor 1				
Garden House	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Garden House	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Single User Restroom	20 - 1	Install sign	\$500 00
Garden House	Floor 1	Single User Restroom	20 - 2	Provide an accessible path of travel	\$25,000 00
Garden House	Floor 1	Single User Restroom	20 - 2	Install sign	\$500 00
Garden House	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000 00
Garden House	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Garden House	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Garden House	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Stairway	6 - 3	Replace stairs	\$25,000 00
Garden House	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$5,000 00
Garden House	Floor 1	Drinking Fountain	10 - 1	Adjust water stream	\$100 00
Garden House	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 1	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 2	Replace or modify door threshold	\$1,500 00
Garden House	Floor 1	Door/Gate	8 - 3	Replace or adjust door hardware	\$500 00
Garden House	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 4	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 5	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 5	Replace or modify door threshold	\$1,500 00
Garden House	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 6	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 6	Replace or modify door threshold	\$1,500 00
Grant Park Center	Floor 1				
Grant Park Center	Floor 1	Stairway	6 - 1	Replace stairs	\$6,000 00
Grant Park Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Grant Park Center	Floor 1	Stairway	6 - 2	Replace stairs	\$6,000 00
Grant Park Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 7	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 2	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 8	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 9	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Provide sign(s) indicating accessible entries and facilities	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Install or modify permanent room signs	\$250 00

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Grant Park Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 17	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$450 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1 000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition controls and outlets	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Reposition controls and outlets	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000 00
Grant Park Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Provide an accessible counter	\$5,000 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Heritage Oaks Park	Exterior				
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$600 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$600 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500 00
Classroom 13 - 15					
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 115	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Reposition toilet flush controls	\$1 000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Reposition toilet flush controls	\$1,000 00

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Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition urinal	\$3,000 00
Classroom 16-18					
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 67	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Modify lavatory/counter clearances	\$2 500 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Replace or modify door threshold	\$1,500 00

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Classroom 7 - 9					
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 7	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 107	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 9	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 109	Replace or adjust door hardware	\$500 00
Senior Center					
Hillview Community Center	Floor 1	Kitchen	25 - 11	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 10	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 110	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or modify door threshold	\$1,500 00
Hal Brady Hall					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 50	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 51	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Adjust door closer	\$250 00
Children's Corner					
Hillview Community Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 53	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Provide or modify door kickplate	\$500 00
Multi-Purpose Room					
Hillview Community Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide additional strike edge clearance	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install tread striping	\$500 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install tread striping	\$500 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Hillview Community Center	Floor 1	Stairway	6 - 3	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000 00

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Hillview Community Center	Floor 1	Stairway	6 - 3	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Adjust door closer	\$250 00
Park's Office / Children Corner					
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 57	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Adjust door closer	\$250 00
Exterior					
Hillview Community Center	Exterior	Walk	4 - 1	Regrade surface	\$500 00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 1	Provide an accessible path of travel	\$5,000 00
Hillview Community Center	Exterior	Picnic Area	32 - 1	Provide an accessible table	\$2,500 00
Hillview Community Center	Exterior	Picnic Area	32 - 2	Provide an accessible table	\$2,500 00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 2	Regrade surface	\$1,000 00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Provide detectable warning strip	\$1,000 00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Install, replace or modify curb ramp	\$3,500 00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Adjust water stream	\$100 00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000 00
Hillview Community Center	Exterior	Hazard	7 - 1	Remove overhanging or protruding objects	\$1,000 00
Concession / Restroom					
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$150 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition fixtures	\$1,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500 00

**Facility Condition Assessment Services**

**Tier 1 Report of**

**Facility Condition Assessment**

**For  
City of Los Altos  
Grant Park - Multi-Purpose Building  
1575 Holt Ave  
Los Altos,  
California 94024**



**Date of Report: August 31, 2016**

**Provided By:**

**Faithful+Gould, Inc.**

**Provided For:**

**City of Los Altos**



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## EXECUTIVE SUMMARY

### INTRODUCTION

In accordance with the agreement held between The City of Los Altos, agreement CF-01003 and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the Grant Park - Multi-purpose building located at 1575 Holt Ave, Los Altos, California, 94024 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. We have provided an outlook of anticipated expenditures with no minimum value within the online iPlan™ capital planning database. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be undertaken by either in-house or direct sub-contract labor. If the work is procured through public general contractor bids, we recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

The report provides a summary of the anticipated primary expenditures over the 10-year study period. Further details of these expenditures are included within each respective report section and within the 10-year expenditure forecast, in Appendix A.

The report also calculates the Facility Condition Needs Index (FCNI) of the facility based upon the calculated FCNI. Further discussion of the Facility Condition Needs Index is detailed in the sections below.

### LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the City of Los Altos. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2112-01 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

**PROJECT DETAILS**

On June 26, 2016, FGUS: Mark Collett of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by Thien Quach (Maintenance Engineer) who is associated with the City of Los Altos.

**BUILDING DETAILS**

Item	Description
Project Name	Grant Park - Multi-purpose building
Property Type	MULTI
Full Address	1575 Holt Ave Los Altos, California 94024
Onsite Date	June 26, 2016
Historic District	No
Historic Building	No
Year Built	1950
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	5,696
Current Replacement Value (CRV)	\$ 941,600
ARV/GSF (\$/Sq Ft)	\$165.31 / Sq Ft

## BUILDING DESCRIPTION

### PROPERTY EXECUTIVE SUMMARY

The Grant Park Multi-Purpose building is located at 1575 Holt Avenue, Los Altos, CA. The facility was constructed circa 1950 and there have been no significant additions or renovations that we are aware of.

### ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY

The building is assumed to have reinforced cast-in-place concrete spread footings with a reinforced concrete slab-on-grade supporting the wood frame superstructure. Exterior walls are stucco finish on metal laths. The building has wood fixed frame windows along with double and single wood doors. The roof is a low sloped wood structure with a recently installed single-ply membrane.

Interior finishes include painted wood doors and GWB walls, sheet vinyl flooring, ceramic wall tile and acoustic panels at the ceiling

### MECHANICAL EXECUTIVE SUMMARY

The building is heated with two gas fired forced air furnaces. Air is distributed via exposed sheet metal ductwork. There is no air conditioning present.

Domestic hot water is provided by a gas fired 40 gallon water heater.

There is no fire suppression system present.

### ELECTRICAL EXECUTIVE SUMMARY

Electrical service is provided via two distribution panels located in the mechanical closet.

Lighting is generally high pressure sodium throughout.

### SITE EXECUTIVE SUMMARY

The site has concrete sidewalks to exterior corridors and various



**SUMMARY OF FINDINGS**

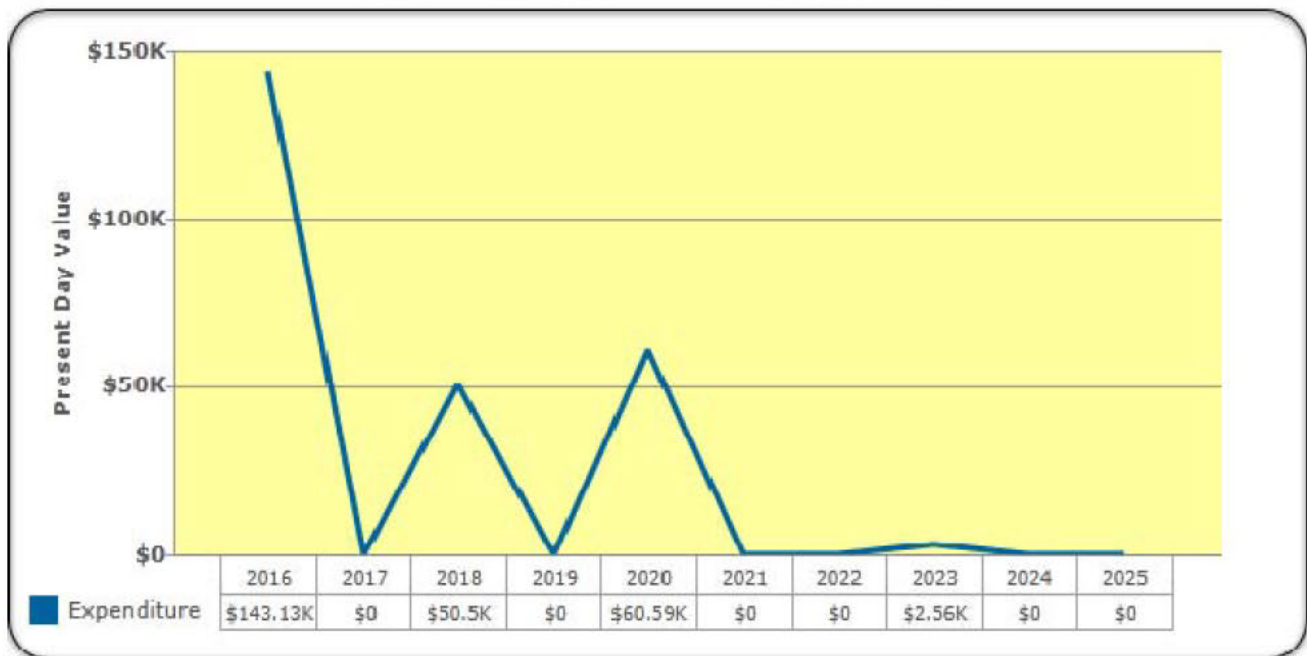
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Needs Index	15.20
Immediate Capital Needs (Year 1) (included in FCNI)	\$143,134
Future Capital Needs (Year 2 to Year 10)	\$113,659

**BUILDING EXPENDITURE SUMMARY**

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Grant Park - Multi-Purpose Building. In addition, we have scheduled key findings highlighting items greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$256,793.

**Expenditure Forecast Over Study Period**



## KEY FINDINGS

- + B Shell: Provide Lift for ADA Compliance at an estimated cost of \$35,000 in year 2016
- + B Shell: ADA Modifications to Exterior Doors at an estimated cost of \$17,250 in year 2016
- + B Shell: Replace Exterior Soffits at an estimated cost of \$7,700 in year 2016
- + B Shell: Replace Wood Window Units - Fixed or Single Hung at an estimated cost of \$42,185 in year 2018
- + B Shell: Repaint Exterior Wall Surfaces at an estimated cost of \$7,144 in year 2018
- + C Interiors: ADA Modifications to Stairs at an estimated cost of \$11,000 in year 2016
- + C Interiors: ADA Modifications to Interior Doors at an estimated cost of \$7,000 in year 2016
- + C Interiors: Replace Vinyl Sheet at an estimated cost of \$41,011 in year 2020
- + C Interiors: Repaint Interior Wall Surfaces at an estimated cost of \$17,100 in year 2020
- + D Services: Replace Panelboard - 120/240volts, 60 to 2000amp at an estimated cost of \$5,300 in year 2016
- + D Services: Replace Panelboard - 120/240volts, 60 to 2000amp at an estimated cost of \$5,300 in year 2016
- + D Services: Replace Wiring Systems (Inc. Receptacles & Switches) at an estimated cost of \$44,884 in year 2016

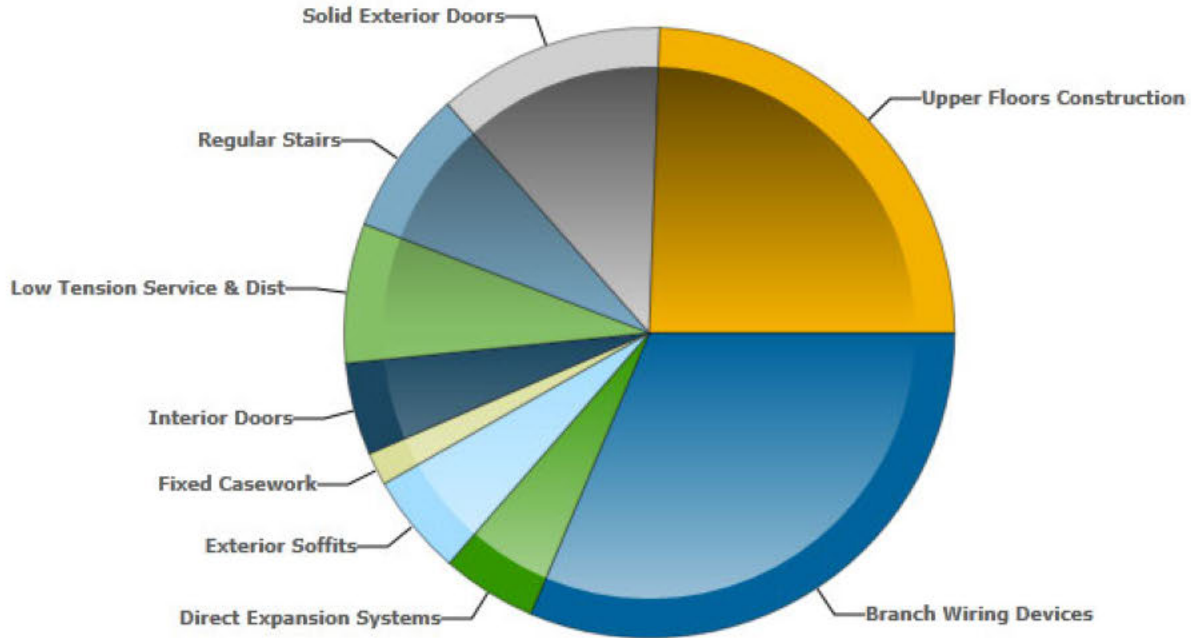
1 All costs presented in present day values

2 Costs represent total anticipated values over the 10 year study period

3 Budget for additional project costs of between 25% - 35% to allow for professional fees and general contractor overhead/profit and management costs

**DISTRIBUTION OF IMMEDIATE (YEAR 1) NEEDS BY BUILDING SYSTEM**

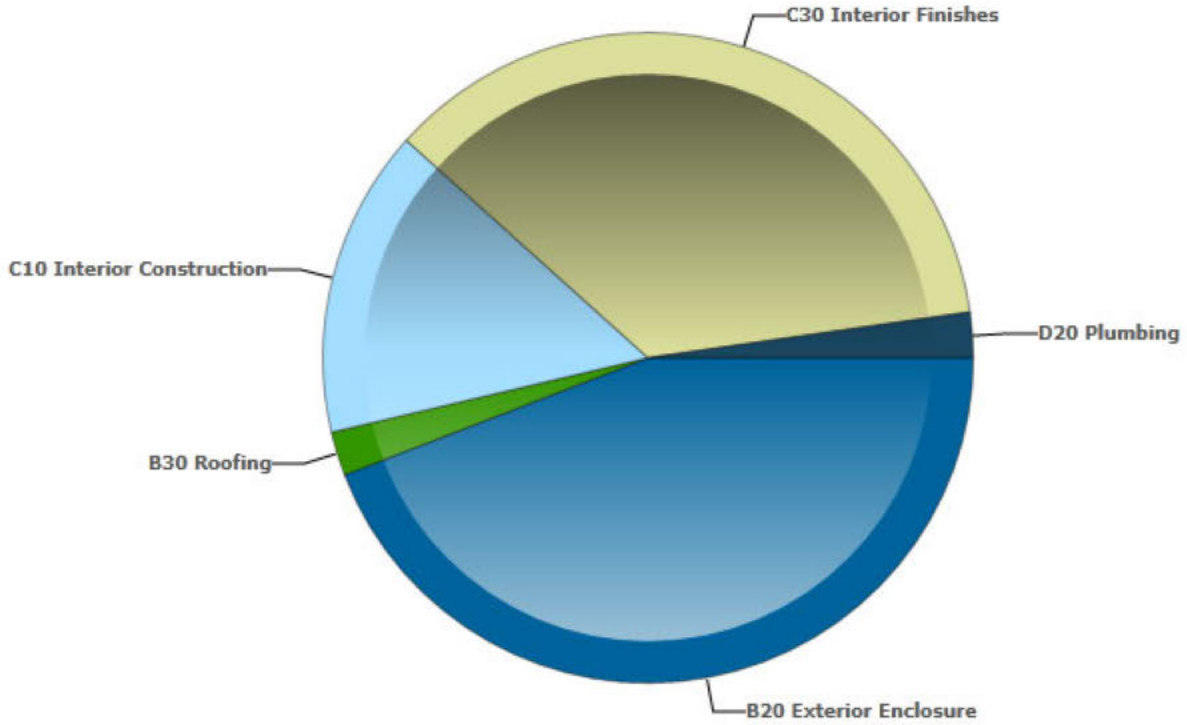
**Distribution of Immediate Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
Branch Wiring Devices	\$44,884	31.4%
Direct Expansion Systems	\$7,200	5.0%
Exterior Soffits	\$7,700	5.4%
Fixed Casework	\$2,500	1.8%
Interior Doors	\$7,000	4.9%
Low Tension Service & Dist	\$10,600	7.4%
Regular Stairs	\$11,000	7.7%
Solid Exterior Doors	\$17,250	12.1%
Upper Floors Construction	\$35,000	24.5%
<b>Total</b>	<b>\$143,134</b>	<b>100%</b>

