

**Facility Condition Assessment Services**

**Tier 1 Report of**

**Facility Condition Assessment**

**For  
City of Los Altos  
Concessions / Restroom  
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 Concessions / Restroom 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 2137-01 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

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

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

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

### PROJECT DETAILS

On April 21, 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	Concessions / Restroom
Property Type	MULTI
Full Address	97 Hillview Avenue Los Altos, California 94022-3740
Onsite Date	April 21, 2016
Historic District	No
Historic Building	No
Year Built	1986
Occupancy Status	Partially
Number of Stories	1
Gross Building Area (GSF)	512
Current Replacement Value (CRV)	\$ 108,000
ARV/GSF (\$/Sq Ft)	\$210.94 / Sq Ft

## BUILDING DESCRIPTION

### PROPERTY EXECUTIVE SUMMARY

The Concession / Restroom is part of the Hillview Park, located at 97 Hillview Avenue, Los Altos, California and was constructed in 1986. There are both a Men's and Women's restroom, associated janitor's room / services room and a concession stall. 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 frame with a board finish internally and redwood sheet and board finish externally with a painted finish. The building has a shallow pitched roof with a wood rafters and joists with a plywood deck and is covered in a built-up roof covering with stone chippings. There are no gutters or downspouts. The interior wall construction consist of a single masonry load bearing wall, which comprises a Concrete Masonry Unit (CMU), with a smooth surfaces and a painted finish. The building has a painted concrete floor finish throughout. The building has open soffits with a boarded ceiling with a clear varnished finish. There are open metal screens at high level to the restroom, a sliding clear plastic pane hatch and skylights provide natural light.

### MECHANICAL EXECUTIVE SUMMARY

The building has no heating or cooling at the building due to the open nature of the construction. Domestic hot water is not provided to the restrooms, however there is a small under counter electric water heater in the concession stall, below the sink. There is no wet-pipe fire suppression system present at the building.

### ELECTRICAL EXECUTIVE SUMMARY

The electrical system consists of two main distribution panels located in the store, which not only service the building but also the parking lot lighting, building signage lights, time clocks, walkway lights but also the two electric vehicle charging points adjacent the building. Both the interior and exterior lighting is comprised of surface mounted exterior grade incandescent fixtures due to the open nature of the building.

### SITE EXECUTIVE SUMMARY

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



**SUMMARY OF FINDINGS**

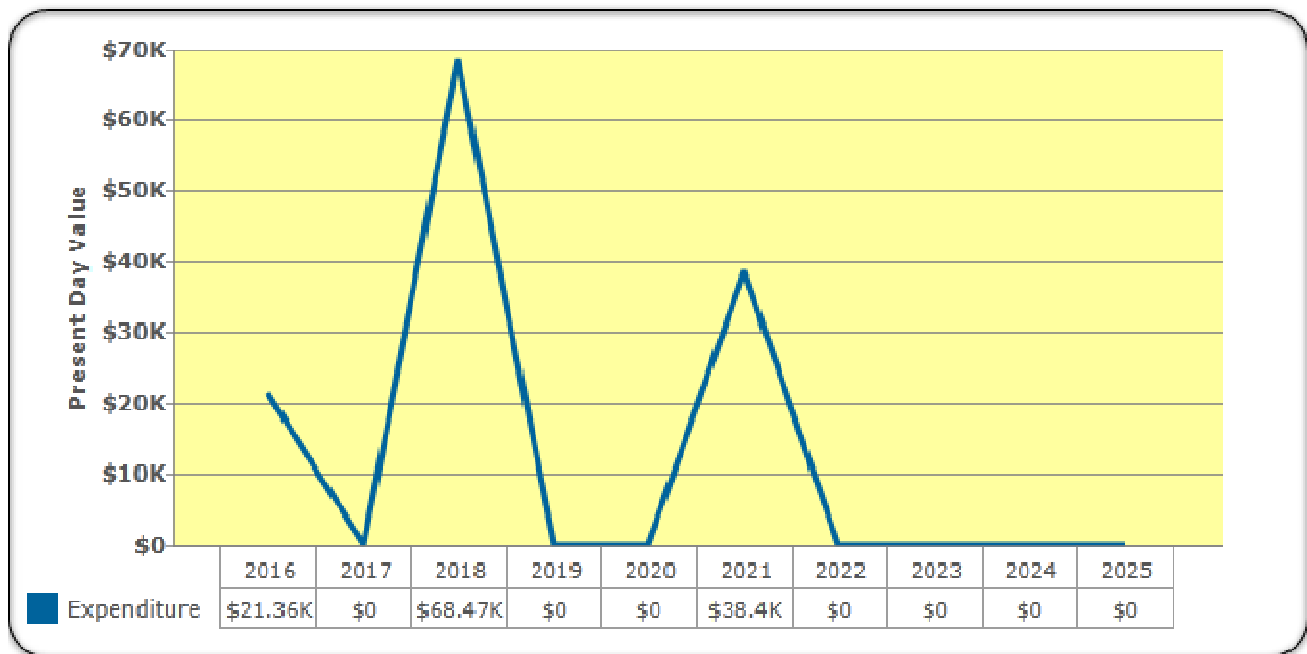
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement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

Key Findings	Metric
Current Year Facility Condition Needs Index	19.78
Immediate Capital Needs (Year 1) (included in FCNI)	\$21,362
Future Capital Needs (Year 2 to Year 10)	\$106,872

**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 Concessions / Restroom 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 \$128,233.

