

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

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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 2187-01 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

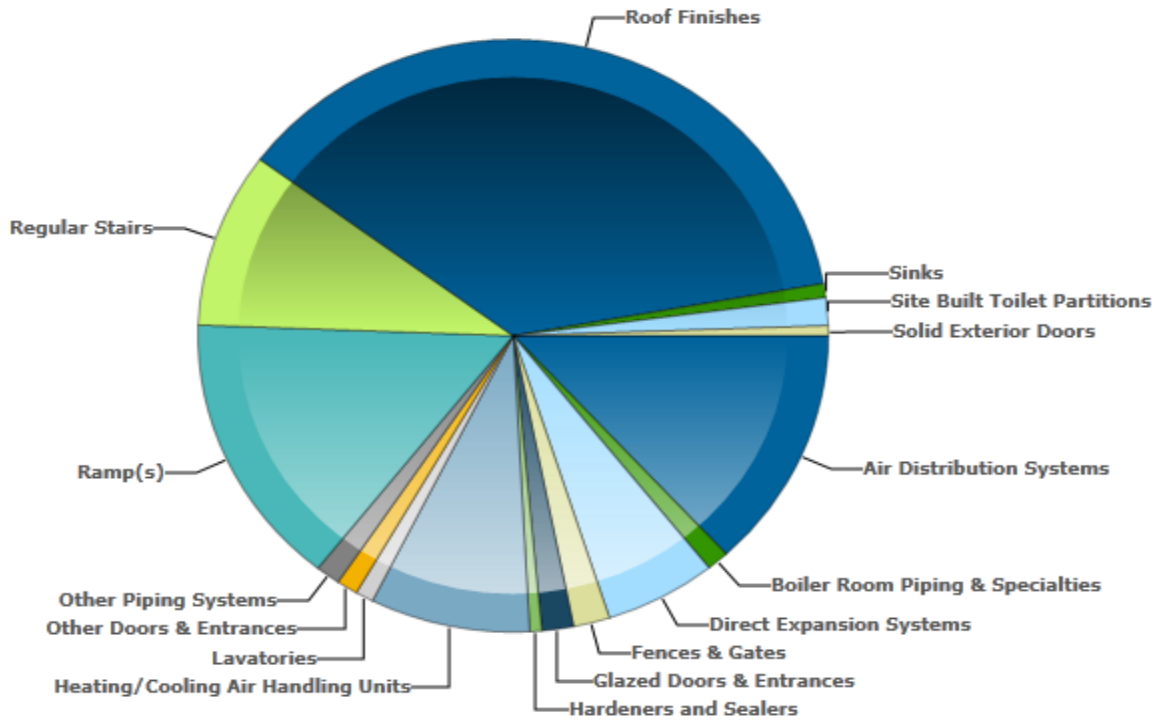
1 All costs presented in present day values

