

Facility Condition Assessment Services

Tier 1 Report of

Facility Condition Assessment

**For
City of Los Altos
Classrooms 13-15
97 Hillview Avenue
Los Altos,
California 94022-3740**



Date of Report: June 10, 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 Classrooms 13-15 located at 97 Hillview Avenue, Los Altos, California, 94022-3740 (The Property).

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

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

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

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

LIMITING CONDITIONS

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

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

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

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

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

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

PROJECT DETAILS

On April 20, 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) and Roby Robertson (Maintenance Technician) who are associated with City of Los Altos.

BUILDING DETAILS

Item	Description
Project Name	Classrooms 13-15
Property Type	MISC
Full Address	97 Hillview Avenue Los Altos, California 94022-3740
Onsite Date	April 20, 2016
Historic District	No
Historic Building	No
Year Built	1950
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	3,424
Current Replacement Value (CRV)	\$ 753,280
ARV/GSF (\$/Sq Ft)	\$220.00 / Sq Ft

BUILDING DESCRIPTION

PROPERTY EXECUTIVE SUMMARY

Classrooms 13-15 are part of the Hillview Community Center, located at 97 Hillview Avenue, Los Altos, California and was constructed in 1950. There are 3 former classrooms with associated storage space. There have been no major additions or renovations as far as we are aware.

ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY

The building is assumed to have reinforced concrete strip footing foundations. The building has a reinforced concrete slab-on-grade. The exterior walls are constructed of wood structure with a stucco finish on metal laths. The building has wood fixed frame and steel casement windows with wood entrance doors. The building has a flat roof with a steel and wood rafter frame with a plywood deck and is covered in a built-up roof covering with stone chippings. The interior partitions consist of stud walls with wood boards and painted stucco plaster. The building has a combination of carpet finish, vinyl composite tiles, and painted concrete floor finishes. The building has painted adhered acoustic tile ceilings. Circulation is via exterior covered open corridors.

MECHANICAL EXECUTIVE SUMMARY

The building is heated by three natural gas fired furnace units located in the corner of each room. There is no cooling at the building. There is no domestic hot water only cold water is provided to all the sinks. There is no wet-pipe fire suppression system present at the building.

ELECTRICAL EXECUTIVE SUMMARY

The electrical system consists of three main distribution panels located in each of the large rooms rated at 50 amps and a single main distribution panel located in the store rated at 50amps. Interior lighting is comprised of suspended fluorescent fixtures to the large rooms and ceiling mounted fixtures to storage rooms. The exterior lighting is provided by wall pack, and recessed can fixtures.

SITE EXECUTIVE SUMMARY

The site has concrete sidewalks to exterior corridors and various landscaped areas. All site assets are attached to the Parks Office FCA Report.



SUMMARY OF FINDINGS

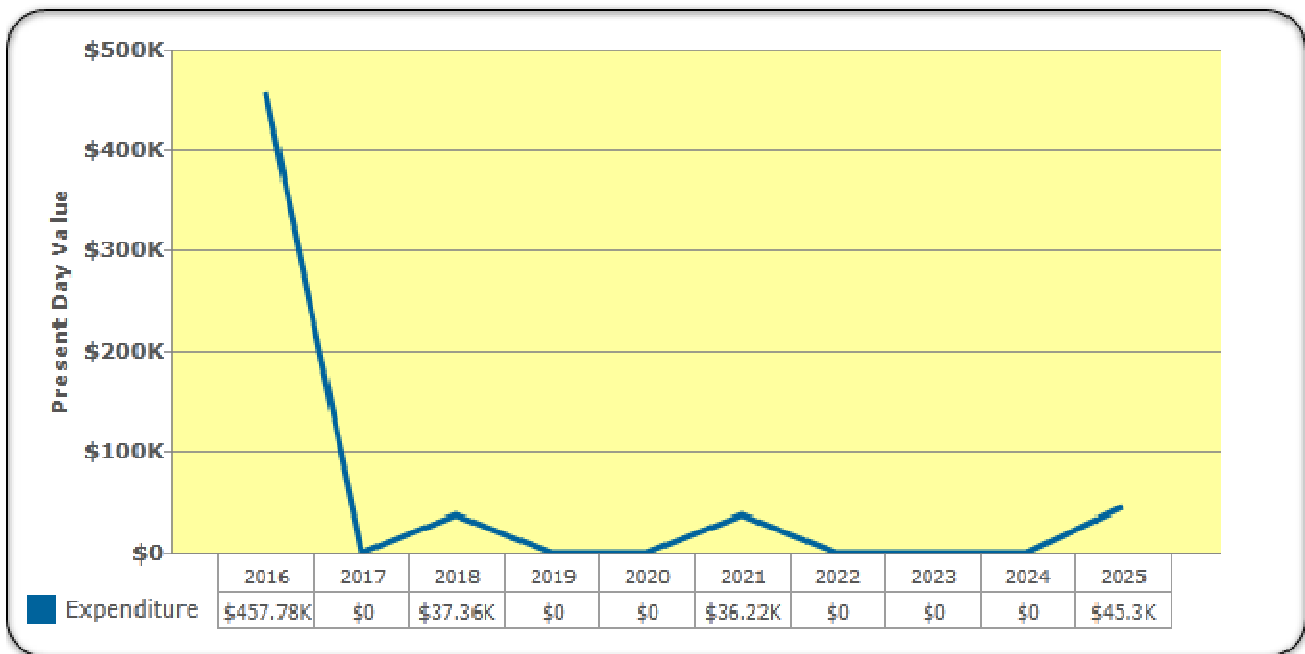
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement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

Key Findings	Metric
Current Year Facility Condition Needs Index	60.77
Immediate Capital Needs (Year 1) (included in FCNI)	\$457,785
Future Capital Needs (Year 2 to Year 10)	\$118,878

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 Classrooms 13-15 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 \$576,663.

Expenditure Forecast Over Study Period



KEY FINDINGS

- + B Shell: ADA Doors at an estimated cost of \$186,282 in year 2016
- + B Shell: Replace Single Solid Core Wood Doors at an estimated cost of \$19,751 in year 2016
- + B Shell: Replace Steel Window Units - Casement, Double Hung, Vent or Sliding at an estimated cost of \$96,067 in year 2016
- + B Shell: Replace Exterior Sun Control Louvers at an estimated cost of \$21,105 in year 2016
- + B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of \$95,555 in year 2016
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$13,896 in year 2018
- + C Interiors: Replace Vinyl Composite Tile (VCT) at an estimated cost of \$21,204 in year 2021
- + C Interiors: Replace Acoustic Ceiling System - Standard at an estimated cost of \$15,020 in year 2021
- + D Services: ADA Kitchen at an estimated cost of \$6,720 in year 2016
- + D Services: Replace Panelboards - 120/208volts, 60amp at an estimated cost of \$8,014 in year 2016
- + D Services: Replace Interior Light Fixtures - Fluorescent at an estimated cost of \$21,557 in year 2018
- + D Services: Replace Furnace - Gas at an estimated cost of \$6,000 in year 2025
- + D Services: Replace Furnace - Gas at an estimated cost of \$6,000 in year 2025
- + D Services: Replace Furnace - Gas at an estimated cost of \$6,000 in year 2025
- + D Services: Replace Wiring Systems (Inc. Receptacles & Switches) at an estimated cost of \$27,296 in year 2025
- + E Equipment & Furnishing: Replace Replace Base Cabinets - Standard at an estimated cost of \$8,100 in year 2016