**Expenditure Forecast Over Study Period**



## KEY FINDINGS

- + B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of \$18,622 in year 2018
- + C Interiors: Replace Wood Ceiling - Painted or Stained at an estimated cost of \$22,472 in year 2018
- + D Services: ADA Adaptions at an estimated cost of \$11,760 in year 2016
- + D Services: ADA Adaptions at an estimated cost of \$5,600 in year 2016
- + D Services: Replace Wall Mounted Water Closets at an estimated cost of \$8,400 in year 2021
- + D Services: Replace Switchboard - 120/208volts, 400 to 2000amp at an estimated cost of \$7,680 in year 2021
- + D Services: Replace Panelboard - 120/240volts, 60 to 2000amp at an estimated cost of \$5,963 in year 2021
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinets - Standard at an estimated cost of \$18,810 in year 2018

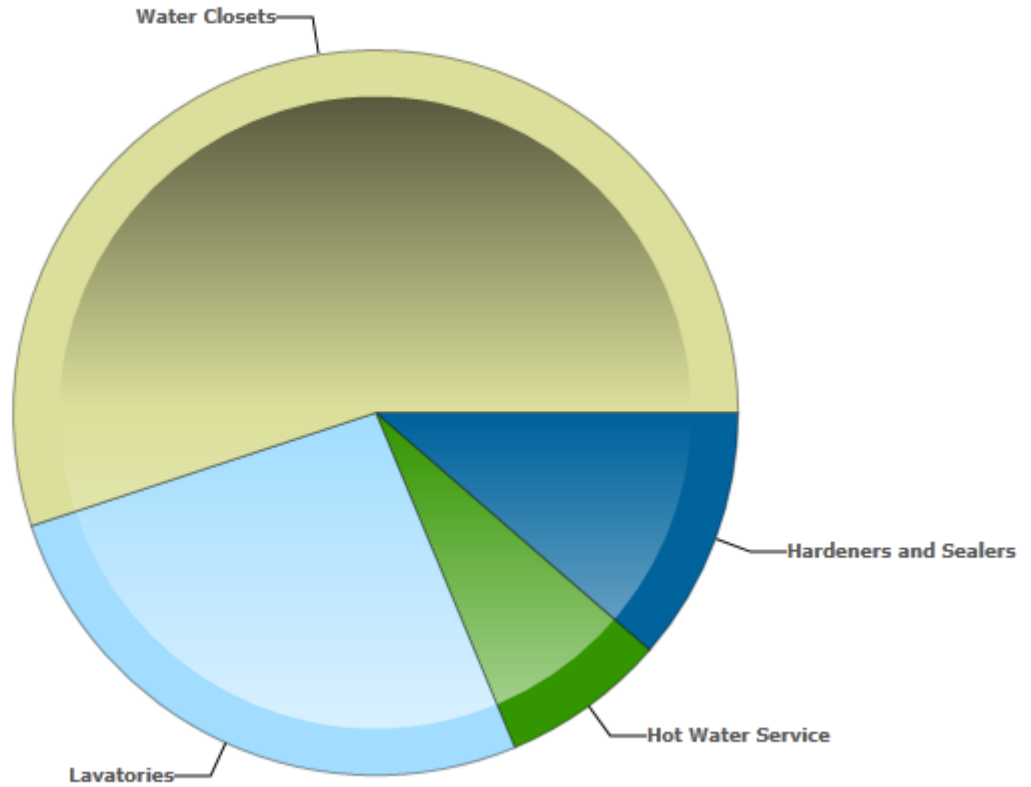
1 All costs presented in present day values

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

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

DISTRIBUTION OF IMMEDIATE (YEAR 1) NEEDS BY BUILDING SYSTEM

**Distribution of Immediate Needs by Building System**

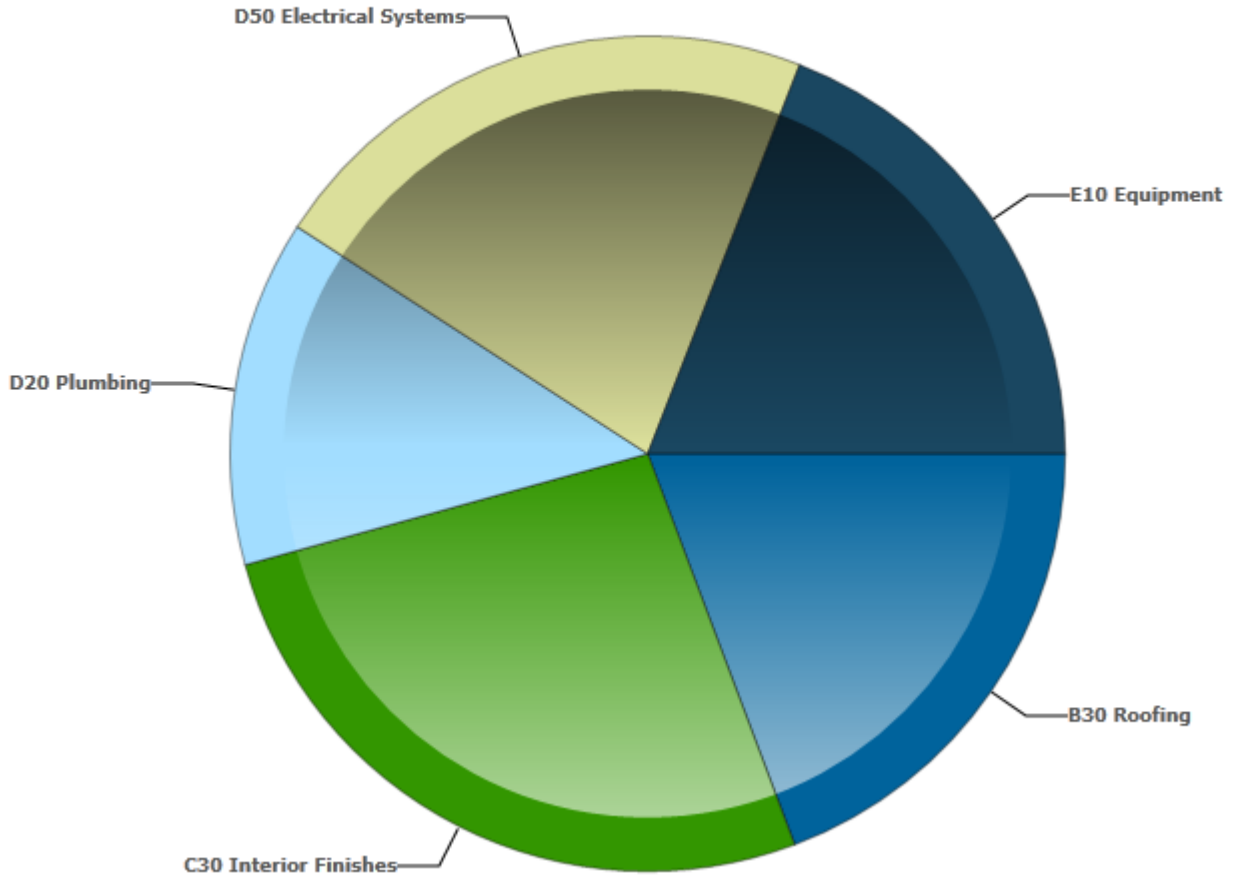


Building System	Estimated Cost	Percentage of Total Cost
Hardeners and Sealers	\$2,427	11.4%
Hot Water Service	\$1,575	7.4%
Lavatories	\$5,600	26.2%
Water Closets	\$11,760	55.1%
<b>Total</b>	<b>\$21,362</b>	<b>100%</b>