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

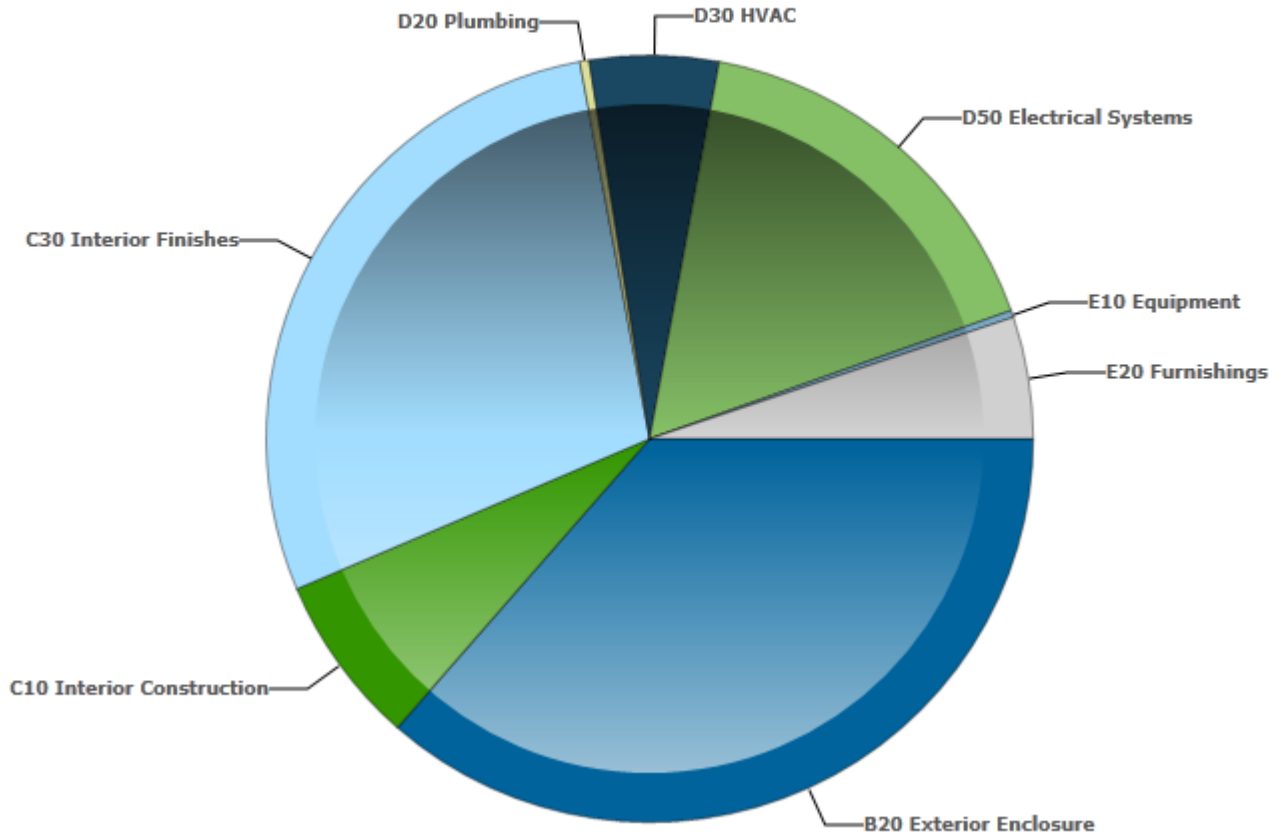
Distribution of Immediate Needs by Building System



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%
Total	\$890,345	100%

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%
Total	\$809,860	100%

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.

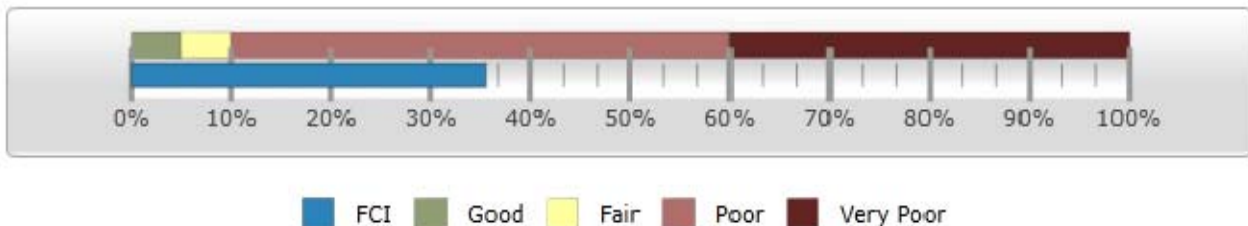
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV) 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%