**DISTRIBUTION OF FUTURE (YEAR 2-YEAR 10) NEEDS BY BUILDING SYSTEM**

**Distribution of Capital Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$50,168	44.1%
B30 Roofing	\$2,483	2.2%
C10 Interior Construction	\$17,436	15.3%
C30 Interior Finishes	\$41,011	36.1%
D20 Plumbing	\$2,560	2.3%
<b>Total</b>	<b>\$113,659</b>	<b>100%</b>



**FACILITY CONDITION NEEDS INDEX**

In this report we have calculated the Facility Condition Needs Index (FCNI) for the facility; illustrating the likely condition of the systems, equipment and building needs should the required funding not be expended over the cost study period. The FCNI is used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

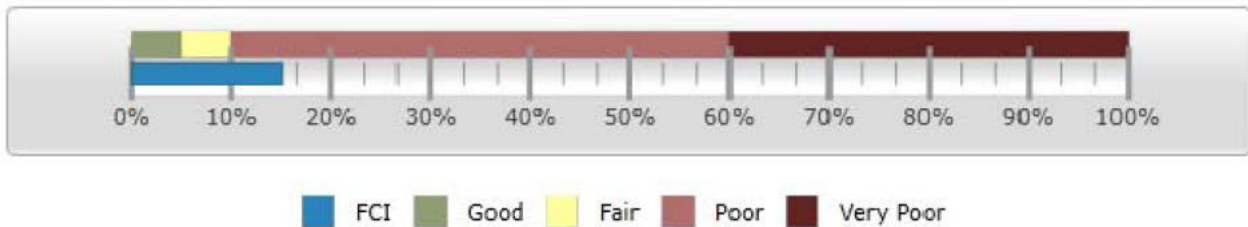
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV) to the CRV to reflect to value of the partial building assessment). The range is from zero for a newly constructed asset, to one for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by Asset Type, but as a general guideline, the FCNI scoring system is as follows:

$$FCNI = \frac{\text{Maintenance, Repair, Needs and Replacement Deficiencies of the Facility(s)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCNI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

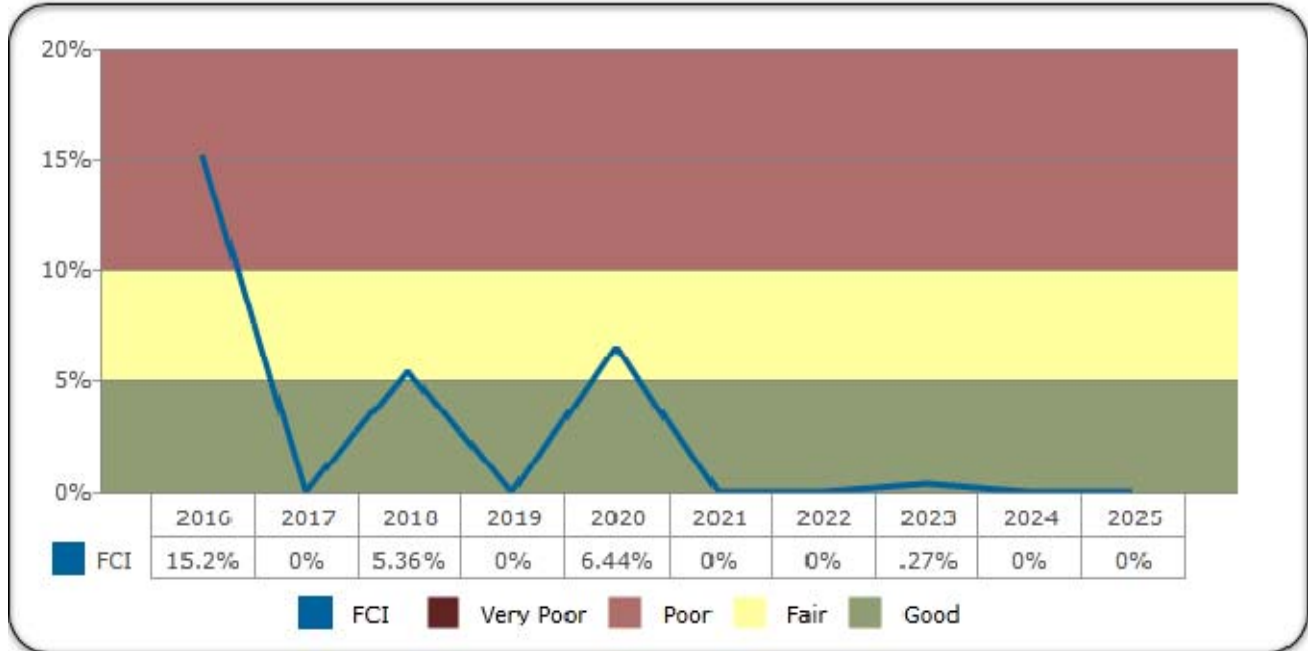
The chart below indicates the current FCNI ratio of the Grant Park - Multi-purpose building building.



**Grant Park - Multi-purpose building, FCNI: 15.20%**

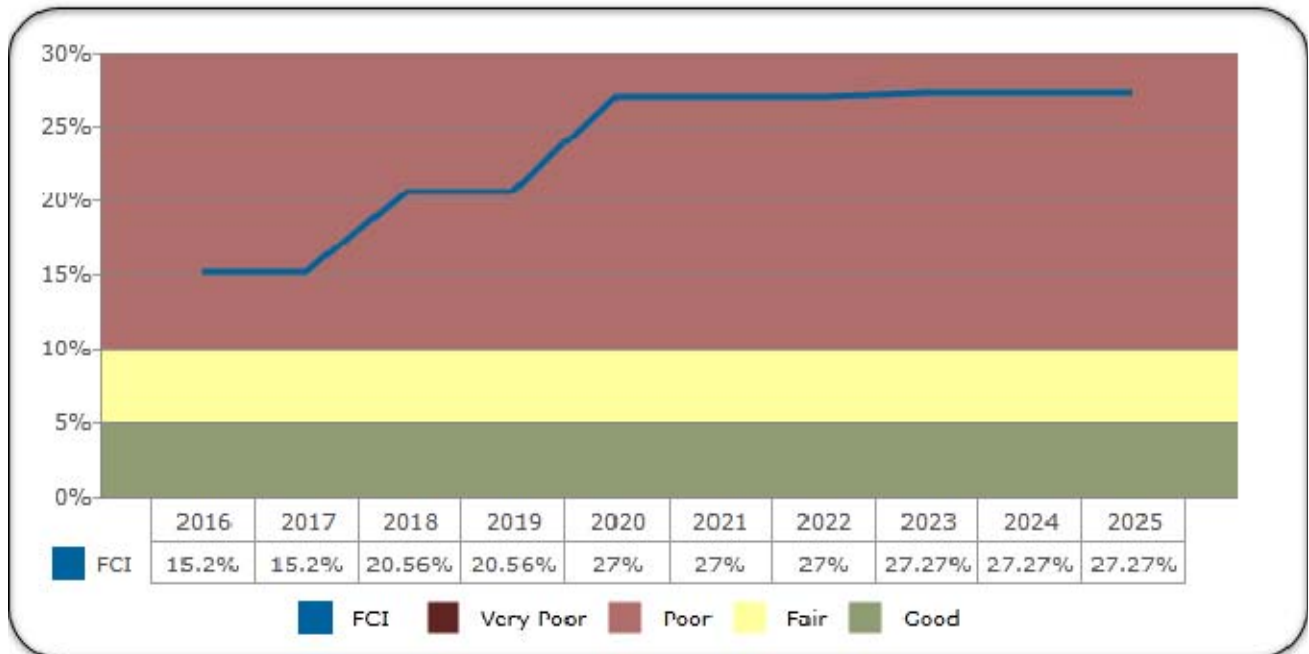
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures ARE made to address the identified actions each year.

### Year by Year Effects of FCI Over the Study Period



The Chart below indicates the cumulative effects of the FCNI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

### Cumulative Effects of FCI over the Study Period



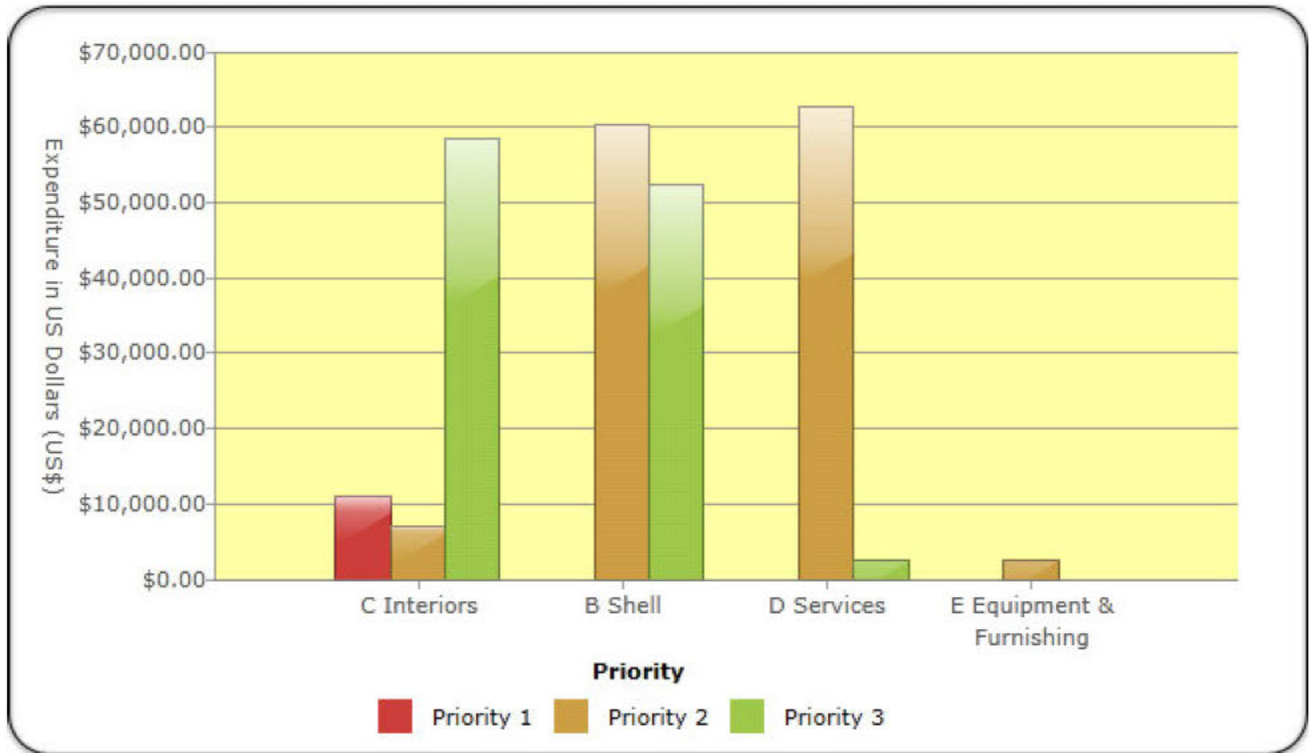
**NEEDS SORTED BY PRIORITIZATION OF WORK**

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

<b>Priority 1 Currently Critical</b>	<ul style="list-style-type: none"> <li>•Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility</li> </ul>
<b>Priority 2 Potentially Critical:</b>	<ul style="list-style-type: none"> <li>•A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs</li> </ul>
<b>Priority 3 Necessary / Not Critical:</b>	<ul style="list-style-type: none"> <li>•Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component</li> </ul>

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

**Planning Horizon Needs by System and Priority**



Building System	Priority 1	Priority 2	Priority 3	Total
B Shell	\$0	\$60,286	\$52,315	\$112,601
C Interiors	\$11,000	\$7,000	\$58,447	\$76,447
D Services	\$0	\$62,684	\$2,560	\$65,245
E Equipment & Furnishing	\$0	\$2,500	\$0	\$2,500
<b>Totals</b>	<b>\$11,000</b>	<b>\$132,470</b>	<b>\$113,323</b>	<b>\$256,793</b>

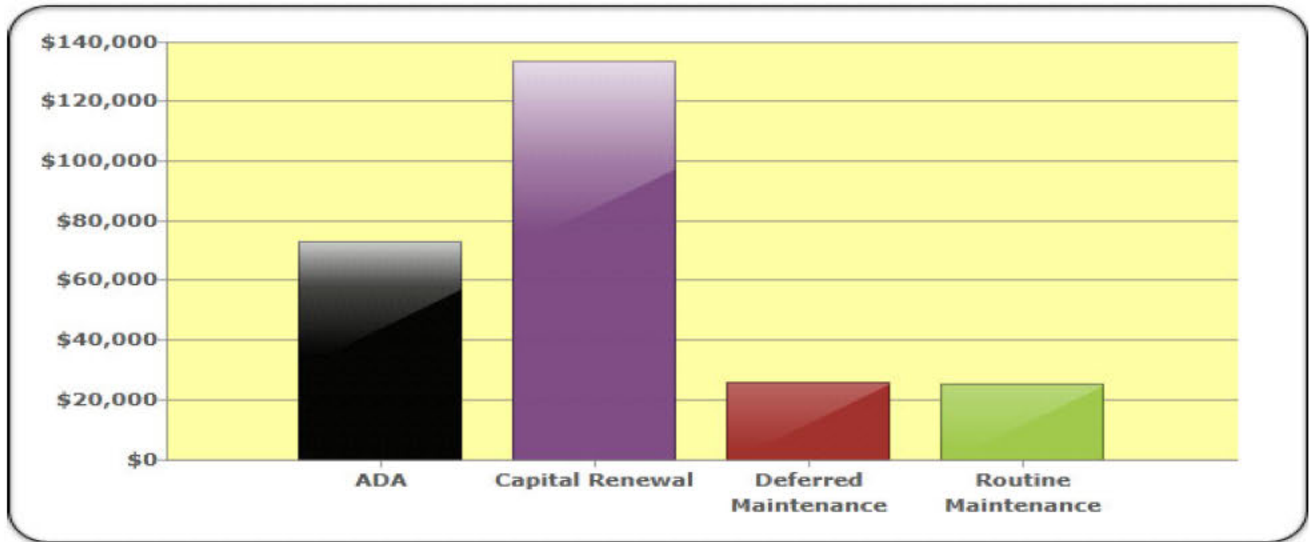
**NEEDS SORTED BY PLAN TYPE**

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Deferred Maintenance	<ul style="list-style-type: none"> <li>•Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement</li> </ul>
Plan Type 2 Routine Maintenance	<ul style="list-style-type: none"> <li>•Maintenance that is planned and performed on a routine basis to maintain and preserve the condition</li> </ul>
Plan Type 3 Capital Renewal	<ul style="list-style-type: none"> <li>•Planned replacement of building systems that have or will reach the end of their useful life</li> </ul>
Plan Type 4 Energy & Sustainability	<ul style="list-style-type: none"> <li>•When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance</li> </ul>
Plan Type 5 ADA	<ul style="list-style-type: none"> <li>•When the repair or replacement of equipment or systems are recommended to comply with ADA</li> </ul>

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

**Planning Horizon Needs by Category**



Building System	Total Cost
Deferred Maintenance	\$25,500
Capital Renewal	\$133,124
Routine Maintenance	\$25,420
ADA	\$72,750
<b>Total</b>	<b>\$256,793</b>

## ^ SUBSTRUCTURE SYSTEMS

### A10 FOUNDATIONS

#### A1011 Wall Foundations

##### DESCRIPTION

The building is supported by reinforced concrete spread footings around the perimeter wall for first floor. The compressive strength of the concrete is unknown.

##### CONDITION

The footings are generally not visible due to their location below the exterior wall construction as there is no deterioration to the wall constructions that they are supporting, therefore we assume them to be in fair condition and free from defects. We do not anticipate replacement during the study period.