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

**Distribution of Capital Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
B30 Roofing	\$20,597	19.3%
C30 Interior Finishes	\$28,258	26.4%
D20 Plumbing	\$14,360	13.4%
D50 Electrical Systems	\$23,279	21.8%
E10 Equipment	\$20,378	19.1%
<b>Total</b>	<b>\$106,872</b>	<b>100%</b>

**FACILITY CONDITION NEEDS INDEX**

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

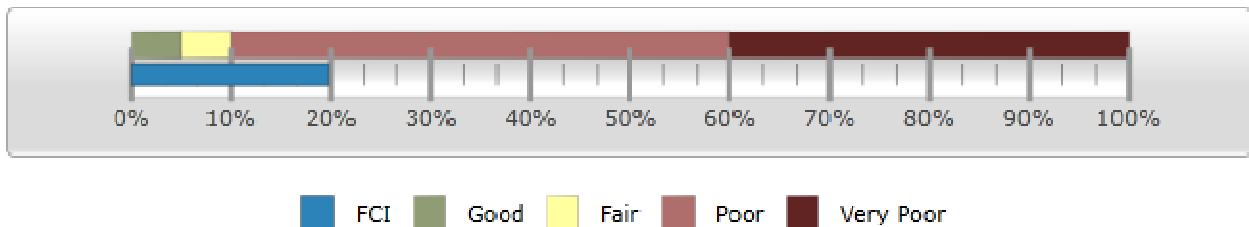
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV)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

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

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

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

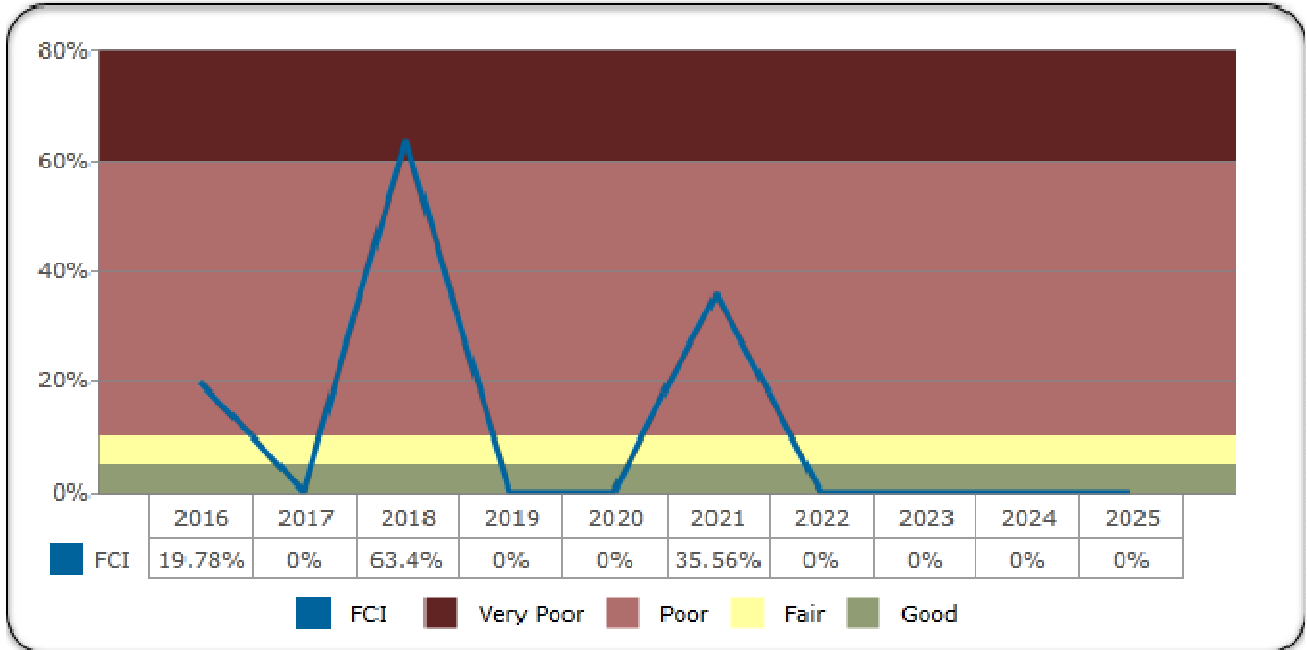
The chart below indicates the current FCNI ratio of the Concessions / Restroom building.