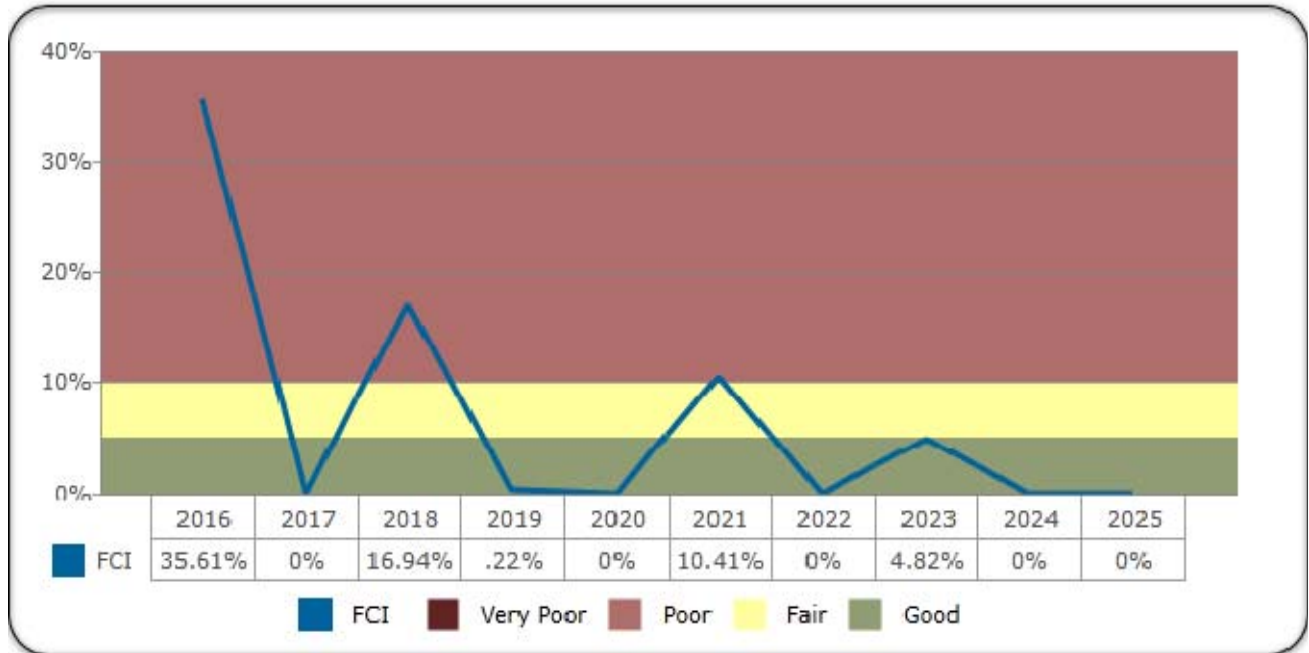
The chart below indicates the current FCNI ratio of the City Hall building.



City Hall, FCNI: 35.61%

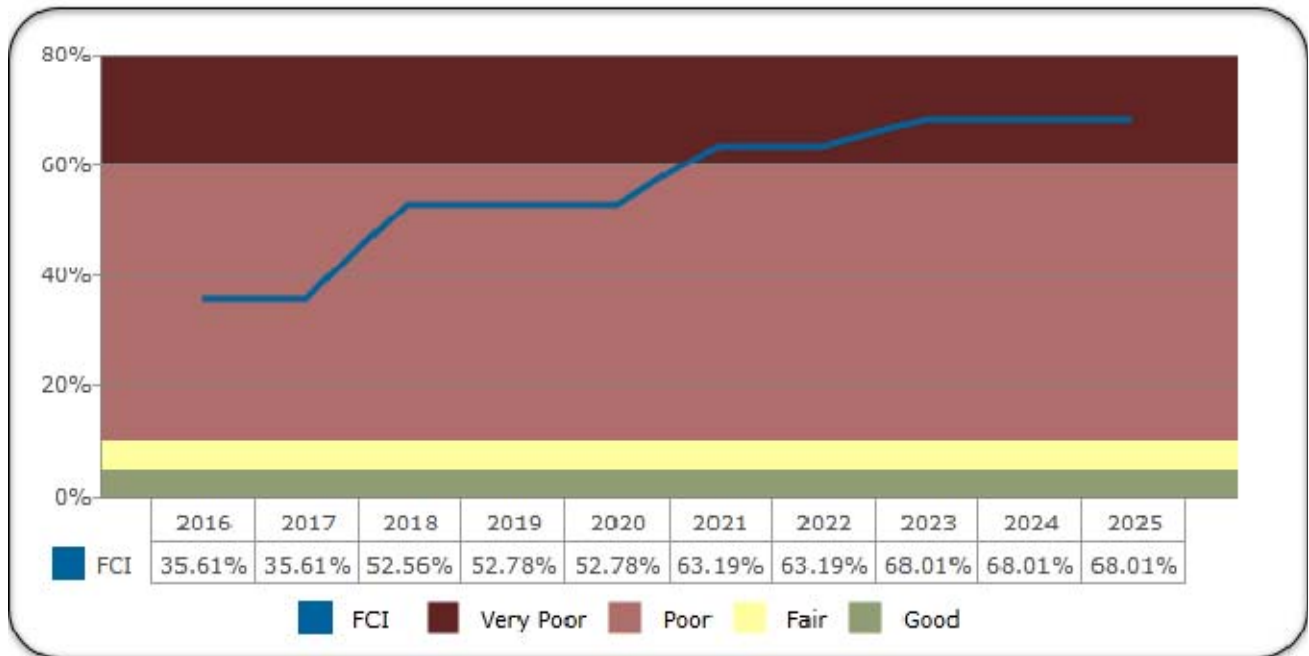
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures ARE made to address the identified actions each year.

