

**Facility Condition Assessment Services**

**Tier 1 Report of**

**Facility Condition Assessment**

**For  
City of Los Altos  
Multi-Purpose Building  
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 Multi-Purpose Building 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 04/19/2016, FGUS: Mark Collett of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by David Fanucchi (Facilities / Fleet Supervisor) and Roby Robertson (Maintenance Technician) who are associated with City of Los Altos.

**BUILDING DETAILS**

Item	Description
Project Name	Multi-Purpose Building
Property Type	
Full Address	97 Hillview Avenue Los Altos, California 94022-3740
Onsite Date	04/19/2016
Historic District	No
Historic Building	No
Year Built	1950
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	3,709
Current Replacement Value (CRV)	\$ 815,980
ARV/GSF (\$/Sq Ft)	\$220.00 / Sq Ft

## BUILDING DESCRIPTION

### PROPERTY EXECUTIVE SUMMARY

The Multi-Purpose Room is part of the Hillview Community Center, located at 97 Hillview Avenue, Los Altos, California and was constructed in 1950. There were originally the dining area / assembly with associated, stage area, kitchen servery and staff restrooms. 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 and steel 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 a small stone ballast finish. The interior partitions consist of stud walls with wood boards and painted stucco plaster. The building has a combination of ceramic tiles and vinyl tile and carpet flooring to the stage area. The building has painted adhered acoustic tile ceilings. Circulation is via exterior covered open corridors.

### MECHANICAL EXECUTIVE SUMMARY

The building is heated by a natural gas fired furnace unit located in the Hal Brady Building boiler room. Domestic hot water is provided by a natural gas fired water heater located in the store room. There is no cooling at the building. The boiler provides hot water for the below floor heating. Local domestic hot water is provided to kitchen sinks and restrooms.

### ELECTRICAL EXECUTIVE SUMMARY

The electrical system consists of a main distribution panels located in the main hall. Interior lighting is comprised of suspended fluorescent fixtures to the kitchen, recessed fluorescent fixtures to the main hall area and ceiling mounted fixtures to storage and stage areas. 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**

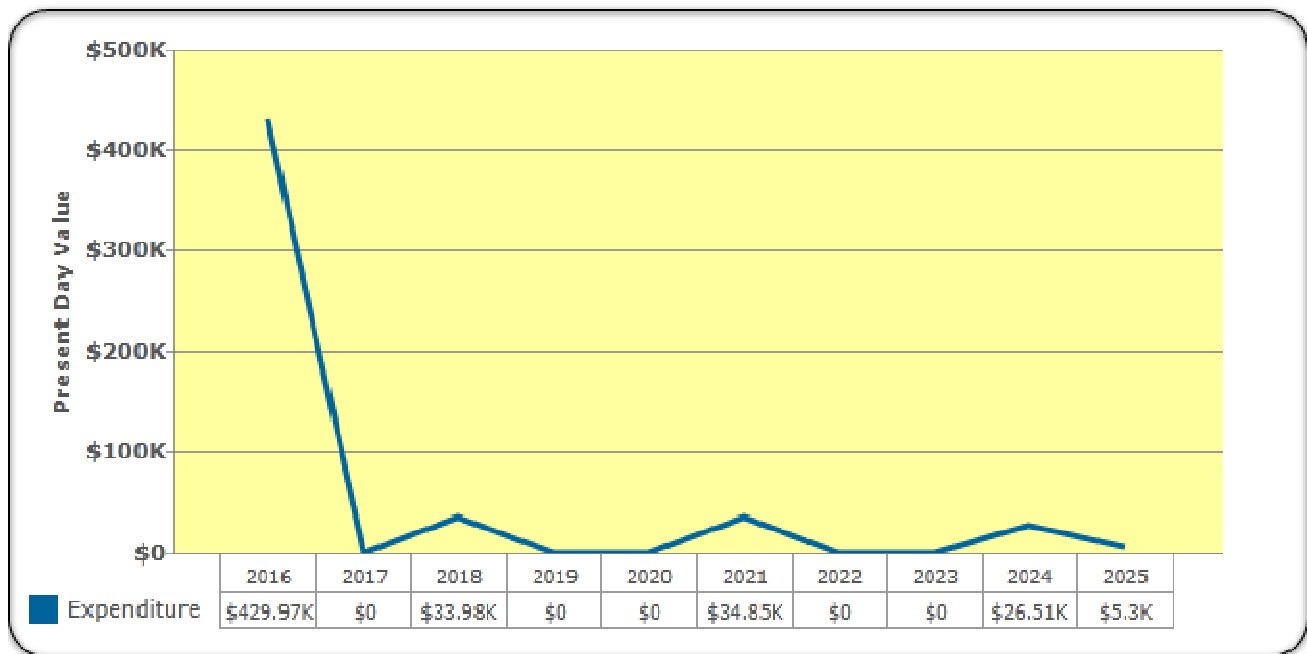
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement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