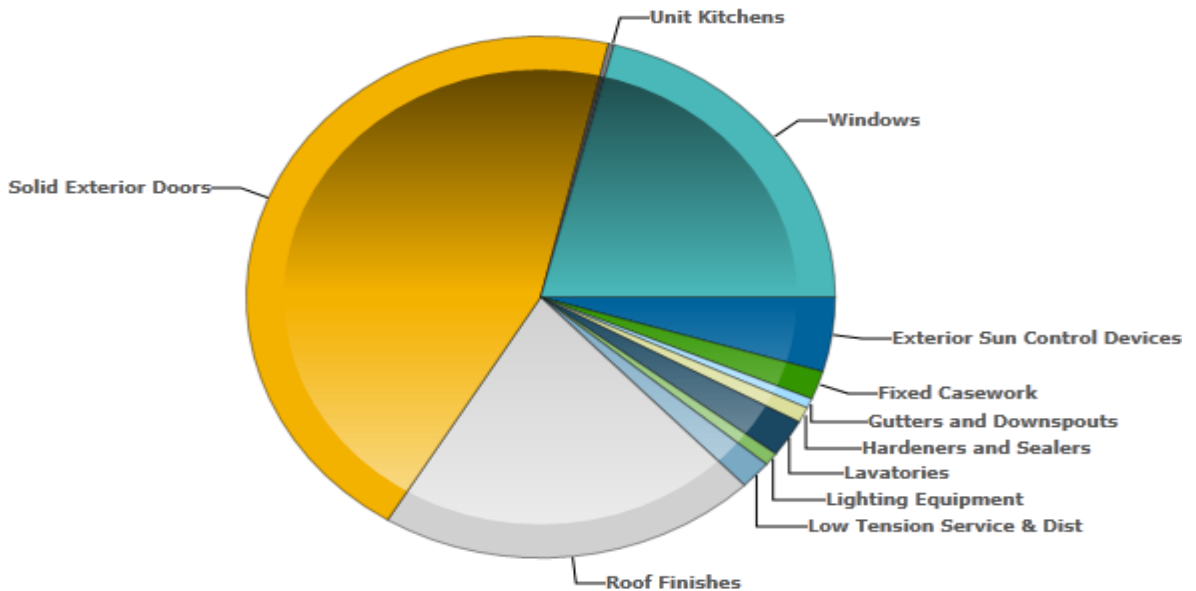
1 All costs presented in present day values

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

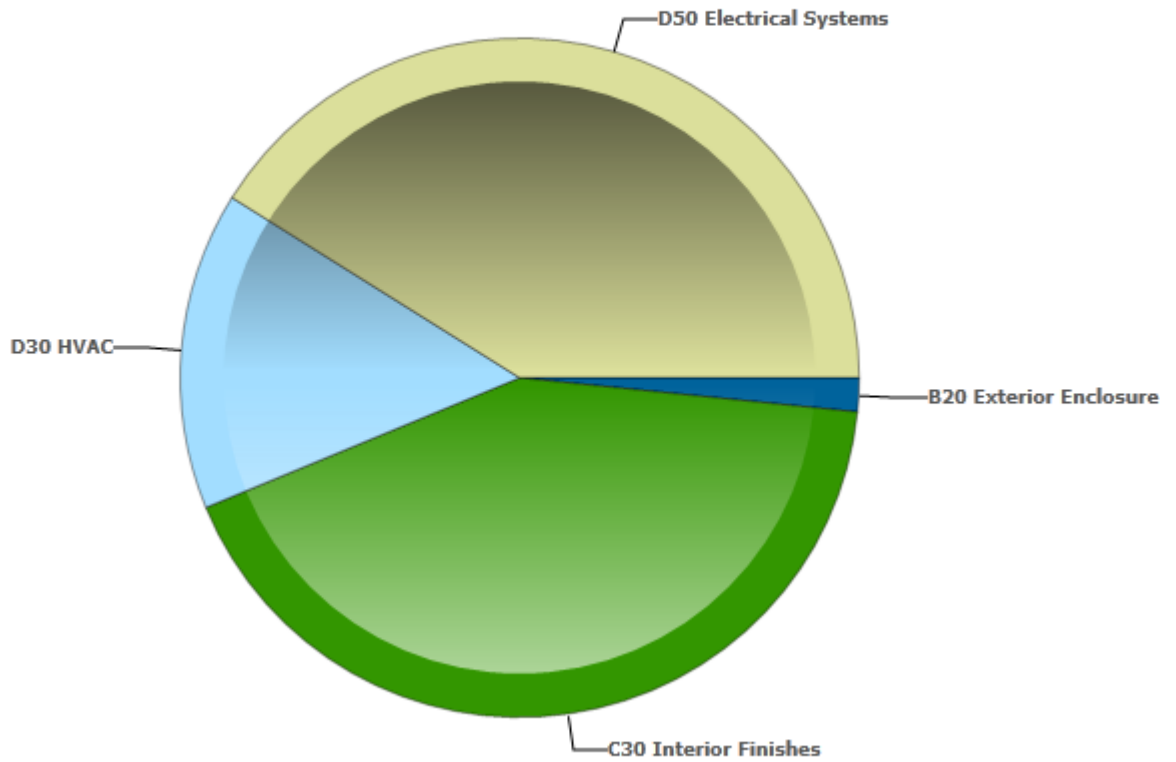
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Exterior Sun Control Devices	\$21,105	4.6%
Fixed Casework	\$8,100	1.8%
Gutters and Downspouts	\$2,759	0.6%
Hardeners and Sealers	\$4,410	1.0%
Lavatories	\$10,658	2.3%
Lighting Equipment	\$3,675	0.8%
Low Tension Service & Dist	\$8,014	1.8%
Roof Finishes	\$95,555	20.9%
Solid Exterior Doors	\$206,033	45.0%
Unit Kitchens	\$1,411	0.3%
Windows	\$96,067	21.0%
Total	\$457,785	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	\$1,905	1.6%
C30 Interior Finishes	\$50,119	42.2%
D30 HVAC	\$18,000	15.1%
D50 Electrical Systems	\$48,854	41.1%
Total	\$118,878	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.