**Concessions / Restroom, FCNI: 19.78%**

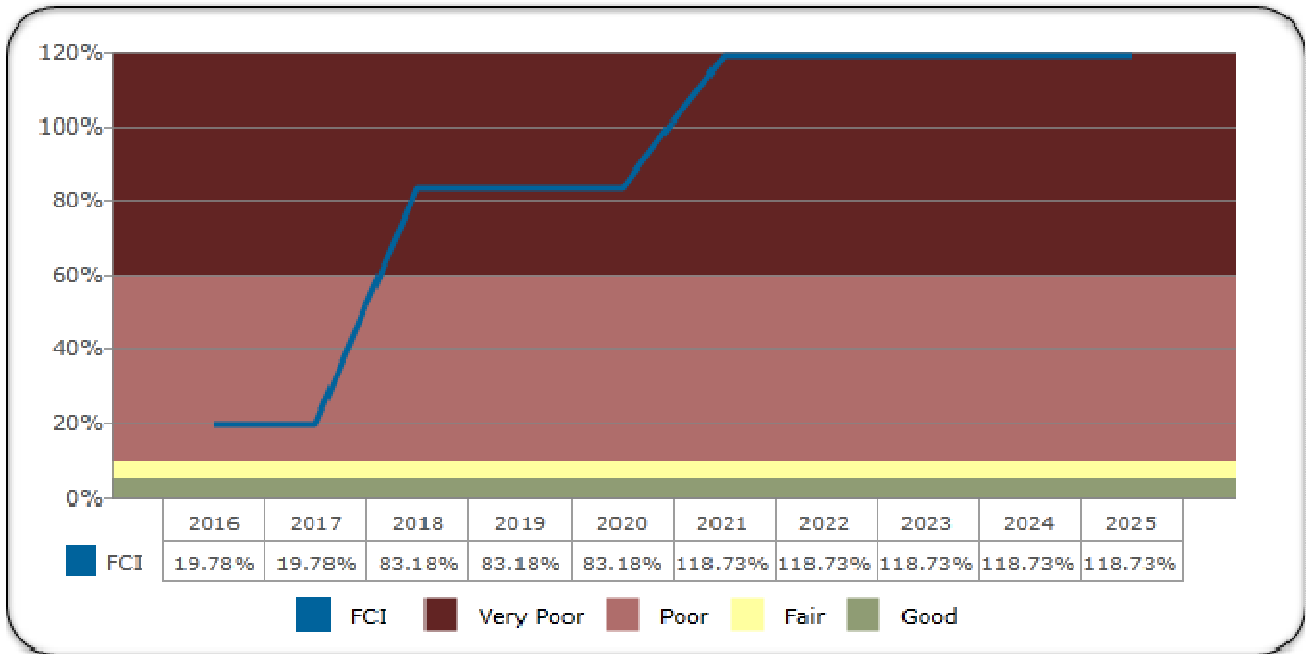
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

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



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

### Cumulative Effects of FCI over the Study Period



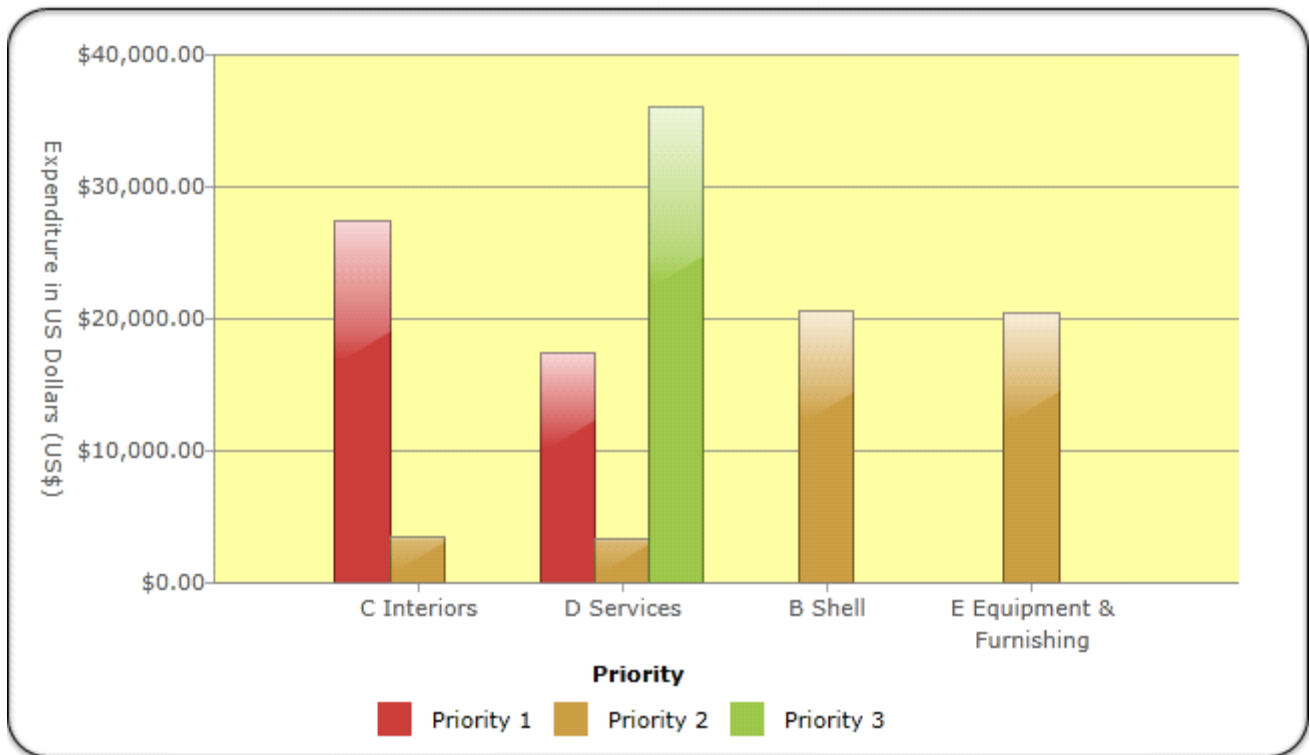
### NEEDS SORTED BY PRIORITIZATION OF WORK

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

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

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

**Planning Horizon Needs by System and Priority**



Building System	Priority 1	Priority 2	Priority 3	Total
B Shell	\$	\$20,597	\$	\$20,597
C Interiors	\$27,325	\$3,359	\$	\$30,684
D Services	\$17,360	\$3,238	\$35,977	\$56,574
E Equipment & Furnishing	\$	\$20,378	\$	\$20,378
<b>Totals</b>	<b>\$44,685</b>	<b>\$47,571</b>	<b>\$35,977</b>	<b>\$128,233</b>