#### A1031 Standard Slab on Grade

##### DESCRIPTION

The building floor consists of cast-in-place concrete slab-on-grade, reinforced with welded wire fabric. We assume that the floor slab was placed over a vapor barrier and compacted gravel fill, with the thickness of the slab being 4" and laid over a free draining material. The compressive strength of the concrete is unknown.

##### CONDITION

The reinforced cast-in-place concrete slab throughout the first floor level appeared to be in fair condition. There were no visible signs of failure such as cracking present. We do not anticipate any expenditure during the cost study period.

## B SHELL SYSTEMS

### B10 SUPERSTRUCTURE

#### B1012 Upper Floors Construction

##### DESCRIPTION

The upper floor construction is a wood framed stage area at the east end of the building.

##### CONDITION

The stage was observed to be in fair to good condition and no actions are anticipated during the study period. ADA modification actions have been generated for the beginning of the study period.

#### B1021 Flat Roof Construction

##### DESCRIPTION

Roof construction was not visible at the time of the survey but is believed to be a steel and wood rafter frame flat layout with a plywood deck based on other similar structures circa 1950.

##### CONDITION

The roof structure is believed to be in fair to good condition as none of the surrounding visible building components showed any signs of damage that would be associated with a failing roof structure.

##### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144246	B1010	Provide Lift for ADA Compliance	Priority 2	2016	\$35,000

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$35,000

## B20 EXTERIOR ENCLOSURE

### B2011 Exterior Wall Construction

#### DESCRIPTION

The building's exterior wall construction consists of wood framing with a board finish internally and stucco finish externally.

#### CONDITION

The wall construction was observed to be in fair condition and well maintained with no instances of deterioration, cracking or damage observed. No actions have been generated during the study period for works associated with the structural wood frame structure aside from painting as routine maintenance.

### B2016 Exterior Soffits

#### DESCRIPTION

The building contains exterior soffits constructed of painted plaster on metal lath supported with a wood structure at the roof level.

#### CONDITION

The exterior soffits were showing substantial signs of deterioration due to water damage from previous roof leaks and so were noted to be in poor condition. Replacement is recommended as part of deferred maintenance.

### B2021 Windows

#### DESCRIPTION

The building contains the original fixed wood framed uninsulated window units at the north and south elevations.

#### CONDITION

The wood window frames were observed to be showing substantial age related deterioration. Window replacement should be anticipated early in the study period.

### B2032 Solid Exterior Doors

#### DESCRIPTION

The building contains six single solid exterior wood doors and two double solid exterior wood doors all with a painted finish and lever latch/lock sets.

#### CONDITION

The exterior doors were observed to be in fair to good condition. No actions are anticipated during the study period aside from repainting as part of routine maintenance. ADA modification actions have been generated for the beginning of the study period.

**PROJECTED EXPENDITURES**

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144247	B2010	Repaint Exterior Wall Surfaces	Priority 3	2018	\$7,144
144248	B2010	Replace Exterior Soffits	Priority 2	2016	\$7,700
144249	B2020	Replace Wood Window Units - Fixed or Single Hung	Priority 3	2018	\$42,185
144250	B2030	Repaint Exterior Double Wood Doors	Priority 2	2018	\$336
144251	B2030	Repaint Exterior Doors	Priority 3	2018	\$504
144252	B2030	ADA Modifications to Exterior Doors	Priority 2	2016	\$17,250

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$24,950
2018	\$50,168



## B30 ROOFING

### B3011 Roof Finishes

#### DESCRIPTION

The roof finish is a newly installed Thermoplastic Polyolefin (TPO) single-ply membrane.

#### CONDITION

The roofing material was reported to have been installed circa 2014. No actions are anticipated during the study period.

### B3016 Gutters and Downspouts

#### DESCRIPTION

The building contains a single continuous steel gutter along the north elevation feeding three surface draining steel downspouts.

#### CONDITION

The gutters and downspouts were observed to be in fair condition. Based on EUL, replacement can be anticipated mid-term in the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144253	B3010	Replace Galvanized Steel Perimeter Gutters & Downspout	Priority 3	2020	\$2,483

#### TOTALS BY YEAR

Year	Total Expenditures
2020	\$2,483

## C INTERIORS SYSTEMS

### C10 INTERIOR CONSTRUCTION

#### C1011 Fixed Partitions

##### DESCRIPTION

The building contains interior painted Gypsum Wall Board fixed partitions.

##### CONDITION

Interior fixed partitions were observed to be in fair to good condition and no actions are anticipated during the study period aside from painting as part of routine maintenance.

#### C1021 Interior Doors

##### DESCRIPTION

The building contains four single interior wood doors, all with a wood veneer and painted finish and lever latch or lock sets.

##### CONDITION

The interior doors and hardware were observed to be in fair to good condition and no actions are anticipated during the study period aside from repainting as part of routine maintenance. ADA modification actions have been generated for the beginning of the study period.

##### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144254	C1010	Repaint Interior Wall Surfaces	Priority 3	2020	\$17,100
144255	C1020	Repaint Interior Wood Doors	Priority 3	2018	\$336
144256	C1020	ADA Modifications to Interior Doors	Priority 2	2016	\$7,000

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$7,000
2018	\$336
2020	\$17,100

### C20 STAIRS

#### C2011 Regular Stairs

**DESCRIPTION**

Stairs of wood construction provide access from the main floor of the facility to a stage area approximately 3' AFF.

**CONDITION**

The stairs are in fair condition and no actions are anticipated during the study period. ADA modification actions to the stairs have been generated for the beginning of the study period.

**PROJECTED EXPENDITURES**

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144257	C2010	ADA Modifications to Stairs	Priority 1	2016	\$11,000

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$11,000

## C30 INTERIOR FINISHES

### C3012 Wall Finishes to Interior Walls

#### DESCRIPTION

The kitchen area contains ceramic wall tile throughout.

#### CONDITION

Ceramic wall tile in the kitchen area was observed to be in fair to good condition. No actions are anticipated during the study period.

### C3024 Flooring

#### DESCRIPTION

Sheet vinyl flooring is present throughout the facility.

#### CONDITION

The sheet vinyl flooring was observed to be in fair condition. Based on EUL, replacement is anticipated mid-term in the study period.

### C3032 Suspended Ceilings

#### DESCRIPTION

The building's ceiling system is comprised of 12" X 12" direct adhered acoustic tile throughout.

#### CONDITION

The acoustic tile ceiling system was observed to be in fair condition. Based on estimated RUL, no actions are anticipated during the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144258	C3020	Replace Vinyl Sheet	Priority 3	2020	\$41,011

#### TOTALS BY YEAR

Year	Total Expenditures
2020	\$41,011

## D SERVICES SYSTEMS

### D20 PLUMBING

#### D2011 Water Closets

##### DESCRIPTION

There is one floor mounted vitreous china water closet with a plastic seat located within the restroom. The water closet is a tank-type unit with a manual flush valve.

##### CONDITION

The water closet was observed to be in fair to good condition. The water closet flushed properly and did not have any cracks in the china and no actions will be generated during the study period. We anticipate that the flush valves may fail during the study period and therefore to maintain function they may need to be rebuilt or in some cases replaced. This work has not been included in this study as we anticipate it will be carried out on an as-needed basis as part of routine maintenance.

#### D2013 Lavatories

##### DESCRIPTION

The building contains a wall hung vitreous china lavatory in the restroom. The lavatory has dual metal non-metered faucets.

##### CONDITION

The lavatory was observed to be in fair to good condition. The lavatory drained properly and did not appear to have any cracks in the china. Based on observed condition, no actions are anticipated during the study period.

#### D2014 Sinks

##### DESCRIPTION

The building contains a double bowl stainless steel kitchen sink in the kitchen and has a metal non-metering single handle (lever) faucet.

##### CONDITION

The countertop stainless sink was observed to be in fair to good condition. The sink drained properly and appeared not to have any damage in the stainless steel finish so no replacement action is anticipated.

#### D2021 Cold Water Service

##### DESCRIPTION

The domestic cold water system is supplied directly from the local public utility.

**CONDITION**

The domestic water system at the building appeared to be in fair condition. No known corrosion was observed that could be attributed to age and deferred maintenance. No actions are required during the study period.

**D2022 Hot Water Service**

**DESCRIPTION**

Domestic hot water service is provided by one 40 gallon gas fired General Electric water heater.

**CONDITION**

The water heater was observed to be in fair to good condition. Based on EUL, replacement can be anticipated later in the study period.

**D2031 Waste Piping**

**DESCRIPTION**

Waste piping is assumed to be cast iron throughout the building.

**CONDITION**

Waste piping was observed to be in fair condition with no reported issues. No actions are anticipated during the study period.

**PROJECTED EXPENDITURES**

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144259	D2020	Replace Domestic Hot Water Heater - Gas	Priority 3	2023	\$2,560

**TOTALS BY YEAR**

Year	Total Expenditures
2023	\$2,560

## D30 HVAC

### D3032 Direct Expansion Systems

#### DESCRIPTION

There are two 120 MBH Trane heating-only furnace units present in the building. There is no refrigeration present.

#### CONDITION

The furnace units were put in service circa 1987. With an EUL of twenty years, the units are due for replacement now as part of deferred maintenance.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144260	D3030	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	Priority 2	2016	\$3,600
144261	D3030	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	Priority 2	2016	\$3,600

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$7,200

## D50 ELECTRICAL SYSTEMS

### D5012 Low Tension Service & Dist

#### DESCRIPTION

The building contains two 120/240 volt, 200 amp Main Distribution Panels (MDPs) manufactured by Federal Electric Products Corp.

#### CONDITION

The MDPs are assumed to be original to the building. Based on a typical EUL of thirty years, replacement is recommended now as part of deferred maintenance.

### D5021 Branch Wiring Devices

#### DESCRIPTION

The branch wiring devices including switches, receptacles, GFCI and other devices were observed to be commercial grade in standard non-decor format.

#### CONDITION

The branch wiring was observed to be in poor - fair condition due to age. We recommend replacing the branch wiring systems now as part of Deferred Maintenance in order to maintain the building's operation.

### D5022 Lighting Equipment

#### DESCRIPTION

The building contains a number of surface mounted high pressure sodium vapor light fixtures located throughout.

#### CONDITION

The light fixtures were observed to be functioning properly and no actions are anticipated during the study period.

### D5092 Emergency Light & Power Systems

#### DESCRIPTION

There are exit signs throughout the building at all egress points. The signs are plastic with colored lighted lettering.

#### CONDITION

The exit signs were observed to be in good condition and no actions are anticipated during the study period.



**PROJECTED EXPENDITURES**

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144262	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 2	2016	\$5,300
144263	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 2	2016	\$5,300
144264	D5020	Replace Wiring Systems (Inc. Receptacles & Switches)	Priority 2	2016	\$44,884

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$55,484

## E EQUIPMENT & FURNISHING SYSTEMS

### E20 FURNISHINGS

#### E2012 Fixed Casework

#### DESCRIPTION

The building contains standard wood wall cabinets, base cabinets and plastic laminate counter tops located in the kitchen area.

#### CONDITION

The fixed casework in the kitchen area appeared to be in fair to good condition. No actions are anticipated during the study period. ADA modification actions to the countertop have been generated for the beginning of the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144265	E2010	ADA Modifications to Counter Top	Priority 2	2016	\$2,500

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$2,500



## APPENDICES

- APPENDIX A: Capital Expenditures
- APPENDIX B: Photographic Record
- APPENDIX C: Document Review and  
Warranty Information
- APPENDIX D: Equipment Tables
- APPENDIX E: Glossary of Terms
- APPENDIX F: ADA Study



**APPENDIX A:**  
CAPITAL EXPENDITURES

# Deficiency Report

## Grant Park - Multi-purpose building

GSF: 5,696

Year Built: 1950

Renew Year :

Replacement Cost: \$941,600

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2016	<b>\$143,134</b>	144246	B1010	ADA	Provide Lift for ADA Compliance	1	EACH	\$35,000.00	\$35,000	\$35,000
		144248	B2010	Deferred Maintenance	Replace Exterior Soffits	220	SF	\$35.00	\$7,700	\$7,700
		144252	B2030	ADA	ADA Modifications to Exterior Doors	1	EACH	\$17,250.00	\$17,250	\$17,250
		144256	C1020	ADA	ADA Modifications to Interior Doors	1	EACH	\$7,000.00	\$7,000	\$7,000
		144257	C2010	ADA	ADA Modifications to Stairs	1	EACH	\$11,000.00	\$11,000	\$11,000
		144260	D3030	Deferred Maintenance	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	1	EACH	\$3,600.00	\$3,600	\$3,600
		144261	D3030	Deferred Maintenance	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	1	EACH	\$3,600.00	\$3,600	\$3,600
		144263	D5010	Deferred Maintenance	Replace Pane board - 120/240volts, 60 to 2000amp	200	AMP	\$26.50	\$5,300	\$5,300
		144262	D5010	Deferred Maintenance	Replace Pane board - 120/240volts, 60 to 2000amp	200	AMP	\$26.50	\$5,300	\$5,300
		144264	D5020	Capital Renewal	Replace Wiring Systems (Inc. Receptacles & Switches)	5696	SF	\$7.88	\$44,884	\$44,884
144265	E2010	ADA	ADA Modifications to Counter Top	1	EACH	\$2,500.00	\$2,500	\$2,500		
2018	<b>\$50,504</b>	144247	B2010	Routine Maintenance	Repaint Exterior Wall Surfaces	4550	SF	\$1.57	\$7,144	\$7,144
		144249	B2020	Capital Renewal	Replace Wood Window Units - Fixed or Single Hung	696	SF	\$60.61	\$42,185	\$42,185

## Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2018	<b>\$50,504</b>	144251	B2030	Routine Maintenance	Repaint Exterior Doors	252	SF	\$2.00	\$504	\$504
		144250	B2030	Routine Maintenance	Repaint Exterior Double Wood Doors	168	SF	\$2.00	\$336	\$336
		144255	C1020	Routine Maintenance	Repaint Interior Wood Doors	168	SF	\$2.00	\$336	\$336
2020	<b>\$60,594</b>	144253	B3010	Capital Renewal	Replace Galvanized Steel Perimeter Gutters & Downspout	180	LF	\$13.79	\$2,483	\$2,483
		144254	C1010	Routine Maintenance	Repaint Interior Wall Surfaces	8550	SF	\$2.00	\$17,100	\$17,100
		144258	C3020	Capital Renewal	Replace Vinyl Sheet	5696	SF	\$7.20	\$41,011	\$41,011
2023	<b>\$2,560</b>	144259	D2020	Capital Renewal	Replace Domestic Hot Water Heater - Gas	40	GALS	\$64.01	\$2,560	\$2,560
Total									Total:	<b>\$256,793</b>

The background features a large blue triangle in the top-left corner, a large green triangle in the bottom-right corner, and a white area in the top-right. A green, irregular shape overlaps the blue and green areas. Thin white lines cross the page diagonally.

# APPENDIX B: PHOTOGRAPHIC RECORD



B1012 Upper Floors Construction:- View of Wood Beams and Joist Supporting Timber Decking



B2011 Exterior Wall Construction:- View of Stucco over Stud Walls



B2021 Windows:- View of Wood Window Units - Fixed or Single Hung



B2032 Solid Exterior Doors:- View of Double Solid Core Wood Doors





B2032 Solid Exterior Doors:- View of Single Solid Core Wood Doors



B3016 Gutters and Downspouts:- View of Galvanized Steel Perimeter Gutters & Downspout



C3012 Wall Finishes to Interior Walls:- View of Ceramic Wall Tiles



C3024 Flooring:- View of Vinyl Sheet



C3032 Suspended Ceilings:- View of Acoustic Ceiling System with Concealed Grid



D2011 Water Closets:- View of Floor Mounted Water Closets



D2013 Lavatories:- View of Wall Hung Lavatories



D2014 Sinks:- View of Countertop Double Bowl Kitchen Sinks



D2022 Hot Water Service:- View of Domestic Hot Water Heater - Gas



D3032 Direct Expansion Systems:- View of Split-System (Indoor Furnace Unit) 101 to 150 BTU



D5012 Low Tension Service & Dist:- View of Panelboard - 120/240volts, 60 to 2000amp



D5022 Lighting Equipment:- View of H.P. Sodium Fixtures



D5092 Emergency Light & Power Systems:- View of Exit  
Lights L.E.D



E2012 Fixed Casework:- View of Floor Mounted Base  
Cabinet(s) - Standard



**APPENDIX C:**  
DOCUMENT REVIEW AND  
WARRANTY INFORMATION

The following documents were reviewed as part of the facility condition assessment of the Grant Park - Multi-purpose building facility:

+ No documents were reviewed as part of this assessment.