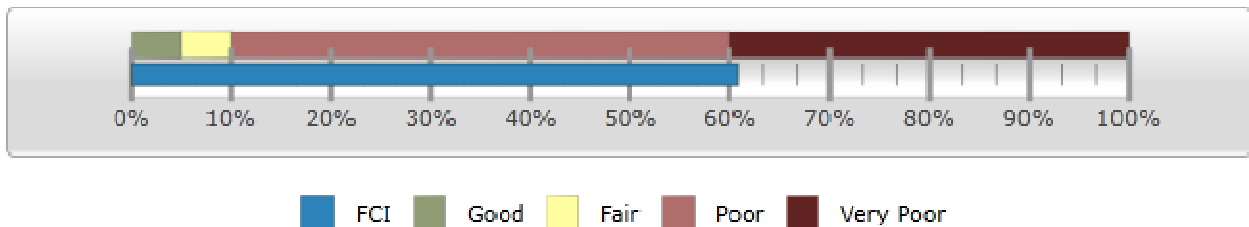
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV)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

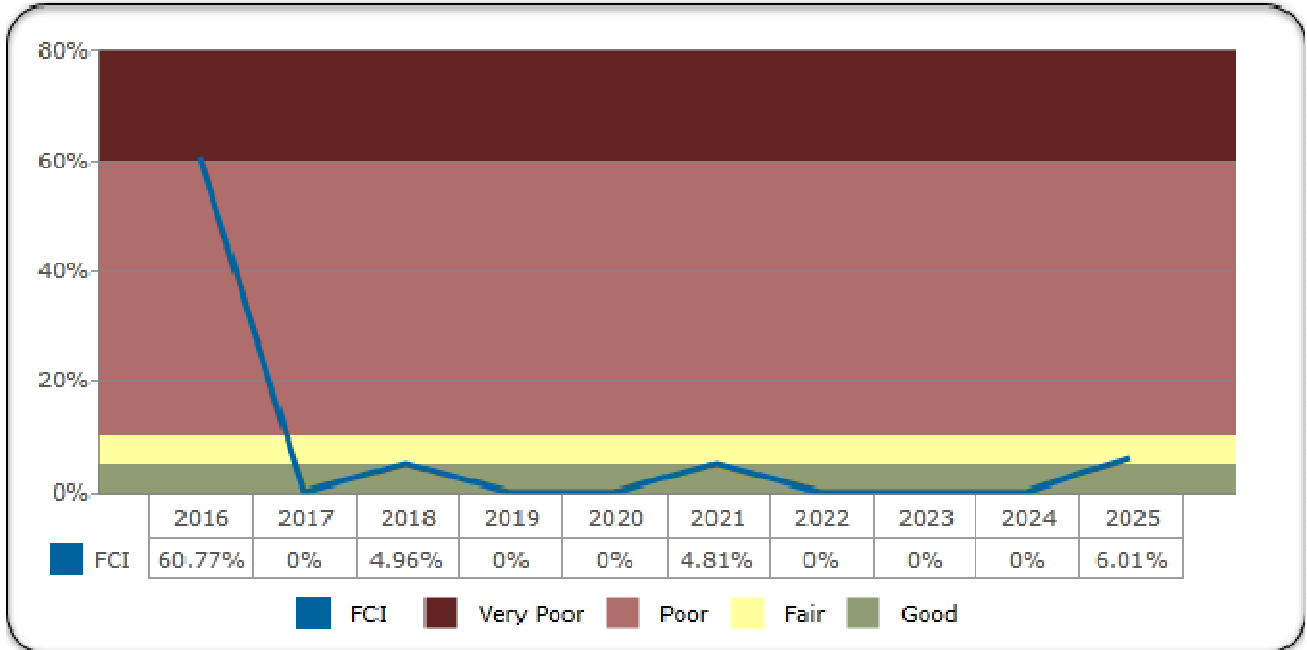
The chart below indicates the current FCNI ratio of the Classrooms 13-15 building.



Classrooms 13-15, FCNI: 60.77%

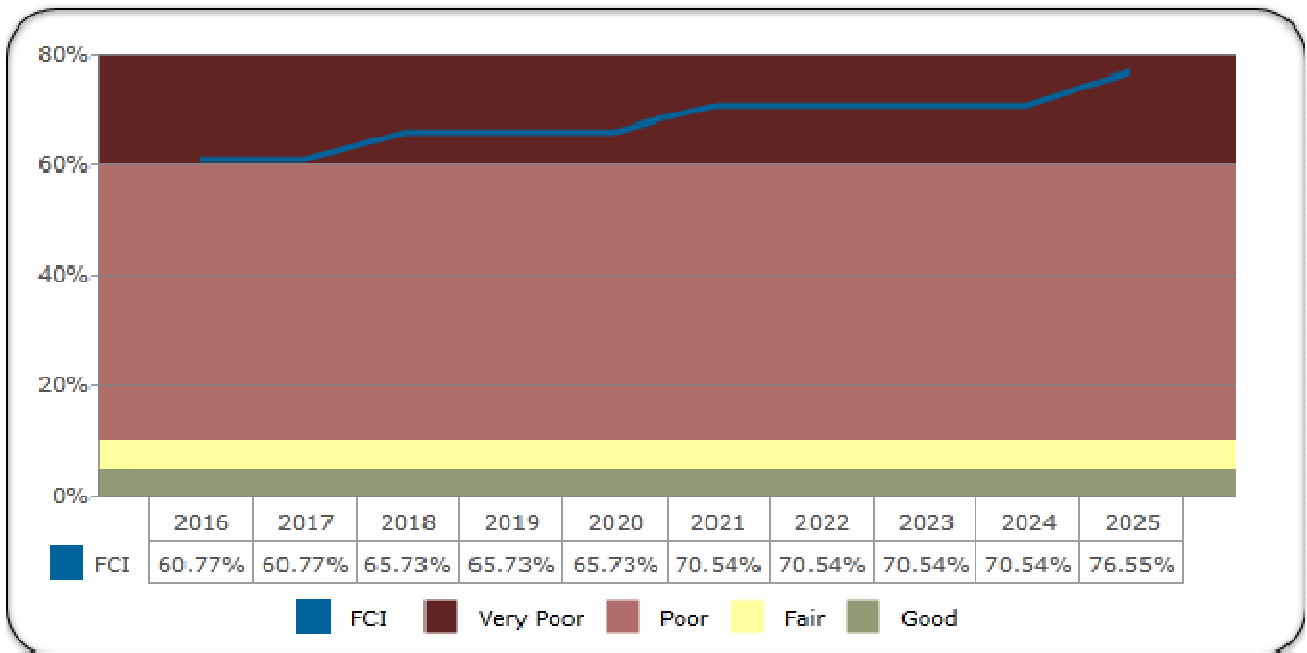
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