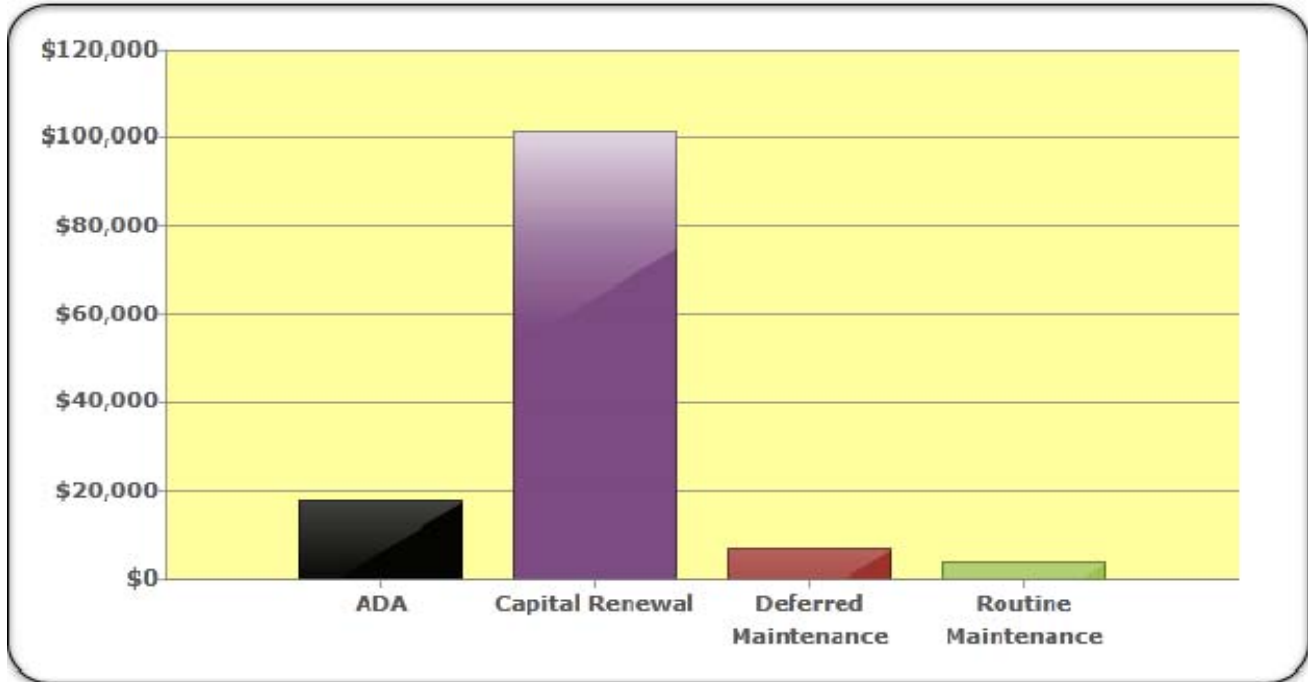
### NEEDS SORTED BY PLAN TYPE

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

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

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

### Planning Horizon Needs by Category



Building System	Total Cost
Deferred Maintenance	\$6,428
Capital Renewal	\$101,086
Routine Maintenance	\$3,359
ADA	\$17,360
<b>Total</b>	<b>\$128,233</b>

## ^ SUBSTRUCTURE SYSTEMS

### A10 FOUNDATIONS

#### A1011 Wall Foundations

##### DESCRIPTION

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

##### CONDITION

The footings are not visible due to their location below the exterior wall construction. However there is no deterioration to the wall constructions that they are supporting, therefore we assume them to be in fair condition and free from defects. 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" 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

#### B1022 Pitched Roof Construction

##### DESCRIPTION

The building's roof construction consisted of traditional wood roof rafters which are covered with a wood board deck and Built-up Roof covering. There are open deep eaves which overhang the building on all sides, three skylights and no rainwater gutters or downspouts.

##### CONDITION

The roof construction and deck are visible due to the open construction and there are no signs of roof leaks or roof deflection therefore, no action for repair or replacement is required within the study period.

#### B1033 Wood Frame Structure

##### DESCRIPTION

The building's exterior wall construction consisted of wood framing with a board finish internally and redwood sheet and board 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

Certain areas of the exterior walls are constructed of painted vertical wood board and battens which we assume is supported by wood studs.

##### CONDITION

The exterior wall construction was observed to be in fair condition. The wood siding has been regularly painted. We recommend repainting of the surface of the wood siding during the term in the study period to maintain the appearance of the building and also the wood itself.

#### B2013 Exterior Louvers, Screens, and Fencing

##### DESCRIPTION

The building contains wood framed metal louvers at clearstory level to the restrooms.



## CONDITION

The metal louvers appeared to be in fair condition; therefore we do not anticipate replacement in the study period. We recommend repainting of the surface of the louvers during the term in the study period as part of the repainting of the building exterior.

### B2016 Exterior Soffits

## DESCRIPTION

The building exterior soffits consisted of exposed eaves with wood boards with a painted finish at the roof level.

## 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 plastic pane, sliding, anodized aluminum window units at the south exterior elevation, which provide a serving hatch to the concession stand.

## CONDITION

The window systems appeared to be in fair condition. We noted no deterioration of frame and/or glass which would require any actions during the study period.

### B2039 Other Doors & Entrances

## DESCRIPTION

The building contained five single hollow metal doors with a painted finishes. Four of the doors are at the exterior, the fifth door is at the interior from the concession stand to the maintenance storage. The doors contain lever handles at the interior and exterior. The door to the concession office is a barn door with serving ledge.

## CONDITION

The hollow metal doors appeared to be in fair condition with no major signs of damage or deterioration. There were no issues with these doors therefore no actions will be generated during the study period. 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 repainting of the exterior walls.

## B30 ROOFING

### B3011 Roof Finishes

#### DESCRIPTION

The 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, there are no gutters or downspouts.

#### CONDITION

The BUR covering appeared to be in poor to fair condition with no observed or reported leaks. 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, we anticipate replacement early in the study period.

### B3021 Glazed Roof Openings

#### DESCRIPTION

The roof level contained three plastic skylights, which bring in natural light. The skylights consisted of square metal framed unit with dome plastic glazing.

#### CONDITION

The skylights appeared to be in fair condition. The skylights had no reported or observed moisture ingress present; However, The typical EUL for this type of skylight is thirty years. We recommend replacing the skylights at the same time as the replacement roof covering 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
134850	B3010	Replace BUR (Built-up Roofing) System	Priority 2	2018	\$18,622
134851	B3020	Replace Skylight - Plastic	Priority 2	2018	\$1,975

#### TOTALS BY YEAR

Year	Total Expenditures
2018	\$20,597

## C INTERIORS SYSTEMS

### C10 INTERIOR CONSTRUCTION

#### C1011 Fixed Partitions

##### DESCRIPTION

The building's interior wall construction consisted of a single masonry load bearing wall, which comprises a Concrete Masonry Unit (CMU), with a smooth surfaces and a painted finish. The CMU wall construction is laid in a running bond with standard mortar joints, with bucket handle pointing.

##### CONDITION

The interior masonry construction was observed to be in fair condition with no obvious bulging or cracking present, therefore no replacement actions will be generated during the study period. The CMU wall will require repainting later in the study period.