Key Findings	Metric
Current Year Facility Condition Needs Index	52.69
Immediate Capital Needs (Year 1) (included in FCNI)	\$429,973
Future Capital Needs (Year 2 to Year 10)	\$100,642

**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 Multi-Purpose Building 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 \$530,615.

**Expenditure Forecast Over Study Period**



## KEY FINDINGS

- + B Shell: ADA Door at an estimated cost of \$37,520 in year 2016
- + B Shell: Replace Single Solid Core Wood Doors at an estimated cost of \$26,334 in year 2016
- + B Shell: Replace Steel Window Units - Casement, Double Hung, Vent or Sliding at an estimated cost of \$49,321 in year 2016
- + B Shell: Replace BUR (Built-up Roofing) Covering to Canopy at an estimated cost of \$15,461 in year 2016
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$52,406 in year 2016
- + B Shell: Repaint Exterior Wall Surfaces at an estimated cost of \$6,143 in year 2018
- + C Interiors: ADA Stairway at an estimated cost of \$81,760 in year 2016
- + C Interiors: Replace Interior Single Wood Door(s) at an estimated cost of \$10,241 in year 2016
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$24,237 in year 2016
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$26,510 in year 2016
- + C Interiors: Replace Vinyl Composite Tile (VCT) at an estimated cost of \$19,159 in year 2021
- + C Interiors: Replace Acoustic Ceiling System - Standard at an estimated cost of \$12,021 in year 2021
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$26,510 in year 2024
- + D Services: Replace Fume Hood Exhaust System - Standard at an estimated cost of \$48,840 in year 2016
- + D Services: Replace Sanitary Water Gravity Discharge at an estimated cost of \$9,393 in year 2016
- + D Services: Replace Fluorescent Strip Light Fixtures at an estimated cost of \$8,359 in year 2018
- + D Services: Replace Fluor. Light 2' x 4' Recess/Surface Mounted Fixtures at an estimated cost of \$19,479 in year 2018
- + D Services: Replace Panelboard - 120/240volts, 60 to 2000amp at an estimated cost of \$5,300 in year 2025
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinet(s) - Standard at an estimated cost of \$18,000 in year 2016

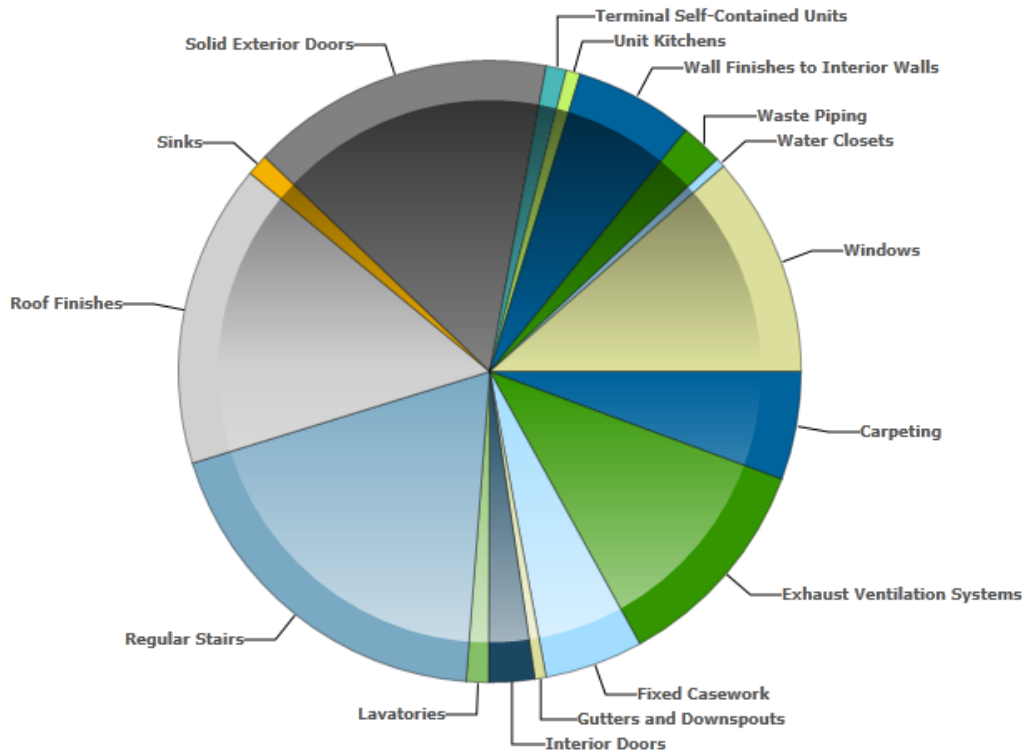
1 All costs presented in present day values