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



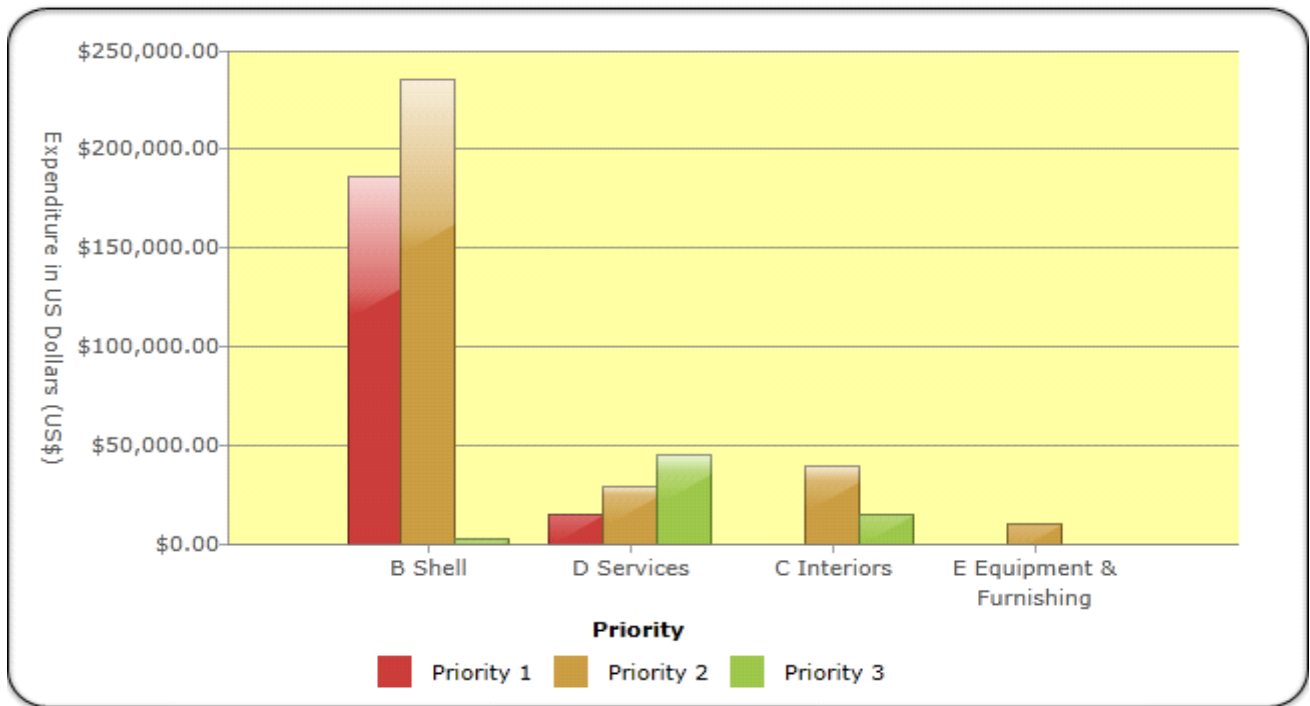
NEEDS SORTED BY PRIORITIZATION OF WORK

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:

Priority 1 Currently Critical	<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
Priority 2 Potentially Critical:	<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
Priority 3 Necessary / Not Critical:	<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	\$186,282	\$235,236	\$1,905	\$423,423
C Interiors	\$0	\$39,510	\$15,020	\$54,529
D Services	\$14,734	\$29,170	\$45,296	\$89,200
E Equipment & Furnishing	\$0	\$9,511	\$0	\$9,511
Totals	\$201,016	\$313,426	\$62,221	\$576,663

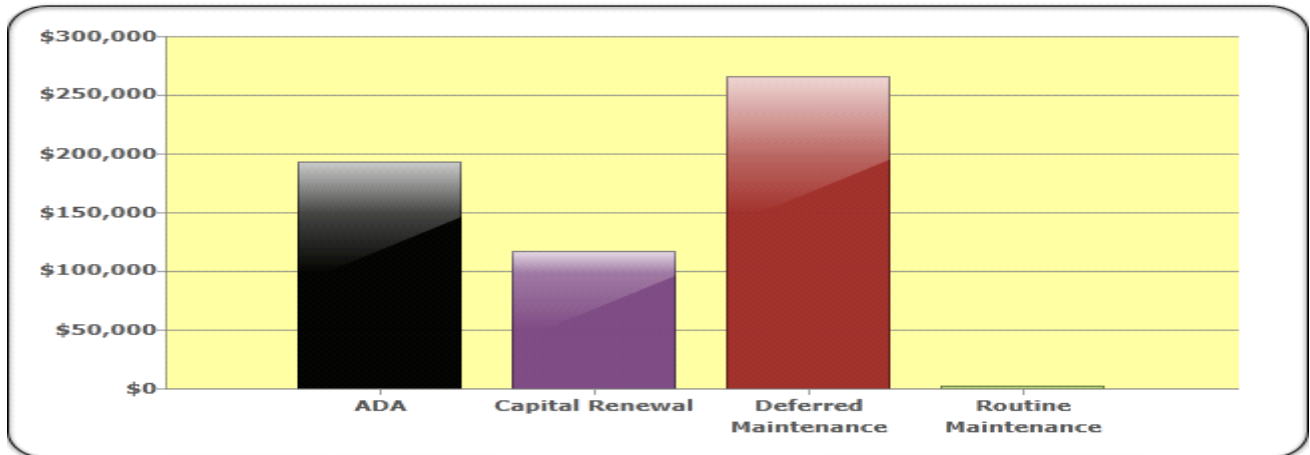
NEEDS SORTED BY PLAN TYPE

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	\$264,783
Capital Renewal	\$116,973
Routine Maintenance	\$1,905
ADA	\$193,002
Total	\$576,663

^ SUBSTRUCTURE SYSTEMS

A10 FOUNDATIONS

A1011 Wall Foundations

DESCRIPTION

The exterior wall construction is supported by reinforced concrete spread footings around the perimeter of the building. The compressive strength of the concrete is unknown.

CONDITION

The footings are not visible due to their location below the exterior wall construction. However there is no deterioration to the wall constructions that they are supporting, therefore we assume them to be in fair to good condition and free from defects. We do not anticipate a requirement for replacement during the study period.

A1031 Standard Slab on Grade

DESCRIPTION

The first floor consisted of cast-in-place concrete slab-on-grade; we assume that the floor slab was placed over a compacted gravel fill, with the thickness of the slab being 6" to 8" laid over a sand bed. 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

B1021 Flat Roof Construction

DESCRIPTION

The building's roof construction consisted of wood decking on steel beams and wood rafter supports.

CONDITION

The roof construction and deck are not visible due to their location, however, there are no signs of roof deflection but there are signs of roof leaks in classroom 14 where the ceiling tiles have been damaged. We recommend the roof deck be inspected and if necessary replaced at the same time as the BUR roof covering is replaced.

B1033 Wood Frame Structure

DESCRIPTION

The building's exterior wall construction consisted of wood framing with a board finish internally and stucco finish externally.

CONDITION

The wall construction was observed to be in fair condition and well maintained; 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 wood frame structure.

B20 EXTERIOR ENCLOSURE

B2011 Exterior Wall Construction

DESCRIPTION

The building's exterior wall finish consisted of a stucco plaster on expanded metal laths with a painted finish.