### 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 poor condition. We anticipate the repainting of the interior surfaces early in the study period to maintain appearances.

#### C3023 Hardeners and Sealers

##### DESCRIPTION

The floor finishes throughout the building are a painted non-slip floor paint.

##### CONDITION

The floor finishes appeared in poor - fair condition throughout the building. We are unaware of the paint finish, however the maintenance personnel confirmed that it was not an epoxy finish. We are unaware of the age of the floor paint, however we assume it to be more than fifteen years of age, therefore based on the typical EUL of five years for this type of finish and current observed condition, we anticipate repainting both early and later in the study period.

#### C3031 Ceiling Finishes

##### DESCRIPTION

The interior wood soffits consist of predominately varnish finishes.

## CONDITION

The interior wood ceilings were observed to be in fair condition. We anticipate the repainting of the interior surfaces early in the study period to maintain appearances, at the same time as the interior wall finishes.

## 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
134852	C3010	Replace Painted Finish - Standard	Priority 2	2018	\$3,359
134853	C3020	Replace Floor Paint - Non Slip	Priority 1	2016	\$725
134854	C3020	Replace Floor Paint - Non Slip	Priority 1	2021	\$725
134855	C3020	Replace Floor Paint - Non Slip	Priority 1	2016	\$1,702
134856	C3020	Replace Floor Paint - Non Slip	Priority 1	2021	\$1,702
134857	C3030	Replace Wood Ceiling - Painted or Stained	Priority 1	2018	\$22,472

## TOTALS BY YEAR

Year	Total Expenditures
2016	\$2,427
2018	\$25,831
2021	\$2,427

## D SERVICES SYSTEMS

### D20 PLUMBING

#### D2011 Water Closets

##### DESCRIPTION

There are three wall mounted vitreous china water closets with plastic seats located within the restrooms. They are all tank-less type units with manual flush valves.

##### CONDITION

The water closets were observed to be in poor condition. They are assumed to be original and based on a typical EUL of thirty-five years we recommend that they are considered for replacement during 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

The building contained one wall hung water-less vitreous china urinal in the men's restroom.

##### CONDITION

The urinal was observed to be in fair to good condition. The urinal drained properly and appeared to not have any cracks in the china; based on a typical EUL of thirty years, therefore no action for replacement is anticipated during the study period.

#### D2013 Lavatories

##### DESCRIPTION

The building contained two wall hung vitreous china lavatories in the restrooms. The lavatory had a single metal metered faucets.

##### 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 a typical EUL of thirty-five years we recommend that they are considered for replacement during the study period.

#### D2014 Sinks

##### DESCRIPTION

The building contained a double bowl stainless steel kitchen sink in the concession stand, which had metal non-metering single handle (lever) faucet.

## CONDITION

The counter top stainless sink was observed to be in poor - fair condition. The sinks drained properly and appeared not to have any damage in the stainless steel finish; however, given the fact that the countertop and kitchen cabinets will need replacement during the study period, we recommend the sinks and faucet is replaced at the same time.

### D2022 Hot Water Service

## DESCRIPTION

The building contained one electric domestic water heater which is located under the kitchen sink in the concession stall. The water heater is manufactured by Rheem with an assumed capacity of 20 gallons.

## CONDITION

The domestic water heater appeared to be in fair condition. We are unaware of any operating issues; however we assume that the unit is more than fifteen years of age and therefore is due for replacement early in the study period, based on a typical EUL of fifteen years.

### D2031 Waste Piping

## DESCRIPTION

Waste piping is assumed to be a combination of both PVC and cast iron piping throughout the building.

## CONDITION

The waste piping appears in fair condition. Maintenance personnel reported that some waste piping has been replaced at the kitchen. The typical EUL for this type of waste piping is fifty years; therefore it 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
134858	D2010	Replace Countertop Double Bowl Kitchen Sink	Priority 2	2018	\$1,663
134859	D2010	Replace Wall Mounted Water Closets	Priority 3	2021	\$8,400
134860	D2010	ADA Adaptions	Priority 1	2016	\$11,760
134861	D2010	Replace Wall Hung Lavatories	Priority 3	2021	\$4,298
134862	D2010	ADA Adaptions	Priority 1	2016	\$5,600
134863	D2020	Replace Domestic Hot Water Heater - Electric	Priority 2	2016	\$1,575

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$18,935
2018	\$1,663
2021	\$12,698

## D50 ELECTRICAL SYSTEMS

### D5012 Low Tension Service & Dist

#### DESCRIPTION

The building contains two Main Distribution Panels (MDP). One is rated at 120/208 volts at 225 amps, the other at 120/208 volts at 200 amps, both are manufactured by Square D. It was observed that the panels not only service the building but also the parking lot lighting, building signage lights, time clocks, walkway lights but also the two electric vehicle charging points adjacent the building.

#### CONDITION

The panels appeared to be in fair 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 during 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 poor - fair 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

Lighting at the building both interior and exterior utilizes exterior light fixtures due to the environment. They are all wall mounted incandescent light fixtures.

#### CONDITION

The lighting fixtures were observed to be in fair condition. We anticipate the incandescent lighting will need to be replaced in the study period. When the interior lighting is replaced consideration should be taken to replace the incandescent lamps with more efficient energy saving lamps.



**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
134864	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 3	2021	\$5,963
134865	D5010	Replace Switchboard - 120/208volts, 400 to 2000amp	Priority 3	2021	\$7,680
134866	D5020	Replace Incandescent Exterior Light Fixture(s)	Priority 3	2021	\$4,505
134867	D5020	Replace Wiring Systems (Inc. Receptacles & Switches)	Priority 3	2021	\$4,035
134868	D5030	Replace Time Clock	Priority 3	2021	\$1,097

**TOTALS BY YEAR**

Year	Total Expenditures
2021	\$23,279

## E EQUIPMENT & FURNISHING SYSTEMS

### E10 EQUIPMENT

#### E1095 Unit Kitchens

#### DESCRIPTION

The building contains original base units with a laminated 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 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
134869	E1090	Replace Unit Kitchens - Counter Top - Laminated	Priority 2	2018	\$1,568
134870	E1090	Replace Floor Mounted Base Cabinets - Standard	Priority 2	2018	\$18,810