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**

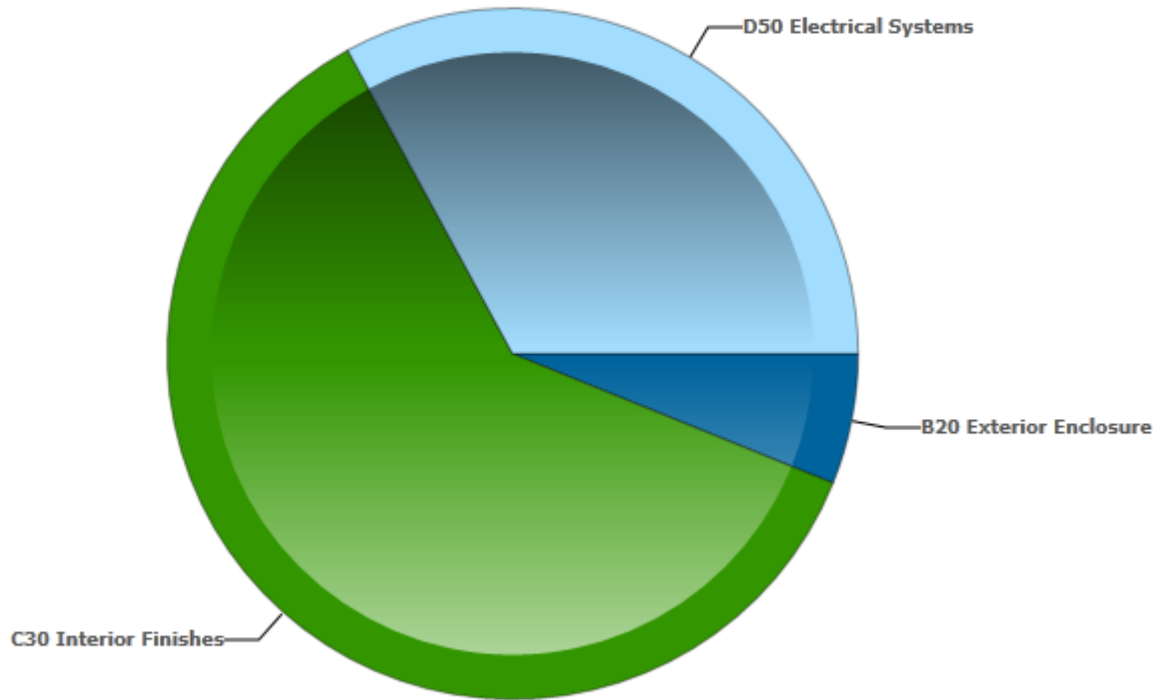


Building System	Estimated Cost	Percentage of Total Cost
Carpets	\$24,237	5.6%
Exhaust Ventilation Systems	\$48,840	11.4%
Fixed Casework	\$21,960	5.1%
Gutters and Downspouts	\$2,511	0.6%
Interior Doors	\$10,241	2.4%
Lavatories	\$4,949	1.2%
Regular Stairs	\$81,760	19.0%
Roof Finishes	\$67,866	15.8%
Sinks	\$4,813	1.1%
Solid Exterior Doors	\$67,765	15.8%
Terminal Self-Contained Units	\$4,572	1.1%
Unit Kitchens	\$3,135	0.7%
Wall Finishes to Interior Walls	\$26,510	6.2%
Waste Piping	\$9,393	2.2%
Water Closets	\$2,100	0.5%
Windows	\$49,321	11.5%
<b>Total</b>	<b>\$429,973</b>	<b>100%</b>



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

**Distribution of Capital Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$6,143	6.1%
C30 Interior Finishes	\$61,362	61.0%
D50 Electrical Systems	\$33,138	32.9%
<b>Total</b>	<b>\$100,642</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.