**APPENDIX D:**  
EQUIPMENT TABLES

**Table D30 Summary of HVAC Equipment**

<b>Location</b>	<b>Equipment Type</b>	<b>Manufacturer</b>	<b>Model No.</b>	<b>Serial No.</b>	<b>Tag</b>	<b>Capacity/ Rating</b>	<b>Fuel Type</b>	<b>Year</b>
Interior	Furnace	Trane	TUN120A9 60A1	D18552148	NA	Unknown 120 MBH	Gas	1987
Interior	Furnace	Trane	TUN120A9 60A1	D18552183	NA	Unknown 120 MBH	Gas	1987





**APPENDIX E:**  
GLOSSARY OF TERMS

## Acronyms & Glossary of Terms

CMU	Concrete Masonry Unit
BUR	Built-Up Roof
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
SC	Solid Core Doors
HM	Hollow Metal Doors
MH	Man Holes
ABC	Aggregate Base Course
EMT	Electrical Metallic Conduit
EUL	Estimated Useful Life
RUL	Recommended Useful Life
EOL	End of Life
FCNI	Facility Condition Needs Index
CRV	Current Replacement Value
DM	Deferred Maintenance
SF	Square Foot
SY	Square Yards
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
GPF	Gallons Per Flush
NFPA	National Fire Protection Association
FACP	Fire Alarm Control Panel
NAC	Notification Appliance Circuit
FCC	Fire Command Center
HVAC	Heating Ventilating and Air conditioning
VAV	Variable Air Volume
AHU	Main Air Handling Units
FCU	Fan Coil Unit
EF	Exhaust Fan
VFD	Variable Frequency Drives
HP	Horse Power
FSS	Fuel Supply System
MDP	Main Distribution Panel
SES	Service Entrance Switchboard's
NEMA	National Electrical Manufactures Association
HID	Intensity Discharge
EMT	Electrical Metallic Tubing
KVA	kilovolt-ampere
RO	Reverse Osmosis
BTU/HR	British Thermal Units per Hour
kW	Kilowatt
FPM	Feet per Minute (Elevator Speed)
AMP	Amperage

## Acronyms & Glossary of Terms

**BTU** – British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.

**Building Envelope** - The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof and soffit areas.

**Building Systems** – Interacting or independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

**Caulking** – Soft, putty-like material used to fill joints, seams, and cracks.

**Codes** – See building codes.

**Component** – A fully functional portion of a building system, piece of equipment, or building element.

**Deferred Maintenance** – Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

**Expected Useful Life (EUL)** – The average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

**Facility** – All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.

**Flashing** – A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.

**Remaining Useful Life (RUL)** – A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extent of use, etc.

**Thermal Resistance (R)** – A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is:  $R = \text{Thickness (in inches)}/K$

**Structural Frame** – The components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).

**Warranty** – Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.



**APPENDIX F:**  
ADA STUDY

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LocationName April 2014	Barrier Location	Feature Type	Feature Code Number	Action Type Text	Action Cost
Blach Gym					
Blach Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Blach Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Provide sign(s) indicating accessible entries and facilities	\$1 000 00
Blach Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$500 00
Blach Gym	Exterior	Stairway	6 - 1	Install tread striping	\$100 00
City Hall					
City Hall	Exterior	Walk	4 - 1	Widen walk	\$5,100 00
City Hall	Exterior	Ramp	5 - 1	Provide level landing	\$5,000 00
City Hall	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000 00
City Hall	Exterior	Ramp	5 - 2	Regrade or replace ramp	\$25,000 00
City Hall	Exterior	Ramp	5 - 2	Install warning curb	\$1 500 00
City Hall	Exterior	Ramp	5 - 2	Install or modify handrails	\$5,000 00
City Hall	Exterior	Ramp	5 - 3	Provide level landing	\$5,000 00
City Hall	Exterior	Ramp	5 - 3	Install warning curb	\$1,500 00
City Hall	Exterior	Ramp	5 - 3	Regrade or replace ramp	\$50,000 00
City Hall	Exterior	Stairway	6 - 1	Install tread striping	\$75 00
City Hall	Exterior	Stairway	6 - 1	Install or modify handrails	\$5,000 00
City Hall	Exterior	Stairway	6 - 4	Replace stairs	\$15,000 00
City Hall	Exterior	Stairway	6 - 4	Install tread striping	\$50 00
City Hall	Exterior	Stairway	6 - 4	Install or modify handrails	\$5,000 00
City Hall	Exterior	Outdoor Constructed Features	33 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
City Hall	Exterior	Outdoor Constructed Features	33 - 2	Increase or provide maneuvering or clear floor area	\$2,000 00
City Hall	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
City Hall	Floor 1	Door/Gate	8 - 2	Provide or modify door kickplate	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
City Hall	Floor 1	Door/Gate	8 - 3	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 4	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250 00
City Hall	Floor 1	Stairway	6 - 2	Install tread striping	\$50 00
City Hall	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
City Hall	Floor 1	Stairway	6 - 2	Replace stairs	\$20,000 00
City Hall	Floor 1	Stairway	6 - 3	Install tread striping	\$50 00
City Hall	Floor 1	Stairway	6 - 3	Install or modify handrails	\$0 00
City Hall	Floor 1	Stairway	6 - 3	Replace stairs	\$0 00
City Hall	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$7,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition clothing hooks	\$100 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$300 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Reposition clothing hooks	\$100 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
City Hall	Exterior	Ramp	5 - 4	Regrade or replace ramp	\$30,000 00
City Hall	Exterior	Ramp	5 - 4	Install or modify handrails	\$5,000 00
City Hall	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Egan Gym					
Egan Gym	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000 00
Egan Gym	Exterior	Ramp	5 - 1	Regrade or replace ramp	\$15,000 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Egan Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00

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Egan Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250 00
Garden House	Floor 1				
Garden House	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Garden House	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Single User Restroom	20 - 1	Install sign	\$500 00
Garden House	Floor 1	Single User Restroom	20 - 2	Provide an accessible path of travel	\$25,000 00
Garden House	Floor 1	Single User Restroom	20 - 2	Install sign	\$500 00
Garden House	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000 00
Garden House	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Garden House	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Garden House	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Stairway	6 - 3	Replace stairs	\$25,000 00
Garden House	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$5,000 00
Garden House	Floor 1	Drinking Fountain	10 - 1	Adjust water stream	\$100 00
Garden House	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 1	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 2	Replace or modify door threshold	\$1,500 00
Garden House	Floor 1	Door/Gate	8 - 3	Replace or adjust door hardware	\$500 00
Garden House	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 4	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 5	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 5	Replace or modify door threshold	\$1,500 00
Garden House	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 6	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 6	Replace or modify door threshold	\$1,500 00
Grant Park Center	Floor 1				
Grant Park Center	Floor 1	Stairway	6 - 1	Replace stairs	\$6,000 00
Grant Park Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Grant Park Center	Floor 1	Stairway	6 - 2	Replace stairs	\$6,000 00
Grant Park Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 7	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 2	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 8	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 9	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Provide sign(s) indicating accessible entries and facilities	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Install or modify permanent room signs	\$250 00

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Grant Park Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 17	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$450 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1 000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition controls and outlets	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Reposition controls and outlets	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000 00
Grant Park Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Provide an accessible counter	\$5,000 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Heritage Oaks Park	Exterior				
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$600 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$600 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500 00
Classroom 13 - 15					
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 115	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Reposition toilet flush controls	\$1 000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Reposition toilet flush controls	\$1,000 00

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Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition urinal	\$3,000 00
Classroom 16-18					
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 67	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Modify lavatory/counter clearances	\$2 500 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Replace or modify door threshold	\$1,500 00



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Classroom 7 - 9					
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 7	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 107	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 9	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 109	Replace or adjust door hardware	\$500 00
Senior Center					
Hillview Community Center	Floor 1	Kitchen	25 - 11	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 10	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 110	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or modify door threshold	\$1,500 00
Hal Brady Hall					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 50	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 51	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Adjust door closer	\$250 00
Children's Corner					
Hillview Community Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 53	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Provide or modify door kickplate	\$500 00
Multi-Purpose Room					
Hillview Community Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide additional strike edge clearance	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install tread striping	\$500 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install tread striping	\$500 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Hillview Community Center	Floor 1	Stairway	6 - 3	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000 00

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Hillview Community Center	Floor 1	Stairway	6 - 3	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Adjust door closer	\$250 00
Park's Office / Children Corner					
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 57	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Adjust door closer	\$250 00
Exterior					
Hillview Community Center	Exterior	Walk	4 - 1	Regrade surface	\$500 00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 1	Provide an accessible path of travel	\$5,000 00
Hillview Community Center	Exterior	Picnic Area	32 - 1	Provide an accessible table	\$2,500 00
Hillview Community Center	Exterior	Picnic Area	32 - 2	Provide an accessible table	\$2,500 00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 2	Regrade surface	\$1,000 00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Provide detectable warning strip	\$1,000 00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Install, replace or modify curb ramp	\$3,500 00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Adjust water stream	\$100 00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000 00
Hillview Community Center	Exterior	Hazard	7 - 1	Remove overhanging or protruding objects	\$1,000 00
Concession / Restroom					
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$150 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition fixtures	\$1,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500 00

**Facility Condition Assessment Services**

**Tier 1 Report of**

**Facility Condition Assessment**

**For  
City of Los Altos  
Grant Park - Classroom building  
1575 Holt Ave  
Los Altos,  
California 94024**



**Date of Report: August 31, 2016**

**Provided By:**

**Faithful+Gould, Inc.**

**Provided For:**

**City of Los Altos**

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## EXECUTIVE SUMMARY

### INTRODUCTION

In accordance with the agreement held between The City of Los Altos, agreement CF-01003 and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the Grant Park - Classroom building located at 1575 Holt Ave, Los Altos, California, 94024 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. We have provided an outlook of anticipated expenditures with no minimum value within the online iPlan™ capital planning database. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be undertaken by either in-house or direct sub-contract labor. If the work is procured through public general contractor bids, we recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

The report provides a summary of the anticipated primary expenditures over the 10-year study period. Further details of these expenditures are included within each respective report section and within the 10-year expenditure forecast, in Appendix A.

The report also calculates the Facility Condition Needs Index (FCNI) of the facility based upon the calculated FCNI. Further discussion of the Facility Condition Needs Index is detailed in the sections below.

### LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the City of Los Altos. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2137-05 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

**PROJECT DETAILS**

On July 27 2016, Mark Collett of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by Thien Quach (Maintenance Engineer) who is associated with City of Los Altos.

**BUILDING DETAILS**

Item	Description
Project Name	Grant Park - Classroom building
Property Type	MULTI
Full Address	1575 Holt Ave Los Altos, California 94024
Onsite Date	July 27,2016
Historic District	No
Historic Building	No
Year Built	1950
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	4,796
Current Replacement Value (CRV)	\$ 1,055,120
ARV/GSF (\$/Sq Ft)	\$220.00 / Sq Ft

## BUILDING DESCRIPTION

### PROPERTY EXECUTIVE SUMMARY

The Grant Park Classroom Building is located at 1575 Holt Avenue, Los Altos, CA. The facility was constructed circa 1950 and there have been no significant additions or renovations of which we have been made aware.

### ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY

The building is assumed to have reinforced cast in place concrete spread footings with a reinforced concrete slab on grade supporting the wood frame superstructure. The roof is a low-sloped wood structure with a recently installed single-ply membrane roof covering.

Exterior walls consist of a stucco finish on metal laths with a painted finish. The building has wood fixed frame windows along with double and single wood doors.

Interior floors are finished with a combination of sheet carpet, Vinyl Composition Tile (VCT) and epoxy throughout the building. Wall finishes include paint and Fiberglass Reinforced Plastic (FRP). Ceilings throughout the functional and circulation spaces are finished with acoustic tile.

### MECHANICAL EXECUTIVE SUMMARY

The building is heated with two gas-fired forced air furnaces. Air is distributed via exposed sheet metal ductwork. There are no air conditioning, domestic water heating, or fire suppression systems present at the Classroom Building

### ELECTRICAL EXECUTIVE SUMMARY

Electrical service is provided via two electrical distribution panels. Interior lighting is generally provided by fluorescent strip fixtures. Exterior lighting is provided by high pressure sodium vapor wall packs. There is a Fire Alarm Control Panel (FACP) present in the building.

### SITE EXECUTIVE SUMMARY

The site has concrete sidewalks to exterior corridors and various landscaped areas.



**SUMMARY OF FINDINGS**

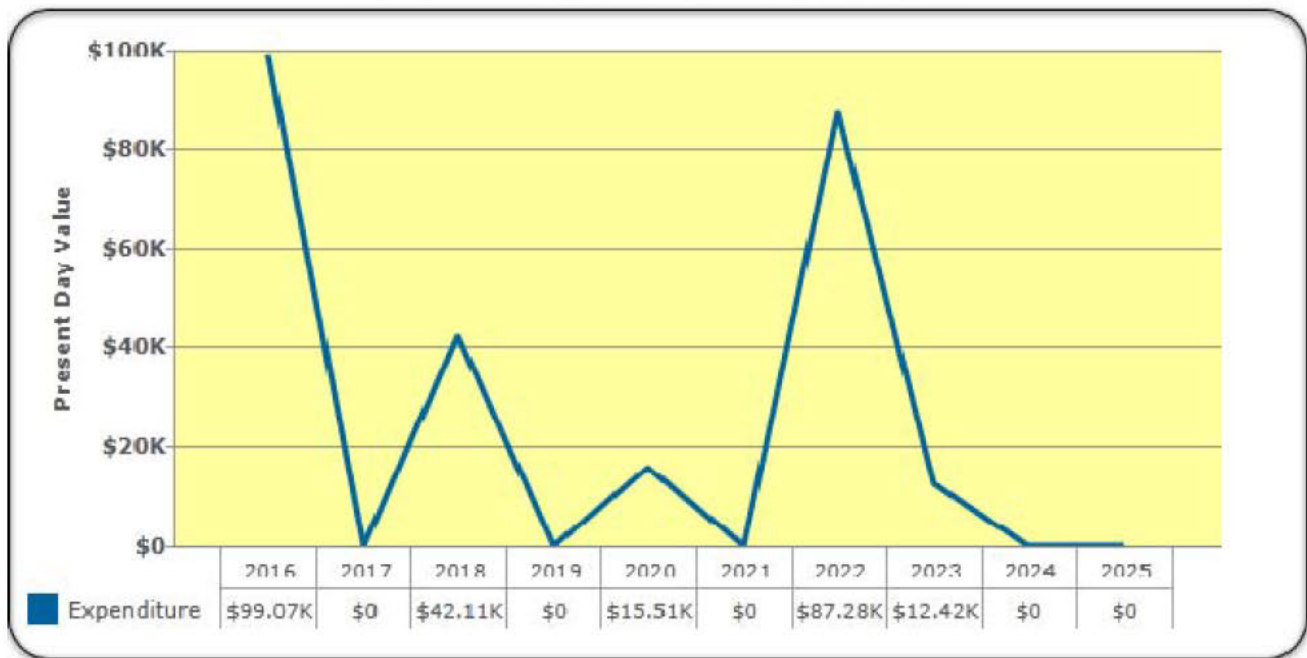
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Needs Index	9.39
Immediate Capital Needs (Year 1) (included in FCNI)	\$99,069
Future Capital Needs (Year 2 to Year 10)	\$157,318

**BUILDING EXPENDITURE SUMMARY**

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Grant Park - Classroom building. In addition, we have scheduled key findings highlighting items greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$256,386.