CONDITION

The stucco appeared to be in fair condition with no instances of deterioration observed. We do however recommend repainting of exterior surfaces later in the study period to maintain the appearance of the building and also protect the asset.

B2014 Exterior Sun Control Devices

DESCRIPTION

The building's south facing exterior perimeter corridor is clad with a continuous louvered exterior sun control device constructed in wood with a painted finish.

CONDITION

The wood has not been painted for a considerable time and is in a poor condition and in urgent need of repair and or replacement. It was reported that maintenance has been deferred due to the presence of lead based paint.

B2016 Exterior Soffits

DESCRIPTION

The building's south facing exterior perimeter corridor is clad with a continuous louvered exterior sun control device constructed in wood with a painted finish.

CONDITION

The wood has not been painted for a considerable time and is in a poor condition and in urgent need of repair and or replacement. It was reported that maintenance has been deferred due to the presence of lead based paint.

B2021 Windows

DESCRIPTION

The building contained steel frame windows with fixed and top hung units and single pane uninsulated glass.

CONDITION

The windows at the building were observed to be in poor condition. We have assumed the windows to be original based on the current condition, which would put the windows well past their useful life. Glass has been replaced recently due to difficulty of operation, and the frames showed signs of rust and corrosion. We recommend replacing the window immediately in order to maintain the appearance and security of the building as well as prevent water penetration.

B2032 Solid Exterior Doors

DESCRIPTION

The building contained three single solid wood doors with a vision panel and three half glazed doors to the large rooms and three solid doors to the storage rooms. All with a painted finish. The doors all contained a door knob with integrated cylindrical lock set.

ADA items 8-13, 8-113, 8-15 and 8-115 have been identified for this asset, which have been identified in the City of Los Altos Self Evaluation & Transition Plan dated April 2014. See appendix F for details.

CONDITION

The wood doors at the building were observed to be in poor to fair condition. We have assumed the doors to be original based on the current condition, which would put the doors well past their useful life. Some doors have been repaired but there are signs of degradation. We recommend replacing the doors immediately in order to maintain the appearance and security of the building as well as prevent water penetration. The new door surface finish and door frames will require repainting later in the study period. The cost of this work has been included within the amount to undertake the repainted of the exterior walls.

The ADA plan identifies modifying door openings, doors and modifying thresholds. The cost of this work has been 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
134807	B2010	Repaint Exterior Wall Surfaces	Priority 3	2018	\$1,905
134808	B2010	Replace Exterior Sun Control Louvers	Priority 2	2016	\$21,105
134809	B2020	Replace Steel Window Units - Casement, Double Hung, Vent or Sliding	Priority 2	2016	\$96,067
134810	B2030	Replace Single Solid Core Wood Doors	Priority 2	2016	\$19,751
134811	B2030	ADA Doors	Priority 1	2016	\$186,282

TOTALS BY YEAR

Year	Total Expenditures
2016	\$323,204
2018	\$1,905

B30 ROOFING

B3011 Roof Finishes

DESCRIPTION

The low-sloped roof level is comprised of plywood decking over wood beams and joists, covered by a Built-up Roof covering with a gravel surface. The roof is sloped to allow drainage to the perimeter metal gutters at the South and north of the building, connected to exterior downspouts located along its length. Elsewhere at the community Center there is evidence of roof insulation between the wood structure.

CONDITION

The BUR covering appeared to be in poor condition with evidence of leaks observed. The maintenance personnel also verified reported roof leaks. There is deterioration due to age and other similarly aged roofs to the Community Center have already been repaired. We are unaware of the age of the roof covering, however we assume it to be more than fifteen years of age, therefore based on the typical EUL of twenty years for this type of covering and current observed condition, we anticipate replacement early in the study period.

B3016 Gutters and Downspouts

DESCRIPTION

The roof drained to gutter system located at the north and south of the roof surface which connected to exterior down spouts.

CONDITION

The gutters appear in poor condition. Maintenance personnel reported that the gutters and down spouts are difficult to maintain due to the fact that they are connected directly to the below ground drainage. The typical EUL for this type of gutter system is twenty years; therefore, we recommend replacing the gutters and downspouts 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
134812	B3010	Replace BUR (Built-up Roofing) System	Priority 2	2016	\$95,555
134813	B3010	Replace Galvanized Steel Perimeter Gutters & Downspout	Priority 2	2016	\$2,759

TOTALS BY YEAR

Year	Total Expenditures
2016	\$98,314

C INTERIORS SYSTEMS

C10 INTERIOR CONSTRUCTION

C1011 Fixed Partitions

DESCRIPTION

The interior wall construction consists of wood framing with a board finish. According to a structural report published in 1980, the walls between the large rooms have additional diagonal sheathing of wood boards, to provide structural integrity.

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.

C30 INTERIOR FINISHES

C3012 Wall Finishes to Interior Walls

DESCRIPTION

The interior walls consist of predominately painted finishes.

CONDITION

The interior wall finishes were observed to be in fair condition. We anticipate the repainting of the interior surfaces early in the study period to maintain appearances.

C3023 Hardeners and Sealers

DESCRIPTION

There is a combination of floor finishes throughout the building, to include epoxy floor finish to storage areas and vinyl tile to the classrooms.

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 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 tile have a EUL of eighteen years; however, considering the observed condition, we have extended the RUL on this flooring to later in the study period.

C3031 Ceiling Finishes

DESCRIPTION

The interior ceilings contain 1 x 1 acoustic tiles adhered to the ceiling board throughout the classrooms and gypsum wall board (GWB) ceilings to the storage areas.

CONDITION

The acoustic tiles appeared in fair condition overall with no noticeable separation; however based on their age and the fact that the tile may be hard to source for repairs, we have included to replace the ceiling tiles later in the study period. The GWB ceilings appeared to be in a fair condition therefore we do not anticipate replacement 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
134814	C3010	Replace Painted Finish - Standard	Priority 2	2018	\$13,896
134815	C3020	Replace Epoxy Floor Coating	Priority 2	2016	\$4,410
134816	C3020	Replace Vinyl Composite Tile (VCT)	Priority 2	2021	\$21,204
134817	C3030	Replace Acoustic Ceiling System - Standard	Priority 3	2021	\$15,020

TOTALS BY YEAR

Year	Total Expenditures
2016	\$4,410
2018	\$13,896
2021	\$36,224

D SERVICES SYSTEMS

D20 PLUMBING

D2013 Lavatories

DESCRIPTION

The building contained three vitreous china countertop lavatories. One in each room 13 - 15. The lavatories have a mixture of single, dual and lever handled metal non-metered faucet.

for this asset, which have been identified in the City of Los Altos Self Evaluation & Transition Plan dated April 2014. See appendix F for details.

CONDITION

The lavatories were observed to be in poor condition. The lavatories drained properly and appeared to not have any cracks in the china; however, they are assumed to be original and based on their typical EUL of thirty-five years we recommend that they are considered for replacement during the study period.