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



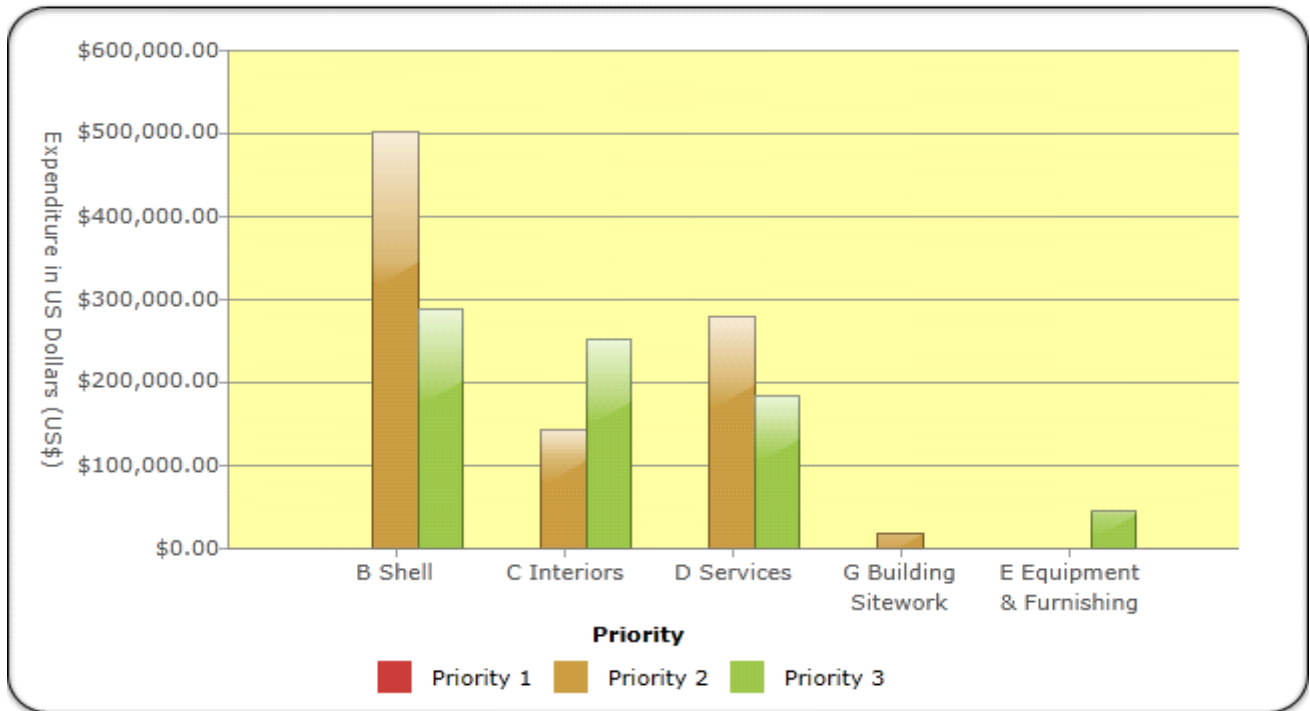
NEEDS SORTED BY PRIORITIZATION OF WORK

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:

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

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
Totals	\$0	\$936,303	\$763,902	\$1,700,205

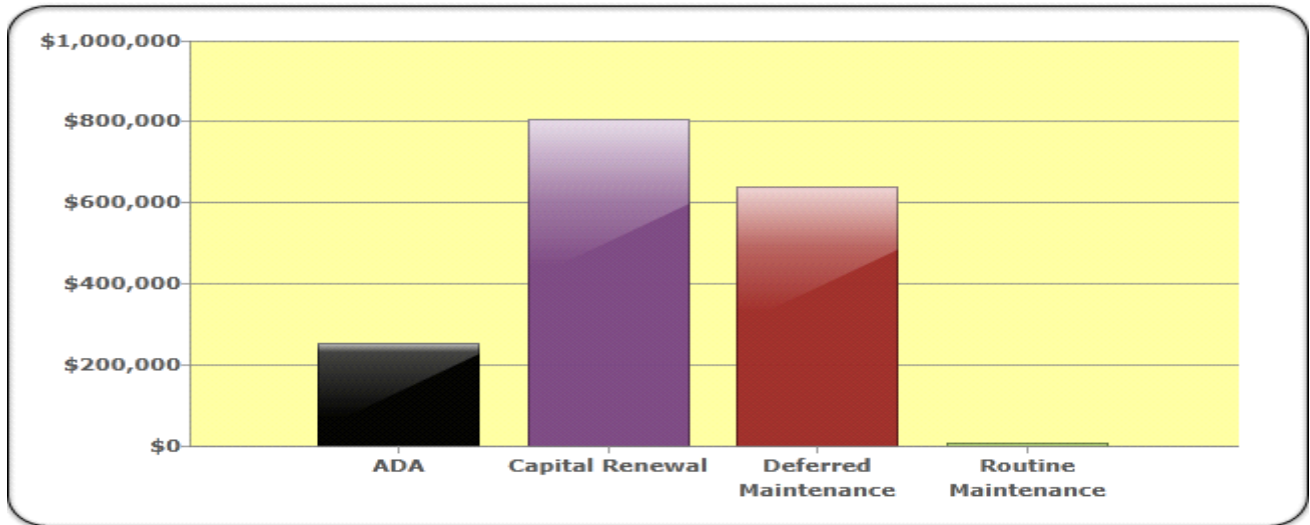
NEEDS SORTED BY PLAN TYPE

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

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
Total	\$1,700,205

^ 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 in the 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
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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	\$890,345	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	\$423,543	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 Panelboard - 120/240volts, 60 to 2000amp	100	AMP	\$32.60	\$3,260	\$3,260
		149877	D5010	Capital Renewal	Replace Panelboard - 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 Panelboard - 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	\$
2023	\$120,577	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/>										Total:	\$1,700,205

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



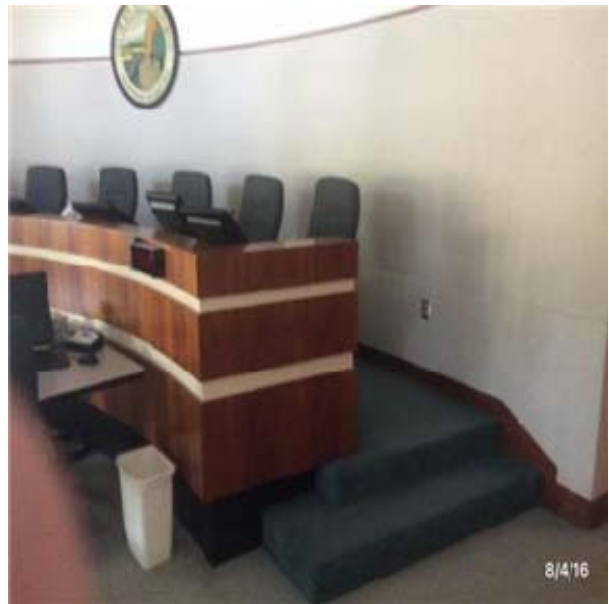
C1011 Fixed Partitions:- View of Plate Glass Wall