**Expenditure Forecast Over Study Period**





## KEY FINDINGS

- + B Shell: ADA Modifications to Doors at an estimated cost of \$48,500 in year 2016
- + B Shell: Replace Wood Window Units - Fixed or Single Hung at an estimated cost of \$87,278 in year 2022
- + B Shell: Repaint Exterior at an estimated cost of \$12,420 in year 2023
- + C Interiors: Replace Toilet Partition at an estimated cost of \$9,144 in year 2016
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$7,665 in year 2018
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$15,507 in year 2020
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinet(s) - Standard at an estimated cost of \$27,000 in year 2018
- + E Equipment & Furnishing: Replace Fixed Casework - Counter Top - Solid Surface at an estimated cost of \$6,019 in year 2018

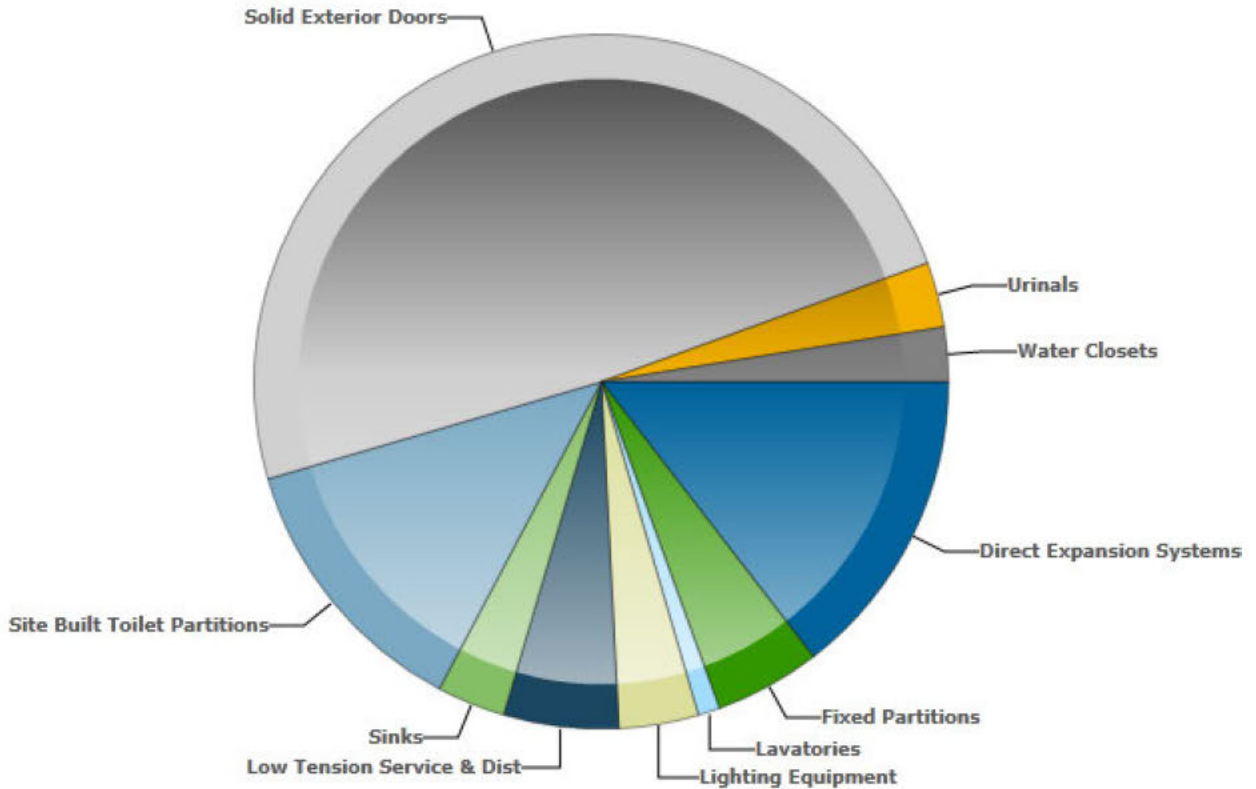
1 All costs presented in present day values

2 Costs represent total anticipated values over the 10 year study period

3 Budget for additional project costs of between 25% - 35% to allow for professional fees and general contractor overhead/profit and management costs

**DISTRIBUTION OF IMMEDIATE (YEAR 1) NEEDS BY BUILDING SYSTEM**

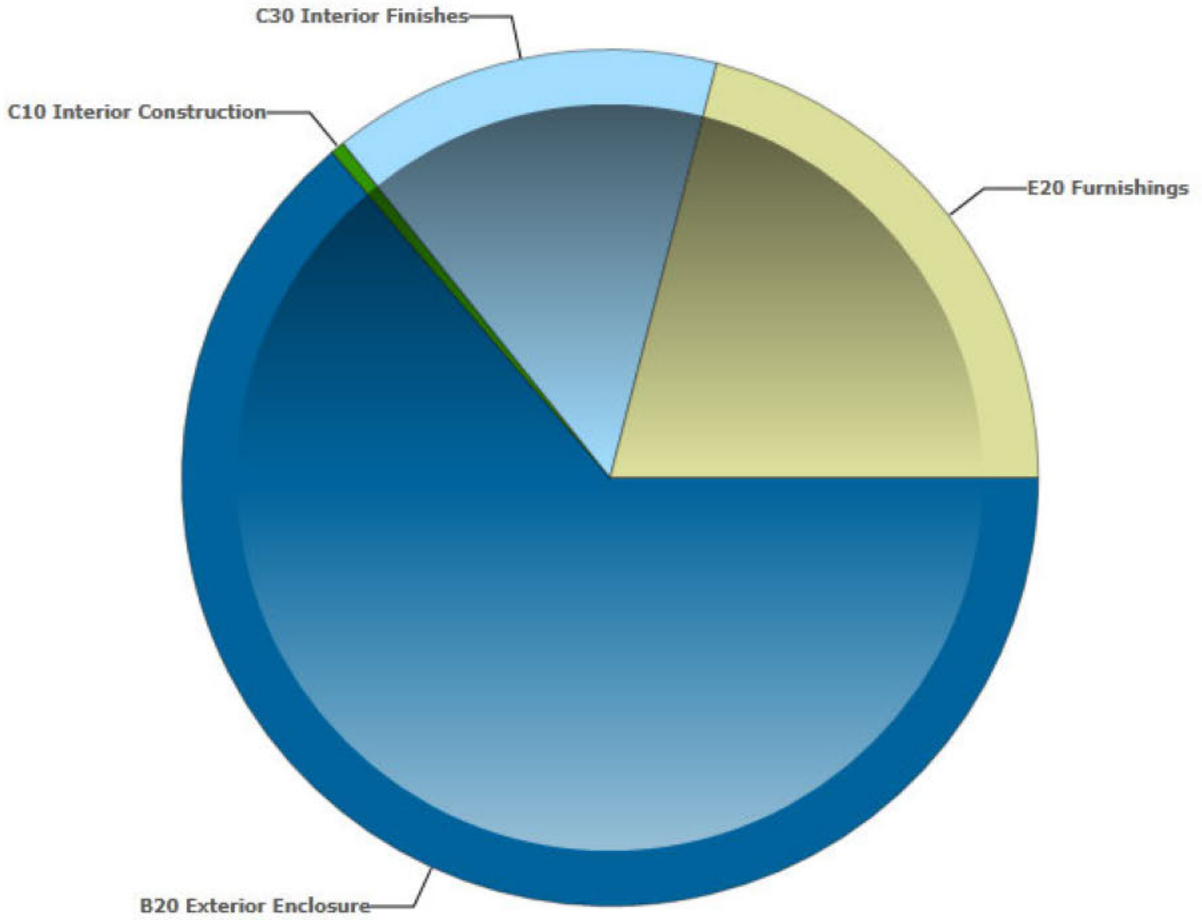
**Distribution of Immediate Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
Direct Expansion Systems	\$14,400	14.5%
Fixed Partitions	\$4,900	5.0%
Lavatories	\$1,000	1.0%
Lighting Equipment	\$3,675	3.7%
Low Tension Service & Dist	\$5,300	5.4%
Sinks	\$3,150	3.2%
Site Built Toilet Partitions	\$12,644	12.8%
Solid Exterior Doors	\$48,500	49.0%
Urinals	\$3,000	3.0%
Water Closets	\$2,500	2.5%
<b>Total</b>	<b>\$99,069</b>	<b>100%</b>

DISTRIBUTION OF FUTURE (YEAR 2-YEAR 10) NEEDS BY BUILDING SYSTEM

**Distribution of Capital Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$100,286	63.8%
C10 Interior Construction	\$840	0.5%
C30 Interior Finishes	\$23,172	14.7%
E20 Furnishings	\$33,019	21.0%
<b>Total</b>	<b>\$157,318</b>	<b>100%</b>

**FACILITY CONDITION NEEDS INDEX**

In this report we have calculated the Facility Condition Needs Index (FCNI) for the facility; illustrating the likely condition of the systems, equipment and building needs should the required funding not be expended over the cost study period. The FCNI is used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

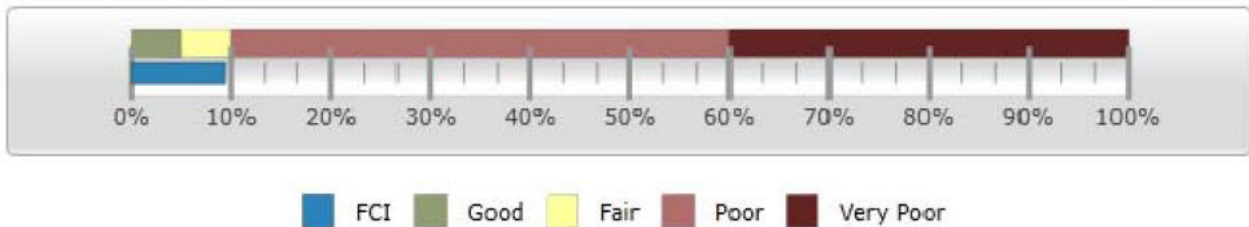
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV) to the CRV to reflect to value of the partial building assessment). The range is from zero for a newly constructed asset, to one for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by Asset Type, but as a general guideline, the FCNI scoring system is as follows:

$$FCNI = \frac{\text{Maintenance, Repair, Needs and Replacement Deficiencies of the Facility(s)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCNI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

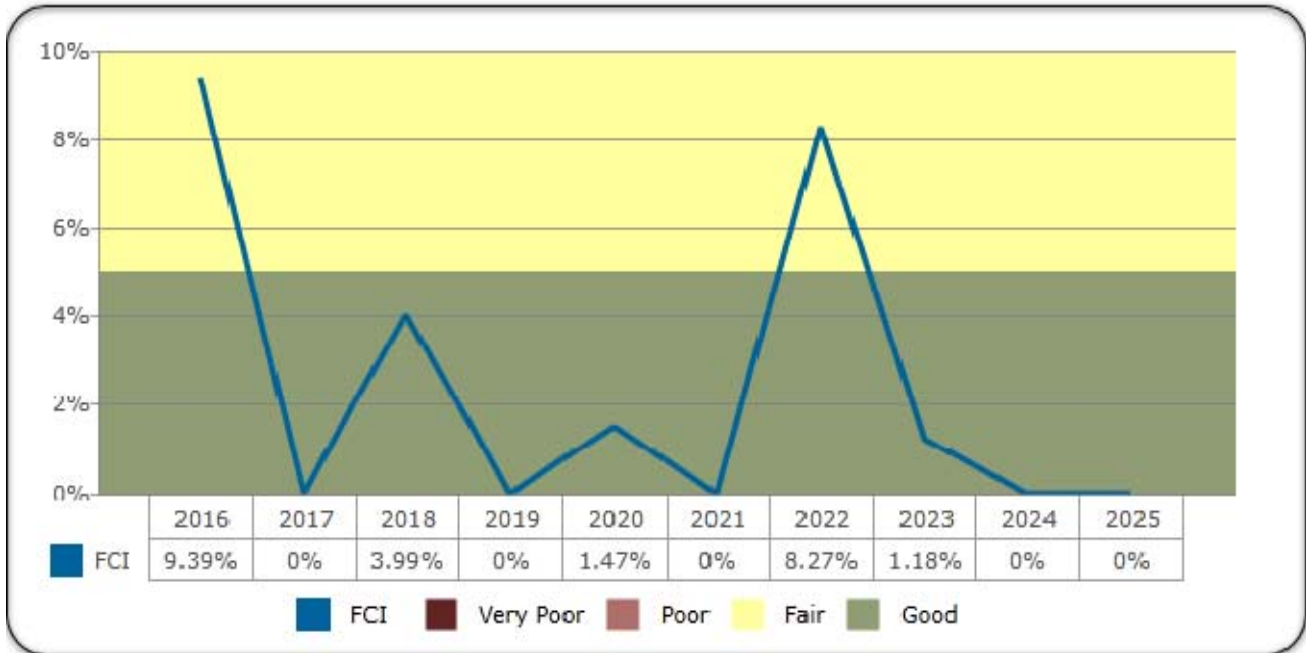
The chart below indicates the current FCNI ratio of the Grant Park - Classroom building.



**Grant Park - Classroom building, FCNI: 9.39%**

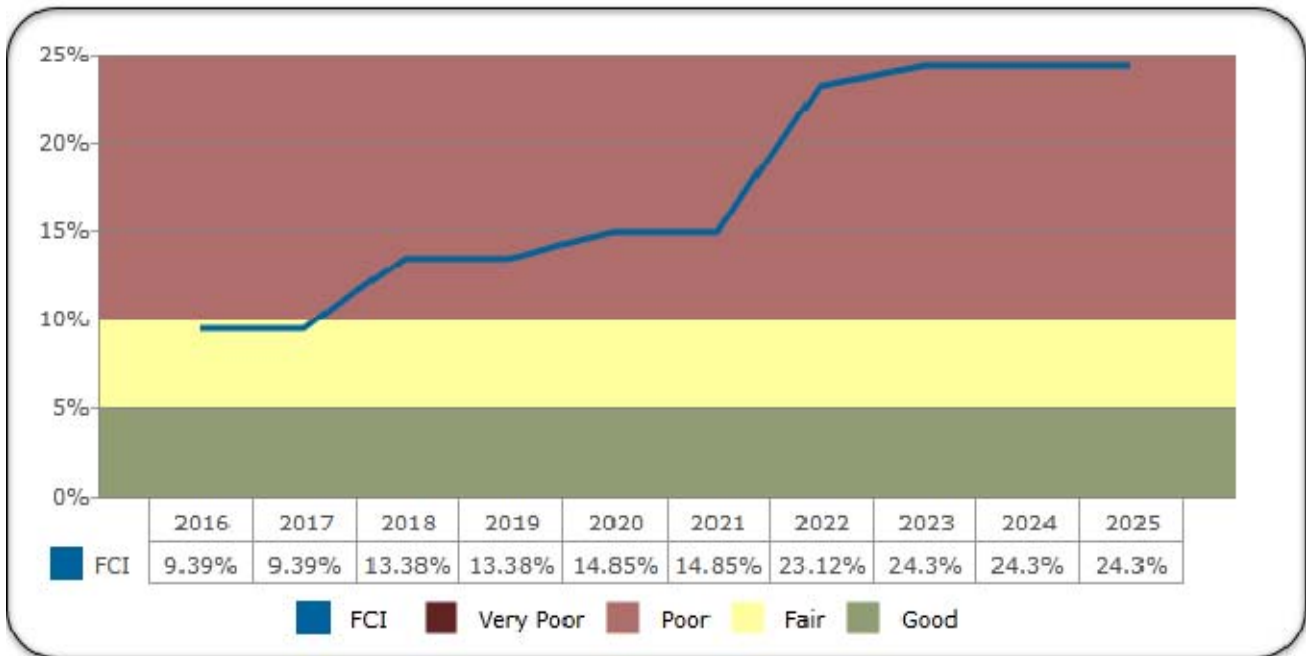
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures ARE made to address the identified actions each year.