The ADA plan identifies modifying counters, sinks and lavatories to make them accessible. The additional cost of this work has been 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
134818	D2010	Replace Vanity Top Lavatories	Priority 2	2016	\$3,938
134819	D2010	ADA Kitchen	Priority 1	2016	\$6,720

TOTALS BY YEAR

Year	Total Expenditures
2016	\$10,658

D30 HVAC

D3021 Boilers

DESCRIPTION

The building contains three indoor gas furnace heaters.

CONDITION

The heaters appeared to be in fair condition. Heater units such as this typically have a EUL of thirty years; therefore based on the RUL and current observed condition of the systems the units have been recommended for replacement later in the study period to maintain reliable and efficient operation.

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
134820	D3020	Replace Furnace - Gas	Priority 3	2025	\$6,000
134821	D3020	Replace Furnace - Gas	Priority 3	2025	\$6,000
134822	D3020	Replace Furnace - Gas	Priority 3	2025	\$6,000

TOTALS BY YEAR

Year	Total Expenditures
2025	\$18,000

D50 ELECTRICAL SYSTEMS

D5012 Low Tension Service & Dist

DESCRIPTION

The Main Distribution Panel (MDP) is rated at 120/208 volts at 50 amps and is located in the store room is manufactured by Industrial Electric Mfg Inc (IEM) . There are also three secondary distribution panel boards at the building, in each classroom They are also manufactured IEM and are rated at 50 amps.

CONDITION

The MDP and branch panels appeared to be in poor condition due to their age. There were no signs of deterioration at the panels. The typical EUL for electrical switchboard such as this is thirty years; therefore replacement will be necessary immediately. 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 poor condition due to the age. We recommend replacing the wiring at the beginning of the study period in order to maintain the buildings operation.

D5022 Lighting Equipment

DESCRIPTION

The interior lighting is primarily comprised of rows of suspended fluorescent light fixtures which appear to contain T12 bulbs and electronic ballasts. All of the in-room lighting is controlled via local switching.

The exterior lighting at the building exterior corridors are lit with recessed can light fixtures along with some wall mounted light fixtures There are also soffit mounted incandescent light fixtures.

CONDITION

The interior lighting was observed to be in fair condition. We anticipate the fluorescent lighting will need to be replaced early in the study period. When the interior lighting is replaced consideration should be taken to replace the T12 lamps with more efficient lamps.

The recessed light fixtures were observed to be in poor condition. They appeared to be aged, therefore we anticipate replacement 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
134823	D5010	Replace Panelboards - 120/208volts, 60amp	Priority 1	2016	\$8,014
134824	D5020	Replace Recessed Can Light Fixtures	Priority 2	2016	\$3,675
134825	D5020	Replace Wiring Systems (Inc. Receptacles & Switches)	Priority 3	2025	\$27,296
134826	D5020	Replace Interior Light Fixtures - Fluorescent	Priority 2	2018	\$21,557

TOTALS BY YEAR

Year	Total Expenditures
2016	\$11,689
2018	\$21,557
2025	\$27,296

E EQUIPMENT & FURNISHING SYSTEMS

E10 EQUIPMENT

E1095 Unit Kitchens

DESCRIPTION

The building contains original base units with a ceramic countertop.

CONDITION

The cabinets appeared in fair - poor condition. We have assumed the cabinets and ceramic countertops to be original based on the current condition, which would put the casework well past their useful life. We recommend replacing 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
134827	E1090	Replace Replace Unit Kitchens - Counter Top - Ceramic	Priority 2	2016	\$1,411

TOTALS BY YEAR

Year	Total Expenditures
2016	\$1,411

E20 FURNISHINGS

E2012 Fixed Casework

DESCRIPTION

The building contains original base units with a ceramic countertop.

CONDITION

The cabinets appeared in fair - poor condition. We have assumed the cabinets and ceramic countertops to be original based on the current condition, which would put the casework well past their useful life. We recommend replacing 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
134828	E2010	Replace Replace Base Cabinets - Standard	Priority 2	2016	\$8,100

TOTALS BY YEAR

Year	Total Expenditures
2016	\$8,100



APPENDICES

- APPENDIX A: Capital Expenditures
- APPENDIX B: Photographic Record
- APPENDIX C: Document Review and
Warranty Information
- APPENDIX D: Equipment Tables
- APPENDIX E: Glossary of Terms
- APPENDIX F: ADA Items from City of Los
Altos, Self Evaluation &
Transition Plan April 2014



APPENDIX A:
CAPITAL EXPENDITURES

Deficiency Report

Classrooms 13-15

GSF: 3,424

Year Built: 1950


Renew Year :

Replacement Cost: \$753,280

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2016	\$457,785	134808	B2010	Deferred Maintenance	Replace Exterior Sun Control Louvers	603	SF	\$35.00	\$21,105	\$21,105
		134809	B2020	Deferred Maintenance	Replace Steel Window Units - Casement, Double Hung, Vent or Sliding	1268	SF	\$75.76	\$96,067	\$96,067
		134810	B2030	Deferred Maintenance	Replace Single Solid Core Wood Doors	9	EACH	\$2,194.50	\$19,751	\$19,751
		134811	B2030	ADA	ADA Doors	9	EACH	\$20,698.00	\$186,282	\$186,282
		134812	B3010	Deferred Maintenance	Replace BUR (Built-up Roofing) System	5080	SF	\$18.81	\$95,555	\$95,555
		134813	B3010	Deferred Maintenance	Replace Galvanized Steel Perimeter Gutters & Downspout	200	LF	\$13.79	\$2,759	\$2,759
		134815	C3020	Deferred Maintenance	Replace Epoxy Floor Coating	315	SF	\$14.00	\$4,410	\$4,410
		134818	D2010	Deferred Maintenance	Replace Vanity Top Lavatories	3	EACH	\$1,312.50	\$3,938	\$3,938
		134819	D2010	ADA	ADA Kitchen	1	EACH	\$6,720.00	\$6,720	\$6,720
		134823	D5010	Deferred Maintenance	Replace Panelboards - 120/208volts, 60amp	4	EACH	\$2,003.40	\$8,014	\$8,014
		134824	D5020	Deferred Maintenance	Replace Recessed Can Light Fixtures	6	EACH	\$612.50	\$3,675	\$3,675
		134827	E1090	Deferred Maintenance	Replace Replace Unit Kitchens - Counter Top - Ceramic	18	LF	\$78.38	\$1,411	\$1,411
		134828	E2010	Deferred Maintenance	Replace Replace Base Cabinets - Standard	18	LF	\$450.00	\$8,100	\$8,100

Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2018	\$37,358	134807	B2010	Routine Maintenance	Repaint Exterior Wall Surfaces	1270	SF	\$1.50	\$1,905	\$1,905
		134814	C3010	Capital Renewal	Replace Painted Finish - Standard	6345	SF	\$2.19	\$13,896	\$13,896
		134826	D5020	Capital Renewal	Replace Interior Light Fixtures - Fluorescent	2945	SF	\$7.32	\$21,557	\$21,557
2021	\$36,224	134816	C3020	Capital Renewal	Replace Vinyl Composite Tile (VCT)	2945	SF	\$7.20	\$21,204	\$21,204
		134817	C3030	Capital Renewal	Replace Acoustic Ceiling System - Standard	2945	SF	\$5.10	\$15,020	\$15,020
2025	\$45,296	134820	D3020	Capital Renewal	Replace Furnace - Gas	1	EACH	\$6,000.00	\$6,000	\$6,000
		134821	D3020	Capital Renewal	Replace Furnace - Gas	1	EACH	\$6,000.00	\$6,000	\$6,000
		134822	D3020	Capital Renewal	Replace Furnace - Gas	1	EACH	\$6,000.00	\$6,000	\$6,000
		134825	D5020	Capital Renewal	Replace Wiring Systems (Inc. Receptacles & Switches)	3464	SF	\$7.88	\$27,296	\$27,296
Total									Total:	\$576,663

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



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



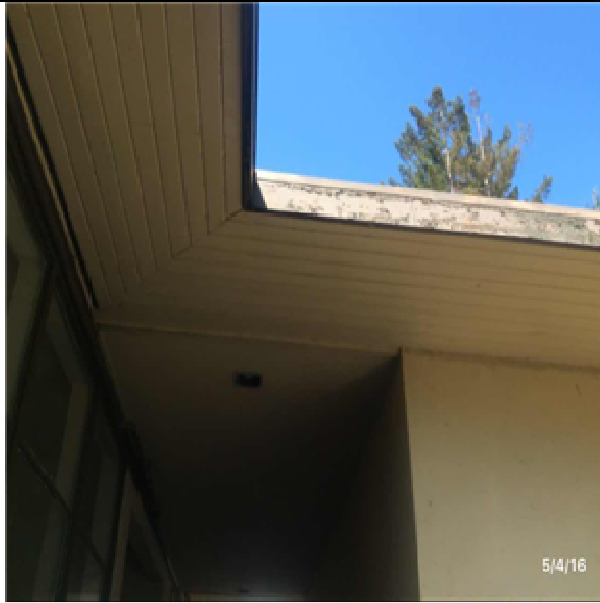
B2014 Exterior Sun Control Devices:- View of Exterior Sun Control Louvers



B2016 Exterior Soffits:- View of Exterior Soffits



B2016 Exterior Soffits:- View of Exterior Soffits



B2016 Exterior Soffits:- View of Exterior Soffits



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



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



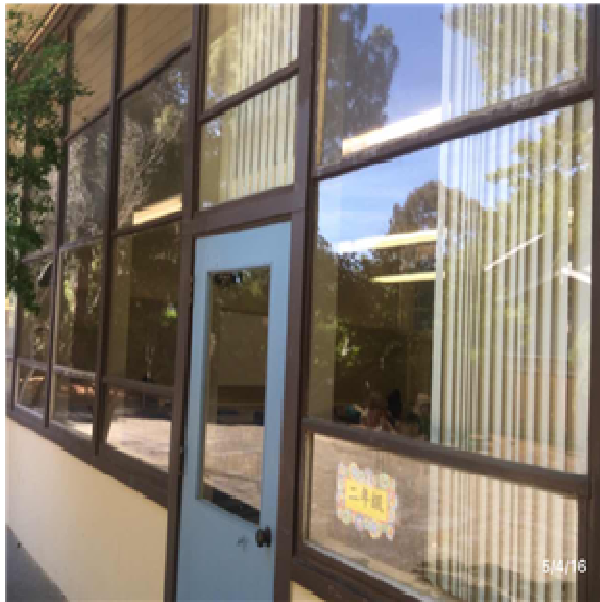
B2021 Windows:- View of Steel Window Units - Casement, Double Hung, Vent or Sliding



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



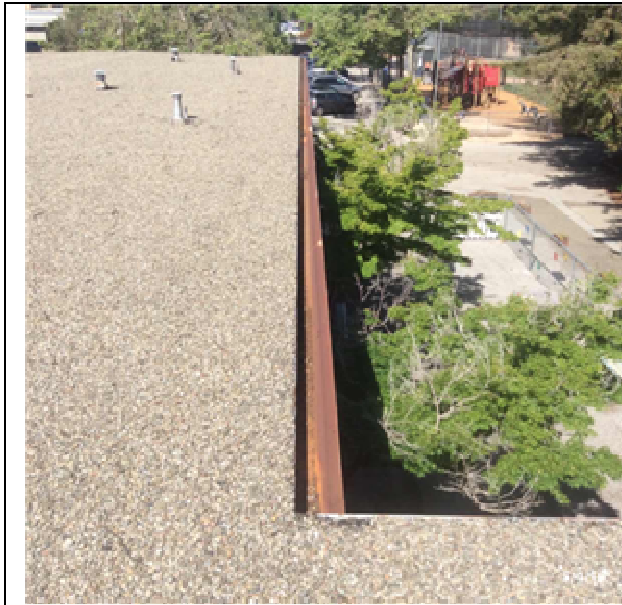
B2032 Solid Exterior Doors:- View of Single Solid Core Wood Doors



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



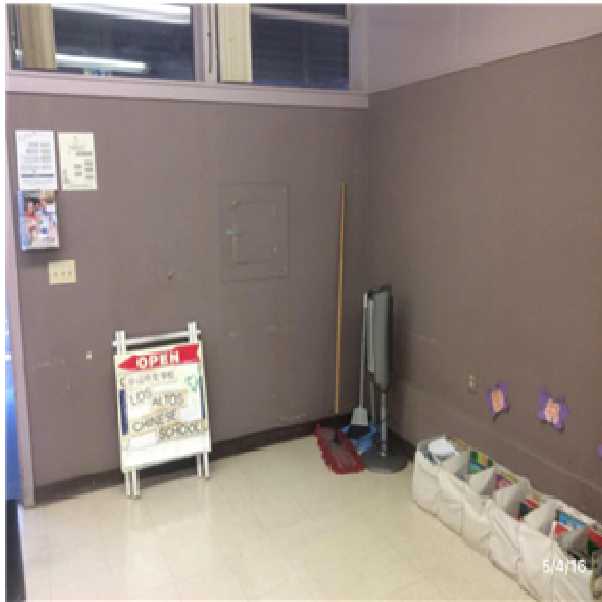
B3011 Roof Finishes:- View of BUR (Built-up Roofing) System



B3016 Gutters and Downspouts:- View of Galvanized Steel Perimeter Gutters & Downspout