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



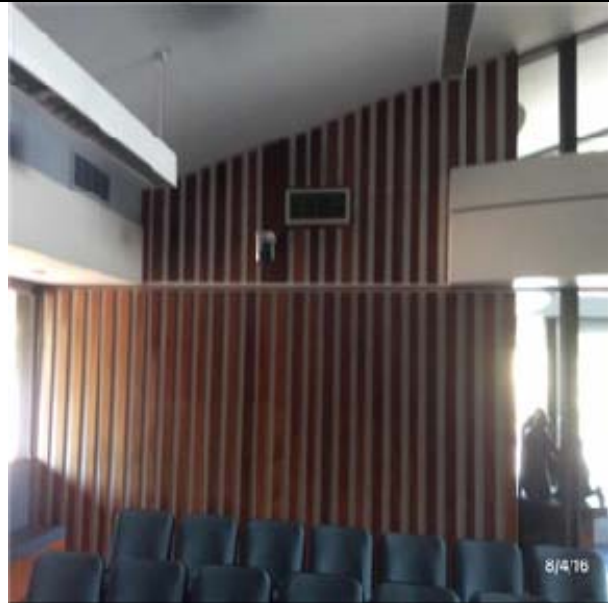
C1021 Interior Doors:- View of Interior Single Wood Door(s)



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



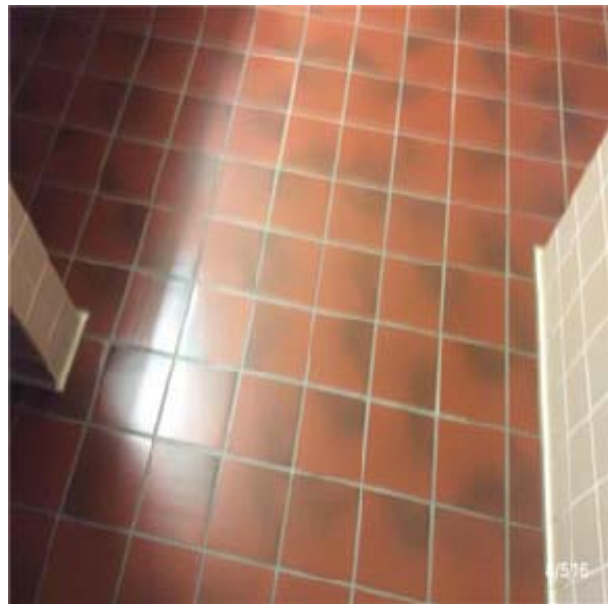
C3012 Wall Finishes to Interior Walls:- View of Ceramic Wall Tiles