### Year by Year Effects of FCI Over the Study Period



The Chart below indicates the cumulative effects of the FCNI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

### Cumulative Effects of FCI over the Study Period



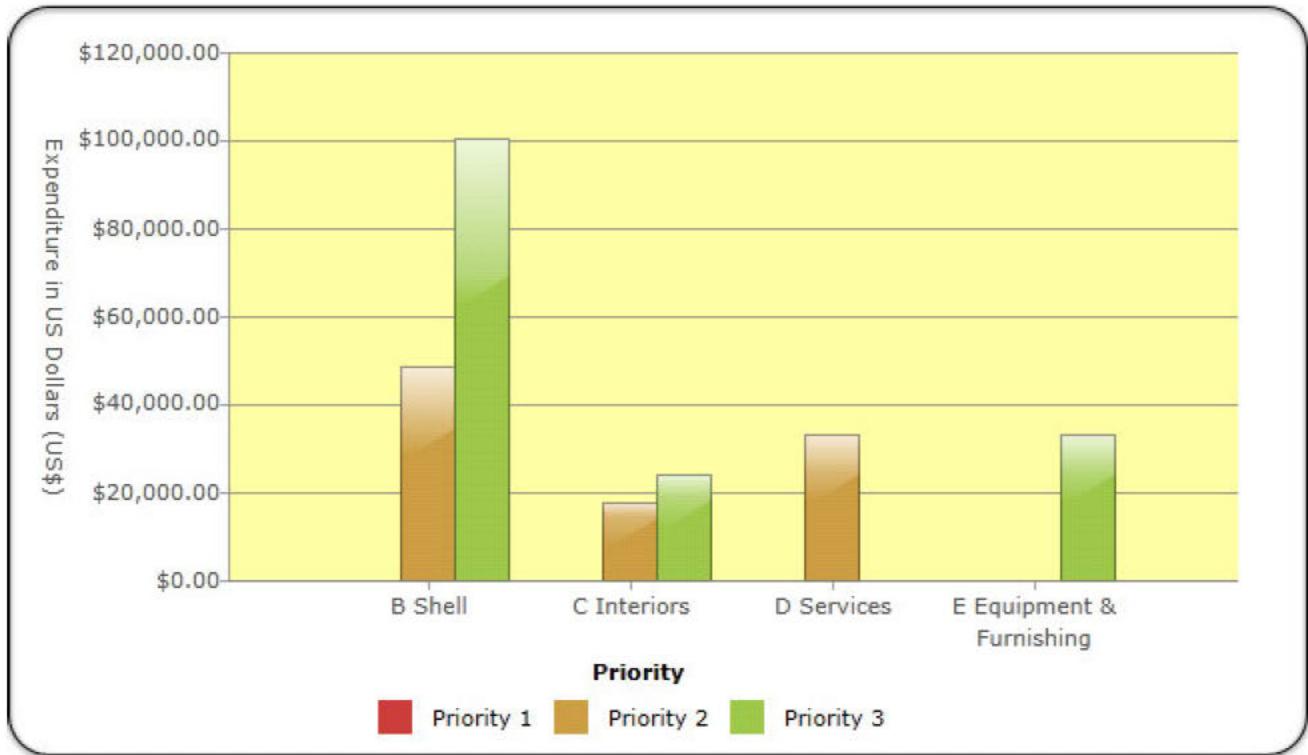
**NEEDS SORTED BY PRIORITIZATION OF WORK**

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

<b>Priority 1 Currently Critical</b>	<ul style="list-style-type: none"> <li>•Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility</li> </ul>
<b>Priority 2 Potentially Critical:</b>	<ul style="list-style-type: none"> <li>•A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs</li> </ul>
<b>Priority 3 Necessary / Not Critical:</b>	<ul style="list-style-type: none"> <li>•Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component</li> </ul>

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

**Planning Horizon Needs by System and Priority**



Building System	Priority 1	Priority 2	Priority 3	Total
B Shell	\$0	\$48,500	\$100,286	\$148,786
C Interiors	\$0	\$17,544	\$24,012	\$41,556
D Services	\$0	\$33,025	\$0	\$33,025
E Equipment & Furnishing	\$0	\$0	\$33,019	\$33,019
<b>Totals</b>	<b>\$0</b>	<b>\$99,069</b>	<b>\$157,318</b>	<b>\$256,386</b>

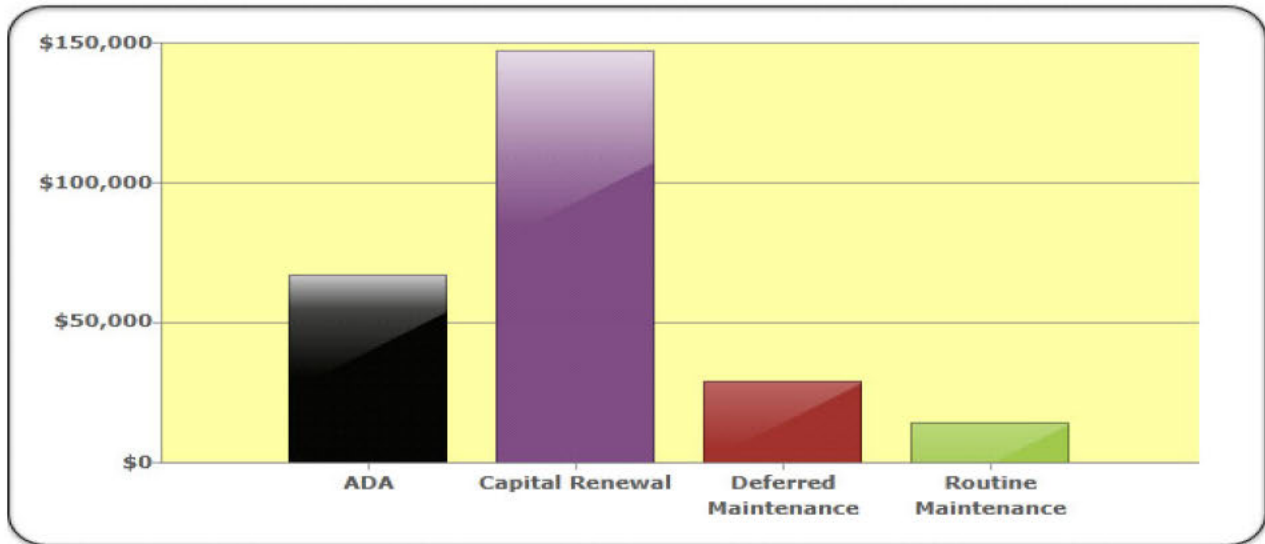
**NEEDS SORTED BY PLAN TYPE**

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Deferred Maintenance	<ul style="list-style-type: none"> <li>•Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement</li> </ul>
Plan Type 2 Routine Maintenance	<ul style="list-style-type: none"> <li>•Maintenance that is planned and performed on a routine basis to maintain and preserve the condition</li> </ul>
Plan Type 3 Capital Renewal	<ul style="list-style-type: none"> <li>•Planned replacement of building systems that have or will reach the end of their useful life</li> </ul>
Plan Type 4 Energy & Sustainability	<ul style="list-style-type: none"> <li>•When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance</li> </ul>
Plan Type 5 ADA	<ul style="list-style-type: none"> <li>•When the repair or replacement of equipment or systems are recommended to comply with ADA</li> </ul>

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

**Planning Horizon Needs by Category**



Building System	Total Cost
Deferred Maintenance	\$28,844
Capital Renewal	\$147,145
Routine Maintenance	\$13,848
ADA	\$66,550
<b>Total</b>	<b>\$256,386</b>

## ^ SUBSTRUCTURE SYSTEMS

### A10 FOUNDATIONS

#### A1011 Wall Foundations

##### DESCRIPTION

The exterior wall construction is supported by reinforced concrete spread footings around the perimeter of the building. The compressive strength of the concrete is unknown.

##### CONDITION

The footings are not visible due to their location below the exterior wall construction. However there is no deterioration to the wall constructions that they are supporting, therefore we assume them to be in fair condition and free from defects and do not anticipate replacement during the study period.

#### A1031 Standard Slab on Grade

##### DESCRIPTION

The first floor consists of cast-in-place concrete slab-on-grade and we assume that the floor slab was placed over a compacted gravel fill, with the thickness of the slab being 4". The compressive strength of the concrete is unknown.

##### CONDITION

The slab-on-grade was observed to be in fair condition. There were no signs of undue settling or cracks noted and do not anticipate replacement or repair during the study period.



## B SHELL SYSTEMS

### B10 SUPERSTRUCTURE

#### B1022 Pitched Roof Construction

##### DESCRIPTION

Roof construction consists of traditional wood roof rafters which are covered with a wood deck.

##### CONDITION

There were no indications of any structural issues with the roof assembly and no actions are anticipated during the study period.

#### B1023 Canopies

##### DESCRIPTION

The building contains a canopy along the west elevation and is assumed to be constructed of plaster on metal laths supported by a wood frame structure and steel posts.

##### CONDITION

The canopy was observed to be in fair to good condition showing no signs of structural distress. No actions are anticipated during the study period.

## B20 EXTERIOR ENCLOSURE

### B2011 Exterior Wall Construction

#### DESCRIPTION

The building's exterior wall finish consists of a stucco plaster on expanded metal laths with a painted finish.

#### CONDITION

The stucco appeared to be in fair condition with no instances of deterioration observed. We do however recommend repainting of exterior surfaces later in the study period to maintain the appearance of the building and protect the asset.

### B2021 Windows

#### DESCRIPTION

The building contains uninsulated fixed and operable wood framed glazing on the north and south elevations.

#### CONDITION

The wood framed glazing appeared to be in fair to good condition, however based on age we anticipate replacement of the building's windows in the mid-term of the study period.

### B2032 Solid Exterior Doors

#### DESCRIPTION

The building contains seven exterior solid core wood doors equipped with lever locksets, automatic closures and a painted finish. Various doors contain half glazing and stainless steel kick plates.

#### CONDITION

The solid core wood exterior doors were observed to be in fair to good serviceable condition although all require modifications to comply with ADA standards. Repainting of exterior doors early in the study period should be anticipated as part of routine maintenance.

**PROJECTED EXPENDITURES**

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144154	B2010	Repaint Exterior	Priority 3	2023	\$12,420
144155	B2020	Replace Wood Window Units - Fixed or Single Hung	Priority 3	2022	\$87,278
144156	B2030	Repaint Exterior Doors	Priority 3	2018	\$588
144157	B2030	ADA Modifications to Doors	Priority 2	2016	\$48,500

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$48,500
2018	\$588
2022	\$87,278
2023	\$12,420



## B30 ROOFING

### B3011 Roof Finishes

#### DESCRIPTION

The building contains what appears to be a Thermoplastic Polyolefin (TPO) single ply roof membrane that is reported to be less than two years old.

#### CONDITION

Based on EUL and observed condition, no actions are anticipated during the study period for the roof covering.

### B3016 Gutters and Downspouts

#### DESCRIPTION

The building contains painted galvanized steel gutters and downspouts at the south elevation.

#### CONDITION

The gutters and downspouts were observed to be in fair to good condition and no actions are anticipated during the study period aside from repainting later in the study period as part of routine maintenance.

## C INTERIORS SYSTEMS

### C10 INTERIOR CONSTRUCTION

#### C1011 Fixed Partitions

##### DESCRIPTION

Interior wall construction consists of wood stud framing with a plaster finish over metal laths with a painted finish.

##### CONDITION

Interior fixed partitions were observed to be in fair to good condition and no actions are anticipated during the study period. ADA modification actions to restroom fixed partitions have been generated for the beginning of the study period.

#### C1014 Site Built Toilet Partitions

##### DESCRIPTION

Restrooms in the building contain painted steel toilet partition walls.

##### CONDITION

Toilet partitions in the restrooms were observed to be damaged and corroded. Replacement is recommended as part of deferred maintenance in order to maintain appearance, privacy, and sanitary conditions.

#### C1021 Interior Doors

##### DESCRIPTION

The building contains ten interior wood doors with a painted finish equipped with lever latch sets. Repainting of interior doors should be anticipated early in the study period as part of routine maintenance.

##### CONDITION

Interior doors were observed to be in fair to good condition and no actions are anticipated during the study period aside from repainting later in the study period as part of routine maintenance.

**PROJECTED EXPENDITURES**

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144158	C1010	Replace Toilet Partition	Priority 2	2016	\$9,144
144159	C1010	ADA Modifications to Toilet Partitions	Priority 2	2016	\$3,500
144160	C1010	ADA Modifications to Restroom Partitions	Priority 2	2016	\$4,900
144161	C1020	Repaint Interior Wood Doors	Priority 3	2018	\$840

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$17,544
2018	\$840

## C30 INTERIOR FINISHES

### C3012 Wall Finishes to Interior Walls

#### DESCRIPTION

The building contains ceramic wall tile backsplash at the countertop kitchen sinks and restroom wainscoting. Various interior walls contain a painted finish. Also, the building contains various areas of Fiberglass Reinforced Plastic (FRP) adhered to interior wall surfaces.

#### CONDITION

The ceramic tile in the building was observed to be in fair condition with no actions anticipated during the study period. Painted interior wall surfaces were observed to be in fair condition and repainting is recommended for early in the study period. The FRP was observed to be in good condition and no actions are anticipated during the study period.

### C3023 Hardeners and Sealers

#### DESCRIPTION

There is a combination of floor finishes throughout the building, including epoxy floor finish to restroom areas.

#### CONDITION

The epoxy flooring was observed to be in fair to good condition and no actions are anticipated during the study period.

### C3024 Flooring

#### DESCRIPTION

There is a combination of floor finishes throughout the building, including Vinyl Composition Tile (VCT) at various locations in the classroom areas.

#### CONDITION

The VCT was observed to be in fair to good condition and no actions are anticipated during the study period.

### C3025 Carpeting

#### DESCRIPTION

There is a combination of floor finishes throughout the building, to include broadloom carpet at various locations in the classroom areas..

#### CONDITION

The date of the last carpet replacement is unknown but based on observation and evaluation, replacement should be anticipated mid-term in the study period.

**C3032 Suspended Ceilings**

**DESCRIPTION**

The building contains a 12" x 12" acoustic tile ceiling system that is believed to be directly adhered to a solid substrate material.

**CONDITION**

The acoustic tiles were observed to be in fair condition and no actions are anticipated during the study period.

**PROJECTED EXPENDITURES**

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144162	C3010	Replace Painted Finish - Standard	Priority 3	2018	\$7,665
144163	C3020	Replace Broadloom Standard without Padding	Priority 3	2020	\$15,507

**TOTALS BY YEAR**

Year	Total Expenditures
2018	\$7,665
2020	\$15,507



## D SERVICES SYSTEMS

### D20 PLUMBING

#### D2011 Water Closets

##### DESCRIPTION

There are five tank-less type floor mounted vitreous china water closets with manual flush valves and composition seats present in the restroom areas.

##### CONDITION

The water closets appeared to be in fair condition. The water closets flushed properly and did not have any cracks in the china and no actions will be generated as it is anticipated that they are suitable to last beyond the study period. ADA modification actions to the water closets have been generated for the beginning of the study period.

#### D2012 Urinals

##### DESCRIPTION

There are four wall hung vitreous china urinals with manual flush valves present in the men's restroom area.

##### CONDITION

The urinals were observed to be in fair condition. The urinals flushed properly and did not have any cracks in the china and no actions will be generated during the study period. ADA modification actions to the urinal have been generated for the beginning of the study period.

#### D2013 Lavatories

##### DESCRIPTION

The building contains six vitreous china countertop lavatories and contained an automatic shut-off plunge-type actuator at the faucet.

##### CONDITION

The lavatories appeared to be in fair to good condition. As a whole the lavatories drained properly and did not have any cracks in the china therefore no actions will be generated as we anticipate that they are suitable to last beyond the study period. ADA modification actions on the faucets have been generated at the beginning of the study period.

#### D2014 Sinks

##### DESCRIPTION

There are four vitreous china single bowl kitchen sinks with a single manual faucet and drinking fountain attachment present at the building.

## CONDITION

The kitchen sinks were observed to be in fair to good condition showing no damage or cracking. No actions are anticipated during the study period. ADA modifications to the kitchen sinks have been generated for the beginning of the study period.

### D2021 Cold Water Service

## DESCRIPTION

The domestic cold water system is supplied directly from the local public utility and is believed to enter the building at the east elevation.

## CONDITION

The domestic water system at the building appeared to be in fair condition. No known corrosion was observed that could be attributed to age and deferred maintenance and no actions required during the study period.

### D2031 Waste Piping

## DESCRIPTION

Waste piping is believed to be cast iron throughout the building.

## CONDITION

The underground waste piping was not visible but as there were no reported issues from maintenance personnel, no actions will be generated aside from periodic cleaning as part of routine maintenance.

## PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144164	D2010	ADA Modifications to Kitchen	Priority 2	2016	\$3,150
144165	D2010	ADA Modifications to Lavatories	Priority 2	2016	\$1,000
144166	D2010	ADA Modifications to WCs	Priority 2	2016	\$2,500
144167	D2010	ADA Modifications to Urinal	Priority 2	2016	\$3,000

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$9,650

## D30 HVAC

### D3032 Direct Expansion Systems

#### DESCRIPTION

Four 100 MBH heating only, gas-fired Trane furnaces are present at the building.

#### CONDITION

The furnaces were originally installed in 1988. With an EUL of twenty years, the units are due for replacement at the beginning of the study period as part of Deferred Maintenance.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144168	D3030	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	Priority 2	2016	\$3,600
144169	D3030	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	Priority 2	2016	\$3,600
144170	D3030	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	Priority 2	2016	\$3,600
144171	D3030	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	Priority 2	2016	\$3,600

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$14,400

## D50 ELECTRICAL SYSTEMS

### D5012 Low Tension Service & Dist

#### DESCRIPTION

There are two 120/240 volt 100 amp power distribution panels present in the building.