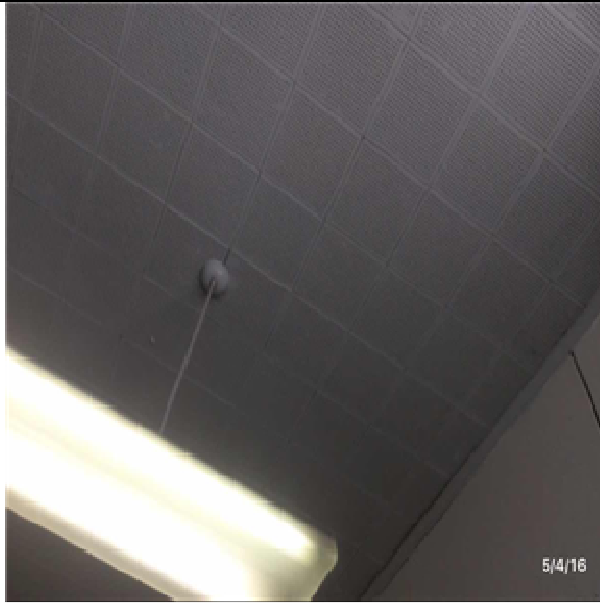
C3024 Flooring:- View of Vinyl Composite Tile (VCT)



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



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



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



D2013 Lavatories:- View of Vanity Top Lavatories



D2013 Lavatories:- View of Vanity Top Lavatories



D2013 Lavatories:- View of Vanity Top Lavatories



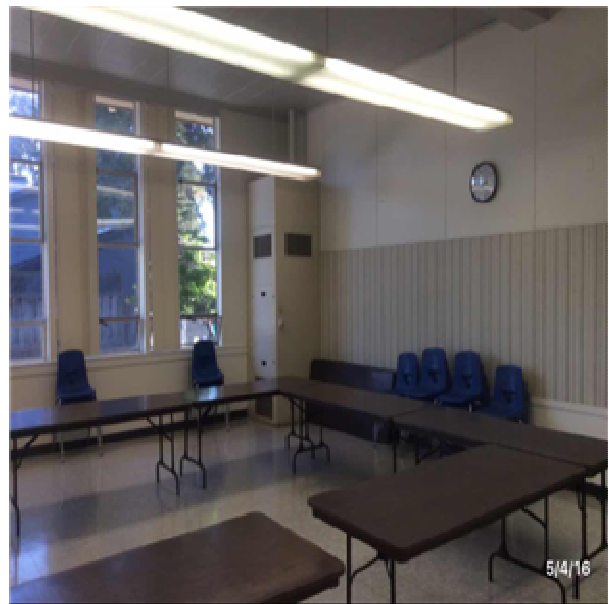
D2013 Lavatories:- View of Vanity Top Lavatories



D3021 Boilers:- View of Furnace - Gas



D3021 Boilers:- View of Furnace - Gas



D3021 Boilers:- View of Furnace - Gas



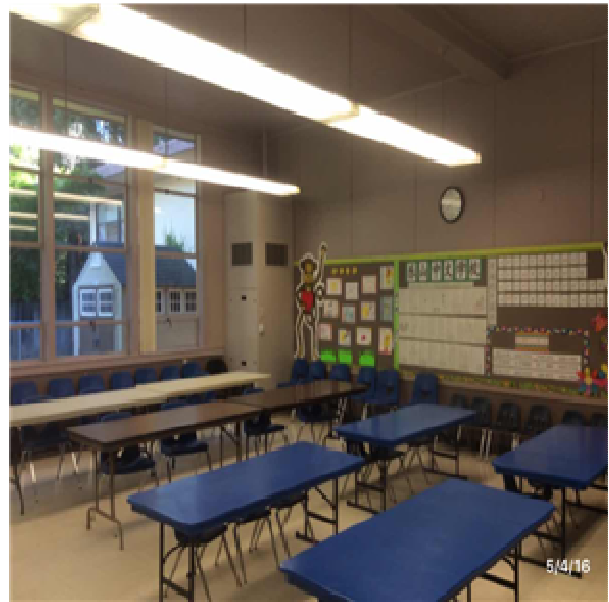
D5012 Low Tension Service & Dist:- View of Panelboards -
120/208volts, 60amp



D5012 Low Tension Service & Dist:- View of Panelboards -
120/208volts, 60amp



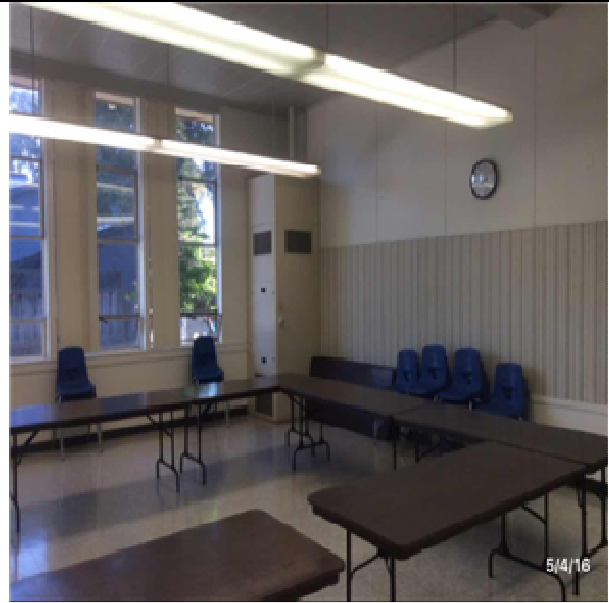
D5012 Low Tension Service & Dist:- View of Panelboards -
120/208volts, 60amp



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



D5022 Lighting Equipment:- View of Recessed Can Light Fixtures



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



D5022 Lighting Equipment:- View of Recessed Can Light Fixtures



APPENDIX C:
DOCUMENT REVIEW AND
WARRANTY INFORMATION

The following documents were reviewed as part of the facility condition assessment of the Classrooms 13-15 facility:

- + No plans were reviewed at the time of assessment.



APPENDIX D:
EQUIPMENT TABLES

Table D30 Summary of HVAC Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Interior	Furnace	Comfortmaker	Unknown	Unknown	Unknown	75 BTUH (assumed)	Gas	1995
Interior	Furnace	Comfortmaker	Unknown	Unknown	Unknown	75 BTUH (assumed)	Gas	1995
Interior	Furnace	Comfortmaker	GNJ075n1 2A1	L955016027	Unknown	75 BTUH	Gas	1995



APPENDIX E:
GLOSSARY OF TERMS

Acronyms & Glossary of Terms

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

Acronyms & Glossary of Terms

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

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

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

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

Codes – See building codes.

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

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

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

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

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

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

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

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

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



APPENDIX F:
ADA ITEMS FROM CITY OF LOS ALTOS, SELF
EVALUATION & TRANSITION PLAN APRIL 2014

Copy of Los Altos ADA Barrier Inventory, April 2014

LocationName April 2014	Barrier Location	Feature Type	Feature Code Number	Action Type Text	Action Cost
Bus Barn Theater					
Bus Barn Theater	Floor 1	Assembly Area	27 - 1	Provide accessible seating	\$2,500.00
Bus Barn Theater	Floor 1	Assembly Area	27 - 1	Provide an assistive listening system	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Replace stairs	\$6,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Install tread striping	\$500.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Replace stairs	\$6,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Install tread striping	\$500.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$500.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
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
Restroom					
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
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

Copy of Los Altos ADA Barrier Inventory, April 2014

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