#### TOTALS BY YEAR

Year	Total Expenditures
2018	\$20,378



## 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 the City of Los Altos, Self Evaluation & Transition Plan April 2014



**APPENDIX A:**  
CAPITAL EXPENDITURES

# Deficiency Report

## Concessions / Restroom

GSF: 600

Year Built: 1960

Renew Year :

Replacement Cost: \$108,000

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2016	\$21,362	134853	C3020	Deferred Maintenance	Replace Floor Paint - Non Slip	132	SF	\$5.49	\$725	\$725
		134855	C3020	Deferred Maintenance	Replace Floor Paint - Non Slip	310	SF	\$5.49	\$1,702	\$1,702
		134860	D2010	ADA	ADA Adaptions	1	EACH	\$11,760.00	\$11,760	\$11,760
		134862	D2010	ADA	ADA Adaptions	2	EACH	\$2,800.00	\$5,600	\$5,600
		134863	D2020	Deferred Maintenance	Replace Domestic Hot Water Heater - Electric	20	GALS	\$78.75	\$1,575	\$1,575
2018	\$68,468	134850	B3010	Capital Renewal	Replace BUR (Built-up Roofing) System	990	SF	\$18.81	\$18,622	\$18,622
		134851	B3020	Capital Renewal	Replace Skylight - Plastic	27	SF	\$73.15	\$1,975	\$1,975
		134852	C3010	Routine Maintenance	Replace Painted Finish - Standard	1534	SF	\$2.19	\$3,359	\$3,359
		134857	C3030	Capital Renewal	Replace Wood Ceiling - Painted or Stained	512	SF	\$43.89	\$22,472	\$22,472
		134858	D2010	Capital Renewal	Replace Countertop Double Bowl Kitchen Sink	1	EACH	\$1,662.50	\$1,663	\$1,663
		134869	E1090	Capital Renewal	Replace Unit Kitchens - Counter Top - Laminated	20	LF	\$78.38	\$1,568	\$1,568
		134870	E1090	Capital Renewal	Replace Floor Mounted Base Cabinets - Standard	20	LF	\$940.50	\$18,810	\$18,810

## Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2021	\$38,403	134854	C3020	Deferred Maintenance	Replace Floor Paint - Non Slip	132	SF	\$5.49	\$725	\$725
		134856	C3020	Deferred Maintenance	Replace Floor Paint - Non Slip	310	SF	\$5.49	\$1,702	\$1,702
		134859	D2010	Capital Renewal	Replace Wall Mounted Water Closets	3	EACH	\$2,800.00	\$8,400	\$8,400
		134861	D2010	Capital Renewal	Replace Wall Hung Lavatories	2	EACH	\$2,148.78	\$4,298	\$4,298
		134864	D5010	Capital Renewal	Replace Panelboard - 120/240volts, 60 to 2000amp	225	AMP	\$26.50	\$5,963	\$5,963
		134865	D5010	Capital Renewal	Replace Switchboard - 120/208volts, 400 to 2000amp	200	AMP	\$38.40	\$7,680	\$7,680
		134866	D5020	Capital Renewal	Replace Incandescent Exterior Light Fixture(s)	17	EACH	\$265.00	\$4,505	\$4,505
		134867	D5020	Capital Renewal	Replace Wiring Systems (Inc. Receptacles & Switches)	512	SF	\$7.88	\$4,035	\$4,035
		134868	D5030	Capital Renewal	Replace Time Clock	1	EACH	\$1,097.25	\$1,097	\$1,097
Total									Total:	<b>\$128,233</b>

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

# APPENDIX B: PHOTOGRAPHIC RECORD



A1011 Wall Foundations:- View of Slab-on-Grade Reinforced Concrete Raft



B1022 Pitched Roof Construction:- View of Traditional Wood Beams and Rafters

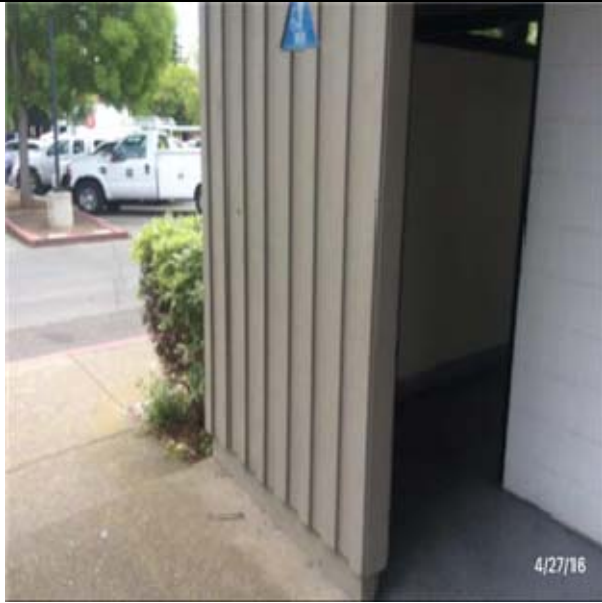


B1022 Pitched Roof Construction:- View of Traditional Wood Beams and Rafters



B1033 Wood Frame Structure:- View of Structural Wood Columns and Beams





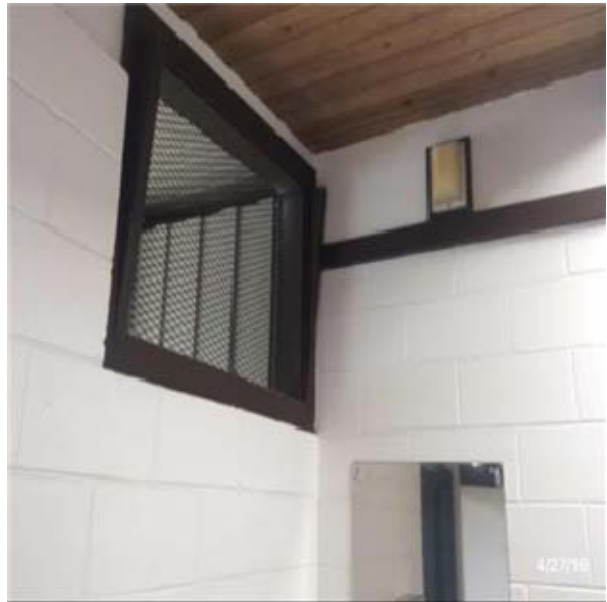
B2011 Exterior Wall Construction:- View of Wood Clapboard Siding