#### CONDITION

The distribution panels appear to be original to the building and have exceeded EUL. Replacement should be anticipated at the beginning of the study period.

### D5021 Branch Wiring Devices

#### DESCRIPTION

The branch wiring devices including switches, receptacles and other devices were observed to be commercial grade in standard non-decor format. Branch wiring was observed to be distributed in Electrical Metallic Tubing (EMT) conduit. ADA modifications to restroom light switches are anticipated at the beginning of the study period.

#### CONDITION

The branch wiring was observed to be in poor condition due to the age and replacement is recommended at the beginning of the study period in order to maintain the buildings operation.

### D5022 Lighting Equipment

#### DESCRIPTION

There are five soffit mounted high pressure sodium vapor wall packs present at the building that provide exterior lighting. Lighting for the building interior is provided generally by a combination of surface mounted and pendant mounted fluorescent strip fixtures.

#### CONDITION

The wall pack fixtures are oxidized and the lenses are clouded. Replacement with LED is recommended at the beginning of the study period. The interior fluorescent fixtures were observed to be in fair condition and no actions are generated during the study period.

### D5037 Fire Alarm Systems

#### DESCRIPTION

A Fire Alarm Control Panel (FACP) is present at the building.

#### CONDITION

The FACP was observed to be in fair condition and no actions are anticipated during the study period.

**PROJECTED EXPENDITURES**

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144172	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 2	2016	\$2,650
144173	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 2	2016	\$2,650
144174	D5020	Replace Exterior Wall Pack Light Fixtures	Priority 2	2016	\$3,675

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$8,975

## E EQUIPMENT & FURNISHING SYSTEMS

### E20 FURNISHINGS

#### E2012 Fixed Casework

#### DESCRIPTION

There are wood and ceramic tile countertops along with floor-mounted base cabinets present at the building.

#### CONDITION

The countertops and base cabinets were observed to be in poor to fair condition and are believed to be original to the building. The age of these fixtures puts them well past the estimated useful life for this type of fixture. Replacement is recommended early in the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
144175	E2010	Replace Floor Mounted Base Cabinet(s) - Standard	Priority 3	2018	\$27,000
144176	E2010	Replace Fixed Casework - Counter Top - Solid Surface	Priority 3	2018	\$6,019

#### TOTALS BY YEAR

Year	Total Expenditures
2018	\$33,019



## APPENDICES

- APPENDIX A: Capital Expenditures
- APPENDIX B: Photographic Record
- APPENDIX C: Document Review and Warranty Information
- APPENDIX D: Equipment Tables
- APPENDIX E: Glossary of Terms
- APPENDIX F: ADA Study



**APPENDIX A:**  
CAPITAL EXPENDITURES



# Deficiency Report

## Grant Park - Classroom building

GSF: 4,796

Year Built: 1950


Renew Year :

Replacement Cost: \$1,055,120

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2016	\$99,069	144157	B2030	ADA	ADA Modifications to Doors	1	LS	\$48,500.00	\$48,500	\$48,500
		144158	C1010	Deferred Maintenance	Replace Toilet Partition	5	EACH	\$1,828.75	\$9,144	\$9,144
		144160	C1010	ADA	ADA Modifications to Restroom Partitions	1	EACH	\$4,900.00	\$4,900	\$4,900
		144159	C1010	ADA	ADA Modifications to Toilet Partitions	1	EACH	\$3,500.00	\$3,500	\$3,500
		144164	D2010	ADA	ADA Modifications to Kitchen	1	LS	\$3,150.00	\$3,150	\$3,150
		144165	D2010	ADA	ADA Modifications to Lavatories	1	EACH	\$1,000.00	\$1,000	\$1,000
		144166	D2010	ADA	ADA Modifications to WCs	1	LS	\$2,500.00	\$2,500	\$2,500
		144167	D2010	ADA	ADA Modifications to Urinal	1	LS	\$3,000.00	\$3,000	\$3,000
		144168	D3030	Deferred Maintenance	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	1	EACH	\$3,600.00	\$3,600	\$3,600
		144169	D3030	Deferred Maintenance	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	1	EACH	\$3,600.00	\$3,600	\$3,600
		144170	D3030	Deferred Maintenance	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	1	EACH	\$3,600.00	\$3,600	\$3,600
		144171	D3030	Deferred Maintenance	Replace Split-System (Indoor Furnace Unit) 101 to 150 BTU	1	EACH	\$3,600.00	\$3,600	\$3,600
		144172	D5010	Deferred Maintenance	Replace Pane board - 120/240volts, 60 to 2000amp	100	AMP	\$26.50	\$2,650	\$2,650
		144173	D5010	Deferred Maintenance	Replace Pane board - 120/240volts, 60 to 2000amp	100	AMP	\$26.50	\$2,650	\$2,650

## Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2016	\$99,069	144174	D5020	Capital Renewal	Replace Exterior Wall Pack Light Fixtures	5	EACH	\$735.00	\$3,675	\$3,675
2018	\$42,112	144156	B2030	Routine Maintenance	Repaint Exterior Doors	294	SF	\$2.00	\$588	\$588
		144161	C1020	Routine Maintenance	Repaint Interior Wood Doors	420	EACH	\$2.00	\$840	\$840
		144162	C3010	Capital Renewal	Replace Painted Finish - Standard	3500	SF	\$2.19	\$7,665	\$7,665
		144175	E2010	Capital Renewal	Replace Floor Mounted Base Cabinet(s) - Standard	60	LF	\$450.00	\$27,000	\$27,000
		144176	E2010	Capital Renewal	Replace Fixed Casework - Counter Top - Solid Surface	32	LF	\$188.10	\$6,019	\$6,019
2020	\$15,507	144163	C3020	Capital Renewal	Replace Broadloom Standard without Padding	270	SY	\$57.43	\$15,507	\$15,507
2022	\$87,278	144155	B2020	Capital Renewal	Replace Wood Window Units - Fixed or Single Hung	1440	SF	\$60.61	\$87,278	\$87,278
2023	\$12,420	144154	B2010	Routine Maintenance	Repaint Exterior	5520	SF	\$2.25	\$12,420	\$12,420
Total									Total:	\$256,386



**APPENDIX B:**  
PHOTOGRAPHIC RECORD



B1023 Canopies:- View of Canopies - Wood Joists Supporting Exterior Grade Plywood



B2011 Exterior Wall Construction:- View of Stucco over Stud Walls



B2021 Windows:- View of Wood Window Units - Fixed or Single Hung



B2032 Solid Exterior Doors:- View of Single Solid Core Wood Doors



C1014 Site Built Toilet Partitions:- View of Toilet Partition



C3012 Wall Finishes to Interior Walls:- View of Ceramic Wall Tiles



C3012 Wall Finishes to Interior Walls:- View of Wainscot



C3024 Flooring:- View of Vinyl Composite Tile (VCT)



C3025 Carpeting:- View of Broadloom Standard without Padding



C3032 Suspended Ceilings:- View of Acoustic Ceiling System - Standard



D2011 Water Closets:- View of Floor Mounted Water Closets



D2012 Urinals:- View of Wall Hung Urinals



D2013 Lavatories:- View of Vanity Top Lavatories



D2014 Sinks:- View of Countertop Single Bowl Kitchen Sink



D3032 Direct Expansion Systems:- View of Split-System  
(Indoor Furnace Unit) 101 to 150 BTU



D5012 Low Tension Service & Dist:- View of Panelboard -  
120/240volts, 60 to 2000amp



D5022 Lighting Equipment:- View of Exterior Wall Pack Light Fixtures




D5022 Lighting Equipment:- View of Interior Light Fixtures - Fluorescent



D5037 Fire Alarm Systems:- View of Fire Alarm Control Panel (FACP) - Up to 10 Zone





**APPENDIX C:**  
DOCUMENT REVIEW AND  
WARRANTY INFORMATION

The following documents were reviewed as part of the facility condition assessment of the Grant Park - Classroom building facility:

+ No documents were reviewed as part of this assessment.



**APPENDIX D:**  
EQUIPMENT TABLES

**Table D30 Summary of HVAC Equipment**

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Mechanical	Furnace	Trane	TUN100A9 6080	Unknown	N/A	100 MBH	Gas	1988
Mechanical	Furnace	Trane	TUN100A9 6080	Unknown	N/A	100 MBH	Gas	1988
Mechanical	Furnace	Trane	TUN100A9 6080	Unknown	N/A	100 MBH	Gas	1988
Mechanical	Furnace	Trane	TUN100A9 6080	Unknown	N/A	100 MBH	Gas	1988



**APPENDIX E:**  
GLOSSARY OF TERMS

## Acronyms & Glossary of Terms

CMU	Concrete Masonry Unit
BUR	Built-Up Roof
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
SC	Solid Core Doors
HM	Hollow Metal Doors
MH	Man Holes
ABC	Aggregate Base Course
EMT	Electrical Metallic Conduit
EUL	Estimated Useful Life
RUL	Recommended Useful Life
EOL	End of Life
FCNI	Facility Condition Needs Index
CRV	Current Replacement Value
DM	Deferred Maintenance
SF	Square Foot
SY	Square Yards
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
GPF	Gallons Per Flush
NFPA	National Fire Protection Association
FACP	Fire Alarm Control Panel
NAC	Notification Appliance Circuit
FCC	Fire Command Center
HVAC	Heating Ventilating and Air conditioning
VAV	Variable Air Volume
AHU	Main Air Handling Units
FCU	Fan Coil Unit
EF	Exhaust Fan
VFD	Variable Frequency Drives
HP	Horse Power
FSS	Fuel Supply System
MDP	Main Distribution Panel
SES	Service Entrance Switchboard's
NEMA	National Electrical Manufactures Association
HID	Intensity Discharge
EMT	Electrical Metallic Tubing
KVA	kilovolt-ampere
RO	Reverse Osmosis
BTU/HR	British Thermal Units per Hour
kW	Kilowatt
FPM	Feet per Minute (Elevator Speed)
AMP	Amperage

## Acronyms & Glossary of Terms

**BTU** – British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.

**Building Envelope** - The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof and soffit areas.

**Building Systems** – Interacting or independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

**Caulking** – Soft, putty-like material used to fill joints, seams, and cracks.

**Codes** – See building codes.

**Component** – A fully functional portion of a building system, piece of equipment, or building element.

**Deferred Maintenance** – Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

**Expected Useful Life (EUL)** – The average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

**Facility** – All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.

**Flashing** – A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.

**Remaining Useful Life (RUL)** – A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extent of use, etc.

**Thermal Resistance (R)** – A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is:  $R = \text{Thickness (in inches)}/K$

**Structural Frame** – The components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).

**Warranty** – Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.

The background features abstract geometric shapes. A large blue triangle is in the top-left corner. A green shape, resembling a stylized 'T' or a cross-section, is positioned in the center. A large green triangle occupies the bottom-right area. Thin white lines intersect these shapes, creating a grid-like structure.

# APPENDIX F: ADA STUDY



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LocationName April 2014	Barrier Location	Feature Type	Feature Code Number	Action Type Text	Action Cost
Blach Gym					
Blach Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Blach Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$500 00
Blach Gym	Floor 1	Door/Gate	8 - 2	Provide sign(s) indicating accessible entries and facilities	\$1 000 00
Blach Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
Blach Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$500 00
Blach Gym	Exterior	Stairway	6 - 1	Install tread striping	\$100 00
City Hall					
City Hall	Exterior	Walk	4 - 1	Widen walk	\$5,100 00
City Hall	Exterior	Ramp	5 - 1	Provide level landing	\$5,000 00
City Hall	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000 00
City Hall	Exterior	Ramp	5 - 2	Regrade or replace ramp	\$25,000 00
City Hall	Exterior	Ramp	5 - 2	Install warning curb	\$1 500 00
City Hall	Exterior	Ramp	5 - 2	Install or modify handrails	\$5,000 00
City Hall	Exterior	Ramp	5 - 3	Provide level landing	\$5,000 00
City Hall	Exterior	Ramp	5 - 3	Install warning curb	\$1,500 00
City Hall	Exterior	Ramp	5 - 3	Regrade or replace ramp	\$50,000 00
City Hall	Exterior	Stairway	6 - 1	Install tread striping	\$75 00
City Hall	Exterior	Stairway	6 - 1	Install or modify handrails	\$5,000 00
City Hall	Exterior	Stairway	6 - 4	Replace stairs	\$15,000 00
City Hall	Exterior	Stairway	6 - 4	Install tread striping	\$50 00
City Hall	Exterior	Stairway	6 - 4	Install or modify handrails	\$5,000 00
City Hall	Exterior	Outdoor Constructed Features	33 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
City Hall	Exterior	Outdoor Constructed Features	33 - 2	Increase or provide maneuvering or clear floor area	\$2,000 00
City Hall	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
City Hall	Floor 1	Door/Gate	8 - 2	Provide or modify door kickplate	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
City Hall	Floor 1	Door/Gate	8 - 3	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00
City Hall	Floor 1	Door/Gate	8 - 4	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
City Hall	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250 00
City Hall	Floor 1	Stairway	6 - 2	Install tread striping	\$50 00
City Hall	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
City Hall	Floor 1	Stairway	6 - 2	Replace stairs	\$20,000 00
City Hall	Floor 1	Stairway	6 - 3	Install tread striping	\$50 00
City Hall	Floor 1	Stairway	6 - 3	Install or modify handrails	\$0 00
City Hall	Floor 1	Stairway	6 - 3	Replace stairs	\$0 00
City Hall	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$7,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition clothing hooks	\$100 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$300 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide additional strike edge clearance	\$5,000 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Reposition clothing hooks	\$100 00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
City Hall	Exterior	Ramp	5 - 4	Regrade or replace ramp	\$30,000 00
City Hall	Exterior	Ramp	5 - 4	Install or modify handrails	\$5,000 00
City Hall	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Egan Gym					
Egan Gym	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000 00
Egan Gym	Exterior	Ramp	5 - 1	Regrade or replace ramp	\$15,000 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Egan Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00

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Egan Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Egan Gym	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250 00
Garden House	Floor 1				
Garden House	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Garden House	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Single User Restroom	20 - 1	Install sign	\$500 00
Garden House	Floor 1	Single User Restroom	20 - 2	Provide an accessible path of travel	\$25,000 00
Garden House	Floor 1	Single User Restroom	20 - 2	Install sign	\$500 00
Garden House	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000 00
Garden House	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Garden House	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Garden House	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000 00
Garden House	Floor 1	Stairway	6 - 3	Replace stairs	\$25,000 00
Garden House	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$5,000 00
Garden House	Floor 1	Drinking Fountain	10 - 1	Adjust water stream	\$100 00
Garden House	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 1	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 2	Replace or modify door threshold	\$1,500 00
Garden House	Floor 1	Door/Gate	8 - 3	Replace or adjust door hardware	\$500 00
Garden House	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 4	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 5	Enlarge door opening	\$5,000 00
Garden House	Floor 1	Door/Gate	8 - 5	Replace or modify door threshold	\$1,500 00
Garden House	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250 00
Garden House	Floor 1	Door/Gate	8 - 6	Adjust door closer	\$250 00
Garden House	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500 00
Garden House	Floor 1	Door/Gate	8 - 6	Replace or modify door threshold	\$1,500 00
Grant Park Center	Floor 1				
Grant Park Center	Floor 1	Stairway	6 - 1	Replace stairs	\$6,000 00
Grant Park Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Grant Park Center	Floor 1	Stairway	6 - 2	Replace stairs	\$6,000 00
Grant Park Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 7	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 2	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 8	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide an accessible path of travel	\$10,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500 00
Grant Park Center	Floor 1	Door/Gate	8 - 9	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Provide sign(s) indicating accessible entries and facilities	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Adjust door closer	\$250 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Provide additional strike edge clearance	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Install or modify permanent room signs	\$250 00

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Grant Park Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 17	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Provide sign(s) indicating accessible entries and facilities	\$1,000 00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Install or modify permanent room signs	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$450 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1 000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition controls and outlets	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Reposition controls and outlets	\$2,000 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500 00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000 00
Grant Park Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or adjust water controls	\$500 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Provide an accessible counter	\$5,000 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Modify lavatory/counter clearances	\$2,500 00
Grant Park Center	Floor 1	Kitchen	25 - 5	Replace or reposition dispensers or mirrors	\$150 00
Grant Park Center	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000 00
Heritage Oaks Park	Exterior				
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$600 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$600 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500 00
Classroom 13 - 15					
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 115	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Reposition toilet flush controls	\$1 000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Reposition toilet flush controls	\$1,000 00