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



C3023 Hardeners and Sealers:- View of Epoxy Floor Coating



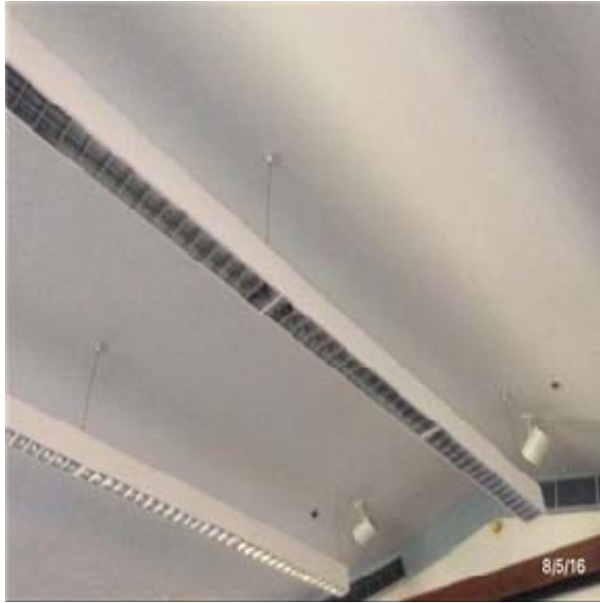
C3024 Flooring:- View of Quarry Tile



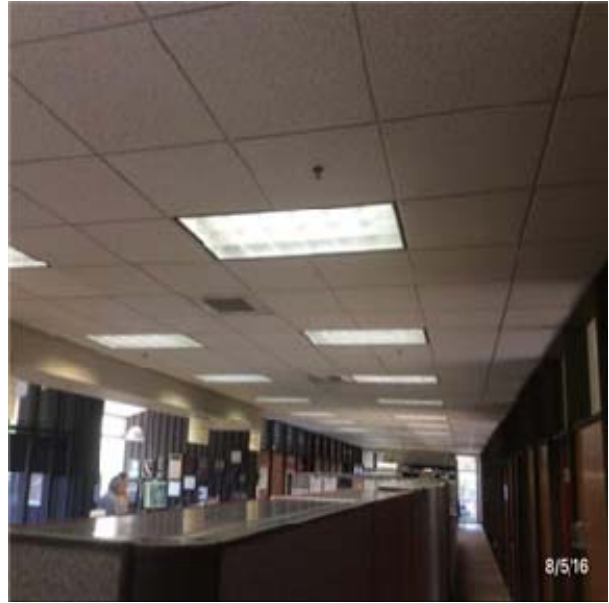
C3024 Flooring:- View of Vinyl Sheet



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)



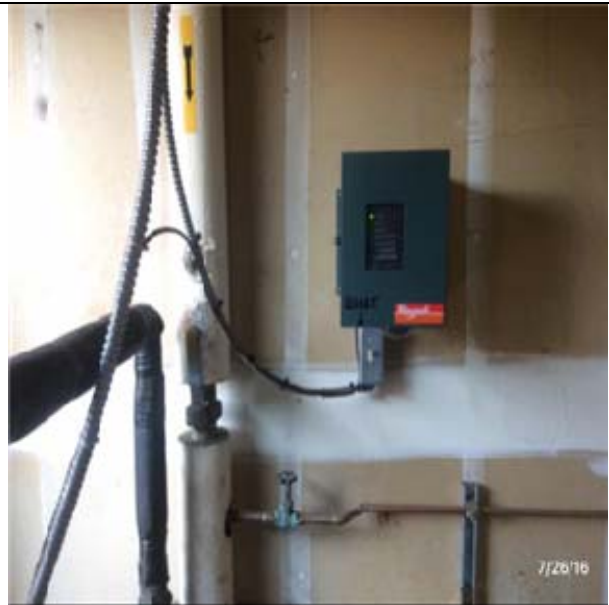
D3032 Direct Expansion Systems:- View of Split-System (Indoor Furnace Unit) 251 to 350 BTU



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



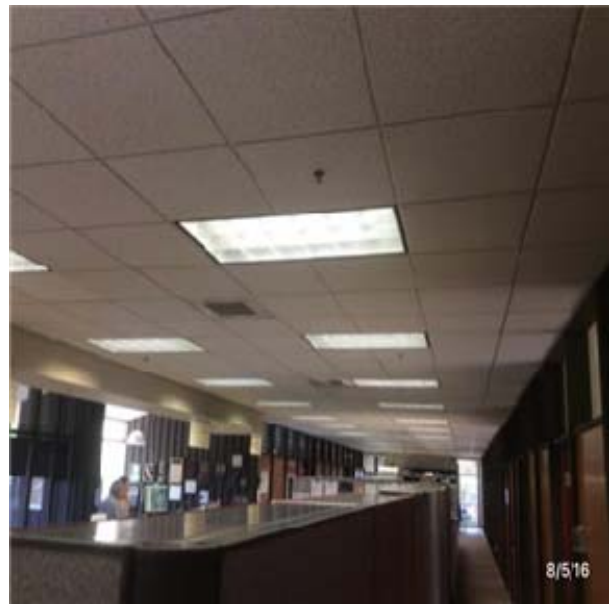
D5012 Low Tension Service & Dist:- View of Emergency Generator Transfer Switch



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	81059602A88D	CU2	10 Tons	Electric	1993
Exterior	Condenser	Dunham Bush	AULOA	810596014880	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 area. 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

Appendix F PH2, April 2014

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