B2011 Exterior Wall Construction:- View of Wood Clapboard Siding



B2011 Exterior Wall Construction:- View of Wood Clapboard Siding



B2013 Exterior Louvers, Screens, and Fencing:- View of Metal screens in wood frames



B2013 Exterior Louvers, Screens, and Fencing:- View of Metal screens in wood frames



B2016 Exterior Soffits:- View of Exterior Soffits



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



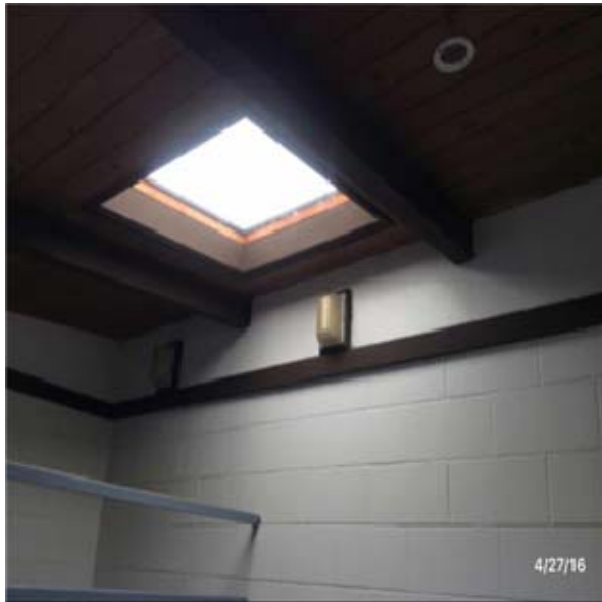
B2039 Other Doors & Entrances:- View of Exterior Single HM Doors



B2039 Other Doors & Entrances:- View of Exterior Single HM Doors



B2039 Other Doors & Entrances:- View of Exterior Single HM Doors



B3021 Glazed Roof Openings:- View of Skylight - Plastic



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



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



C3023 Hardeners and Sealers:- View of Floor Paint - Non Slip



C3023 Hardeners and Sealers:- View of Floor Paint - Non Slip



C3023 Hardeners and Sealers:- View of Floor Paint - Non Slip





C3031 Ceiling Finishes:- View of Wood Ceiling - Painted or Stained



C3031 Ceiling Finishes:- View of Wood Ceiling - Painted or Stained



D2011 Water Closets:- View of Wall Mounted Water Closets



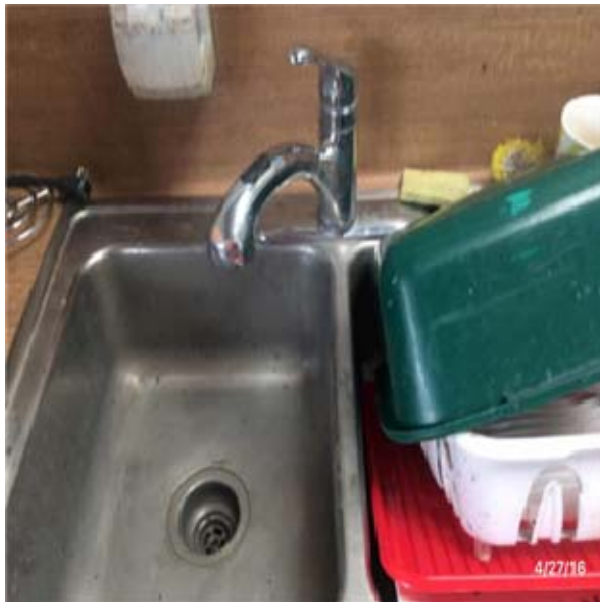
D2011 Water Closets:- View of Wall Mounted Water Closets



D2012 Urinals:- View of Wall Hung Urinal



D2013 Lavatories:- View of Wall Hung Lavatories



D2014 Sinks:- View of Countertop Double Bowl Kitchen Sink



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



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



D2031 Waste Piping:- View of Sanitary Water Gravity Discharge



D2031 Waste Piping:- View of Sanitary Water Gravity Discharge



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



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



D5022 Lighting Equipment:- View of Incandescent Exterior  
Light Fixture(s)

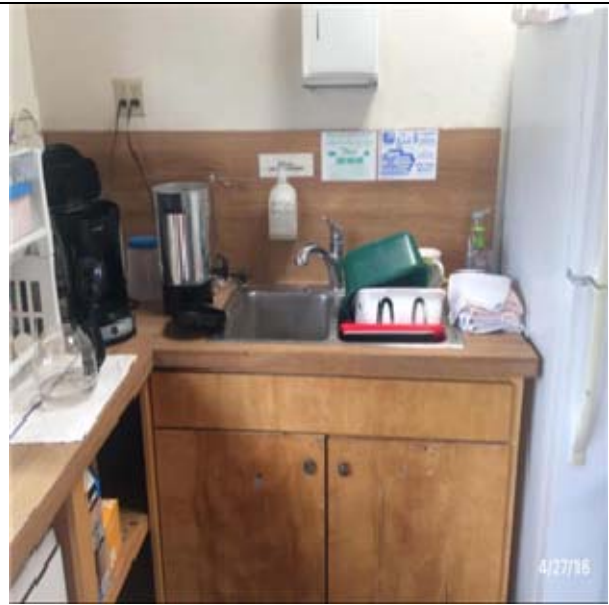


D5022 Lighting Equipment:- View of Incandescent Exterior  
Light Fixture(s)





D5036 Clock and Program Systems:- View of Time Clock



E1095 Unit Kitchens:- View of Floor Mounted Base Cabinets - Standard



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



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

The following documents were reviewed as part of the facility condition assessment of the Concessions / Restroom facility:

- + There was limited documentation available.



**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
Interior	Domestic Hot Water Heater	Rheem	Unknown	Unknown	Unknown	20 Gallon	Electric	2001



**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 a complex geometric design. A large blue triangle is positioned in the upper left. A green shape, resembling a stylized letter 'T' or a cross, is centered and overlaps the blue triangle and a large green area that occupies the bottom right. Thin white lines intersect these shapes, creating a grid-like structure.

**APPENDIX F:**  
ADA ITEMS FROM THE 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