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Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition urinal	\$3,000 00
Classroom 16-18					
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 67	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Widen corridor	\$10,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Modify lavatory/counter clearances	\$2 500 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or adjust water controls	\$500 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Replace or modify door threshold	\$1,500 00

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Classroom 7 - 9					
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 7	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 107	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 9	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 109	Replace or adjust door hardware	\$500 00
Senior Center					
Hillview Community Center	Floor 1	Kitchen	25 - 11	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 10	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 110	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or modify door threshold	\$1,500 00
Hal Brady Hall					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500 00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 50	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 51	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Adjust door closer	\$250 00
Children's Corner					
Hillview Community Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 53	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Provide or modify door kickplate	\$500 00
Multi-Purpose Room					
Hillview Community Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500 00
Hillview Community Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide additional strike edge clearance	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Install or modify permanent room signs	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install tread striping	\$500 00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install tread striping	\$500 00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000 00
Hillview Community Center	Floor 1	Stairway	6 - 3	Replace stairs	\$15,000 00
Hillview Community Center	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000 00

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Hillview Community Center	Floor 1	Stairway	6 - 3	Repair stair nosings	\$4,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Enlarge door opening	\$5,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Adjust door closer	\$250 00
Park's Office / Children Corner					
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or modify door threshold	\$1,500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Increase or provide maneuvering or clear floor area	\$2,000 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Adjust door closer	\$250 00
Hillview Community Center	Floor 1	Door/Gate	8 - 57	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Replace or adjust door hardware	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Provide or modify door kickplate	\$500 00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Adjust door closer	\$250 00
Exterior					
Hillview Community Center	Exterior	Walk	4 - 1	Regrade surface	\$500 00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 1	Provide an accessible path of travel	\$5,000 00
Hillview Community Center	Exterior	Picnic Area	32 - 1	Provide an accessible table	\$2,500 00
Hillview Community Center	Exterior	Picnic Area	32 - 2	Provide an accessible table	\$2,500 00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 2	Regrade surface	\$1,000 00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Provide detectable warning strip	\$1,000 00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Install, replace or modify curb ramp	\$3,500 00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Adjust water stream	\$100 00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000 00
Hillview Community Center	Exterior	Hazard	7 - 1	Remove overhanging or protruding objects	\$1,000 00
Concession / Restroom					
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$150 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition fixtures	\$1,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000 00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500 00

Los Altos Community Center Program Analysis									Anderson Brule' Architects		
Existing Community Center				DRAFT Master Plan Program (10/20/08)					FINAL Program (6/23/09)		
Name	Qty	Unit Area	Total Area	Ref. No.	Name	Qty	Unit Area	Total Area	Quantity	Unit Area	Total Area
<b>Program Spaces</b>			<b>16,309</b>		<b>Program Rooms</b>					<b>8,470 net sf</b>	
Classroom	1	738	738	1.C.01.01	Small Program (Rascal Room)	1	700	700	1	700	700
			-	1.C.01.02	Large Program Room	1	1500	1500	1	1500	1500
Classrooms	6	940	5,640	1.C.01.03	Standard Program Room	10	1000	10000	3	1000	3000
			-	1.F.01.01	Program Kitchen	1	270	270	1	270	270
			-	1.C.01.04	Art Program Room	3	1000	3000	2	1000	2000
			-	1.B.02.03	Music Program Room	0	0	0	1	1000	1000
<b>Partner Dedicated Spaces</b>											
Adult Education Classrooms	5	943	4,715								
Friends of Library Storage	1	936	936								
LAYT Storage	1	936	936								
League of Women	1	232	232								
Children's Partner Org.	1	3112	3,112								
<b>Fitness Spaces</b>			<b>2,579</b>		<b>Indoor Fitness Program Rooms</b>					<b>7,240 net sf</b>	
			-	1.C.02.01	Fitness Program Room	2	1000	2000	2	1000	2000
Social Hall	1	2579	2,579	1.C.02.02	Large Fitness Program Room	3	2500	7500	1	2500	2500
			-	1.C.02.03	Fitness Equipment Room	1	2000	2000	1	2000	2000
			-	1.C.02.04	Locker Room	2	370	740	2	370	740
<b>Subsidized Spaces</b>			<b>940</b>		<b>Senior, Teen and Children's Program Spaces</b>					<b>5,362 net sf</b>	
			-	1.D.01.01	Teen Lounge	1	630	630	1	630	630
Classroom 10	1	940	940	1.D.02.01	Senior Lounge	1	1000	1000	1	1000	1000
			-	1.D.05.01	Game Room	1	830	830	1	830	830
			-	1.D.05.02	Card Lounge	1	730	730	1	730	730
			-	1.D.03.01	Children's Program Room	2	900	1800	2	900	1800
			-	1.D.03.02	Children's Toilets	4	18	72	4	18	72
			-	1.D.03.03	Adult Toilet (Children's Sp.)	1	60	60	1	60	60
			-	1.D.04.01	Counseling Room	2	120	240	2	120	240

Los Altos Community Center Program Analysis									Anderson Brule' Architects		
Existing Community Center				DRAFT Master Plan Program (10/20/08)					FINAL Program (6/23/09)		
Name	Qty	Unit Area	Total Area	Ref. No.	Name	Qty	Unit Area	Total Area	Quantity	Unit Area	Total Area
<b>Community and Event Spaces</b>			<b>8,252</b>		<b>Community and Event Spaces / Food Service and Catering</b>					<b>8,901 net sf</b>	
LAYC	1	5406	5,406	1.E.01.01	Multi-purpose Room	1	5000	5000	1	5000	5000
			-	1.E.02.01	Multi-purpose Room Storage	1	516	516	1	516	516
Multi-Purpose Room	1	2331	2,331	1.E.01.02	Small Multi-Purpose Room	1	2500	2500	1	2500	2500
Warm Up Kitchen	1	515	515	1.F.01.04	MPR Catering Kitchen	1	600	600	1	600	600
			-	1.F.01.05	Bulk Food Storage	1	100	100	1	100	100
			-	1.F.01.01	Refreshment Bars	3	40	120	3	40	120
			-	1.F.01.03	Barbecue Area	1	65	65	1	65	65
<b>Subtotal Public Spaces Sq. Ft.</b>			<b>28,080</b>		<b>Subtotal Public Spaces Sq. Ft.</b>			<b>41973</b>		<b>29973</b>	
<b>Gross Sq. Ft.</b>			<b>See below</b>		<b>Gross Sq. Ft. (x 1.4.x 1.15)</b>			<b>67577</b>		<b>48257</b>	
<b>Administration</b>					<b>Administration and Support Spaces</b>					<b>4,730 net sf</b>	
Admin. Office	1	1992	1,992		Admin. Storage	1	2840	2840	1	2641	2641
					Admin. Office	1	2589	2589	1	2089	2089
<b>Subtotal Administrative Sq. Ft.</b>			<b>1,992</b>		<b>Subtotal Administrative Sq. Ft.</b>			<b>5429</b>		<b>4730</b>	
<b>Gross Sq. Ft.:</b>					<b>Gross Sq. Ft. (x 1.35.x 1.15)</b>			<b>8429</b>		<b>7343</b>	
Other (restrooms, Janitor Closets, Mech. Space etc.)	1	3898	3,898								
Exterior Circulation	1	6350	6,350								
<b>Total Sq. Ft.</b>			<b>40,320</b>		<b>Total Sq. Ft.</b>			<b>76005</b>		<b>55600</b>	

## Casey Richardson

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**From:** Cindy Andrews [REDACTED]  
**Sent:** Monday, July 6, 2020 12:21 AM  
**To:** Donna Legge  
**Subject:** Comments for Commission & Council  
**Attachments:** Bocce Ball letter July 5.docx

Hi Donna,

I hope that you are doing well & weathering this historical adventure that we're all stuck with! I sure do miss the summer concerts.....was looking forward to possibly hearing the Symphony again this year.

One of the city council members suggested that I contact you with the following request. When I was on the Los Altos Park and Recreation Commission years ago, we would receive a packet of pertinent communications and reports relevant to the upcoming meeting or future agendas; I assume that this is still the case. Could you please see that my attached comments are included in the packets of the Park and Recreation Commission and the City Council for their perusal? Many thanks in advance!

Cindy Andrews



## Casey Richardson

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**From:** DAVID LEE [REDACTED]  
**Sent:** Monday, July 6, 2020 5:59 PM  
**To:** Donna Legge  
**Subject:** Grant Park basketball court upgrade

Dear City Representative:

I wanted to share my appreciation of the opportunity to play on a nice outdoor basketball court at Grant Park. My family had a chance to play some basketball on this court and really enjoyed some long awaited exercise. We also noticed the newly installed net on onside of the basket too. One thing we noticed is that it will be great if the court could be longer and closer to full size regulation court. We would like to encourage you to advocate making the court into a full regulation sized basketball court as the Park Commission seeks input for the Grant Park Master Plan. The basketball court at Grant Park is currently the only public outdoor court available. It is highly used by many at various times of the day by a wide diversity of members of the community. We hope you will push for this upgrade and add to the value of this court.

Thank You,  
David Lee

## Casey Richardson

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**From:** Jane [REDACTED]  
**Sent:** Wednesday, July 8, 2020 1:52 PM  
**To:** Donna Legge  
**Subject:** Commission meeting - regarding Grant Park development

*Donna - please pass this along to your commissioners.*

Dear Chairwoman Tanya and fellow Parks and Recreation Commissioners,

I was sorry to hear that the staff report only recommends a Master Plan and puts recommending the development of the Bocce Ball court on the Grant Park site to a some later date, if at all.

Sometime gifts like the \$50,000 can create opportunities that were not planned, and can add significantly to the betterment of the community. In this case, the opportunity for more outside (needed in Pandemic times) activities for our residents would be a big win. You know that for a number of years, Bocce Ball has been a very desirable activity for families of all ages (a Los Gatos commercial business). In Italy where I first saw the game, it was played in many of the towns open plazas, and in those cases very popular with the community gentlemen and sometimes teen boys. In China, all the people are out in parks exercising and playing games.

I have served on the Parks and Recreation Commission several years ago and know that as a commissioner your job takes on many different projects and needs. In general I think Master Planning is very advisable and important to recommend. However since your mission is always to create and plan for healthy activities(recreation) for the citizens of Los Altos and make recommendations to the City Council, why not do both! This Bocce Ball suggested activity is a good one that can build friendship, sportsmanship and create fun for all ages - a teen league, a senior league, a family league - all kinds of activities as well as party rental. I do not see this as just for Seniors - it's a game for everyone. A masterplan can be built to include existing site developments.

I would very much like to see you take advantage of the gift funds and recommend that you build this court. Right now the Pandemic is causing our City finances to tighten their belts, and this is the perfect time to use the outside gifts to enhance activities while limiting the general community costs. A perfect public/private partnership that belongs to the City.! We are going to need to depend on the public more and more to help the cities achieve the future projects that our residents need and desire.

Take a chance and go for it!

Sincerely,

Jane Reed  
[REDACTED] Orange Ave.  
Los Altos, CA 94022

## Casey Richardson

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**From:** Margaret Suozzo <margaret.suozzo@gmail.com>  
**Sent:** Monday, July 27, 2020 9:25 PM  
**To:** Donna Legge; Casey Richardson  
**Subject:** [External Sender]Thank you and more...from GreenTown

Hi Donna and Casey -

Thanks for having GreenTown present at the meeting earlier this month. Please share the below email with the Commissioners and Councilmember Eng.

My apologies for the delay in getting this to you. I thought I had sent it already!

Margie

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Dear Chair Lindermeier, Honorable Commissioners, Councilmember Eng, Director Legge and Ms. Richardson -

Thank you for the opportunity to present information at your last meeting on what GreenTown is doing in our community. We apologize that our work on buildings and equipment created some challenges for you and the public. We offered our general presentation on our 5 key objectives and, in retrospect, should have tailored it more directly to our past and prospective work with Parks.

We love our City parks as they provide a space for recreation, connection with nature and beauty in our community! Plus they are a perfect place in which to communicate some of GreenTown's and our community's environmental values. We sincerely thank you for your service to the Commission and your work to preserve and enhance the parks in Los Altos!

GreenTown has worked with the Parks & Recreation Department on a number of projects:

1. We conducted our first waste reduction demonstration at Hillview Park (in 2008, I believe) and showed that instead of all being landfilled, 75% of our community event waste can be recycled or composted and hence, diverted from the landfill. This finding and our subsequent research and recommendations led to significant improvements in our community's waste management.
2. Our Green Ribbon Citizen's Committee on Water and Waste developed a series of recommendations for water conservation efforts at City facilities, primarily parks and medians. Many of these were implemented, with a key result being smarter, more efficient irrigation systems.
3. Alongside artist [Daniel McCormick](#), we helped build a soil erosion barrier/willow art sculpture in Adobe Creek at Redwood Grove during the run of the History Museum's Shaped by Water exhibit. GreenTown's role in the exhibit was to demonstrate how we use water and the opportunities for and varied approaches to conserving water.
4. We conducted a workshop on rainwater harvesting in Redwood Grove, in partnership with Acterra, installing a Ridge Winery barrel for rainwater collection. Adjacent to the rain barrel, we planted native and drought tolerant plants to showcase climate-suitable plants for our region and created a swale to enable rainwater to better percolate into the ground and illustrate the principles of "slow it, spread it, sink it" with respect to stormwater management and recharging of our aquifers.
5. At Woodland Park Library, we installed a native and drought-tolerant garden with interpretive signage with the help of volunteers.

6. As part of our adoption of the Permanente Creek Diversion Channel, we conduct two creek cleanups per year at Heritage Oaks Park (in September and May). In addition, we work with Grassroots Ecology to organize a World Water Monitoring Day event there in March. These events bring folks together to learn about the impacts of trash and toxins in our creeks in a hands-on way.
7. We also worked with the City to demonstrate the tree planting process at Rosita Park as part of our kick-off for the 500 Trees program.
8. We are currently working with students from LAHS and hope to collaborate with Parks and the City on low toxicity pest and weed management.

We would love to revisit the Redwood Grove site and Woodland Park to see what further improvements/signage are needed to beautify the space and make the educational element more effective.

In response to specific questions:

1. Commissioner Spielman asked about how to communicate when a neighbor is using a gas leaf blower (GLB). We have lots of information on our website at [this page](#) and on [this blog post](#). There are several downloadable fliers available as well. Feel free to email us at [info@greentownlosaltos.org](mailto:info@greentownlosaltos.org) if you have any questions.
2. Regarding Commissioner Dailey's question about other 2- and 4-stroke engines, we offer [this paper](#) from the USEPA which analyzes pollutants, including particulate matter from different engine types. Thanks are due to Commissioner Dailey for his personal effort to provide a corded electric leaf blower (ELB) to his gardener! As I mentioned, we applied for a grant to the Bay Area Air Quality and Management District. The purpose was to implement a "buy back" program at the Day Workers Center where landscape gardeners could both test ELBs and trade in their GLBs for an ELB. I believe there was a buy-down component as well, where we would help fund some of the cost differential. Let us know if you would like to learn more.
3. Commissioner Morris expressed concern about rampant plastic waste, particularly from restaurant take-out. This continues to be a problem during this pandemic with many people still not comfortable eating out, but willing to get take-out. We have found that, as with most things, our efforts to promote our deeply discounted compostable take-out containers is an ongoing process where additional effort is needed, though we are sensitive to any additional costs that a decision to go compostable may impose on restaurants, particularly at this time. Commissioner Morris also mentioned the potential for encouraging folks to come to Parks & Recreation events, by providing bike parking and incentives for those who biked to the event. We would very much like to discuss this win/win further. Part of our WoW! programs at the schools includes food, stickers, gift cards or other incentives, which of course, the kids love!
4. Commissioner Weinberg asked about dead trees in our community and the fire hazard that they present. He wondered if there was something we can do to further educate our community about the potential impact of dead trees and the importance of taking them out and replacing them. The presence of dead and dying trees was a key motivator for Gary in proposing the 500 Trees program. We will contact Manny in Parks to discuss the problem trees in parks and also contact the Fire District and Canopy to make sure that good information about removing dead trees is more available to our community.

Again, thank you for your time. We look forward to working with you!

Sincerely,  
Margie Suozzo and Gary Heddon