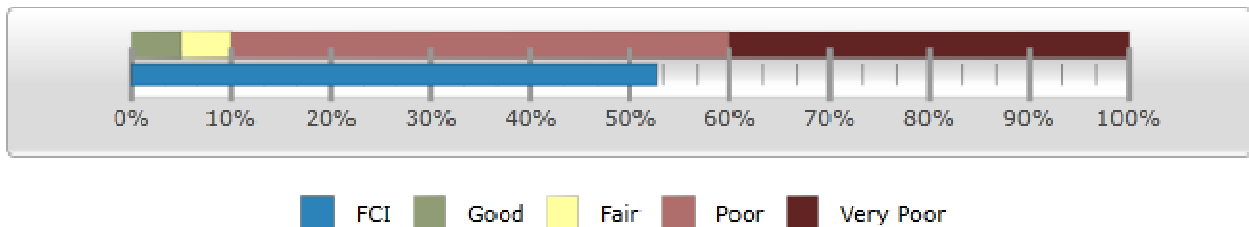
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV) 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
<b>GOOD</b>	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
<b>FAIR</b>	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
<b>POOR</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
<b>V-POOR</b>	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

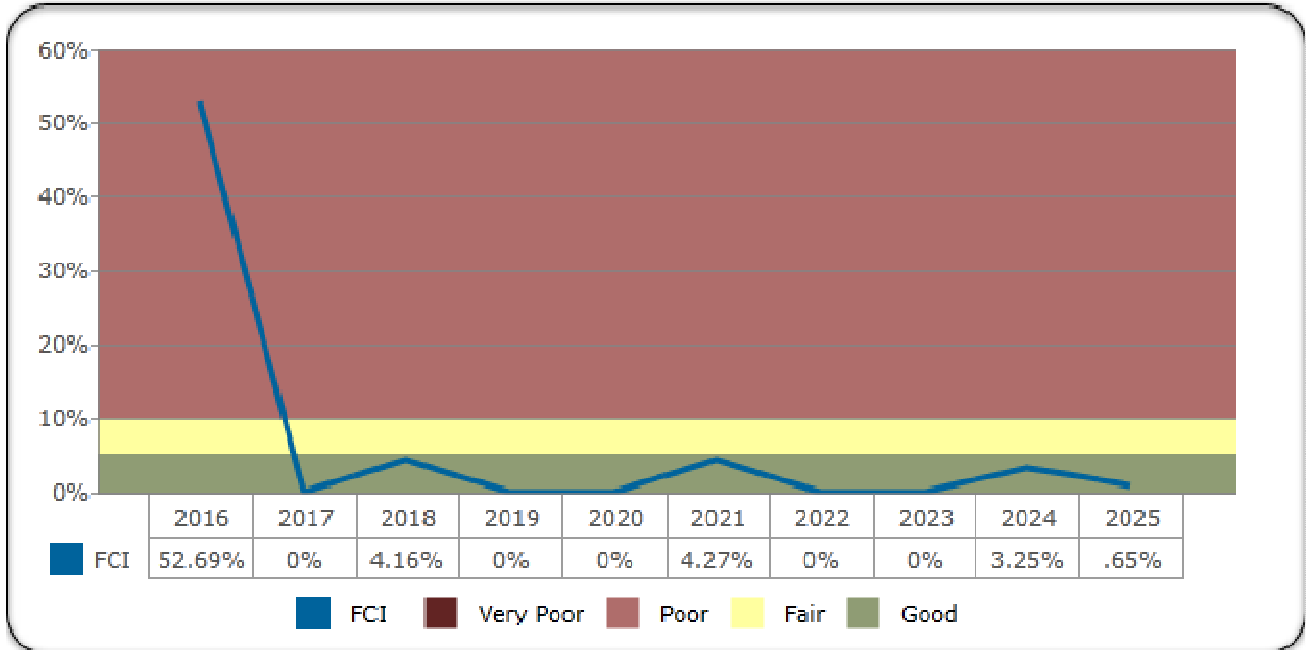
The chart below indicates the current FCNI ratio of the Multi-Purpose Building building.



**Multi-Purpose Building, FCNI: 52.69%**

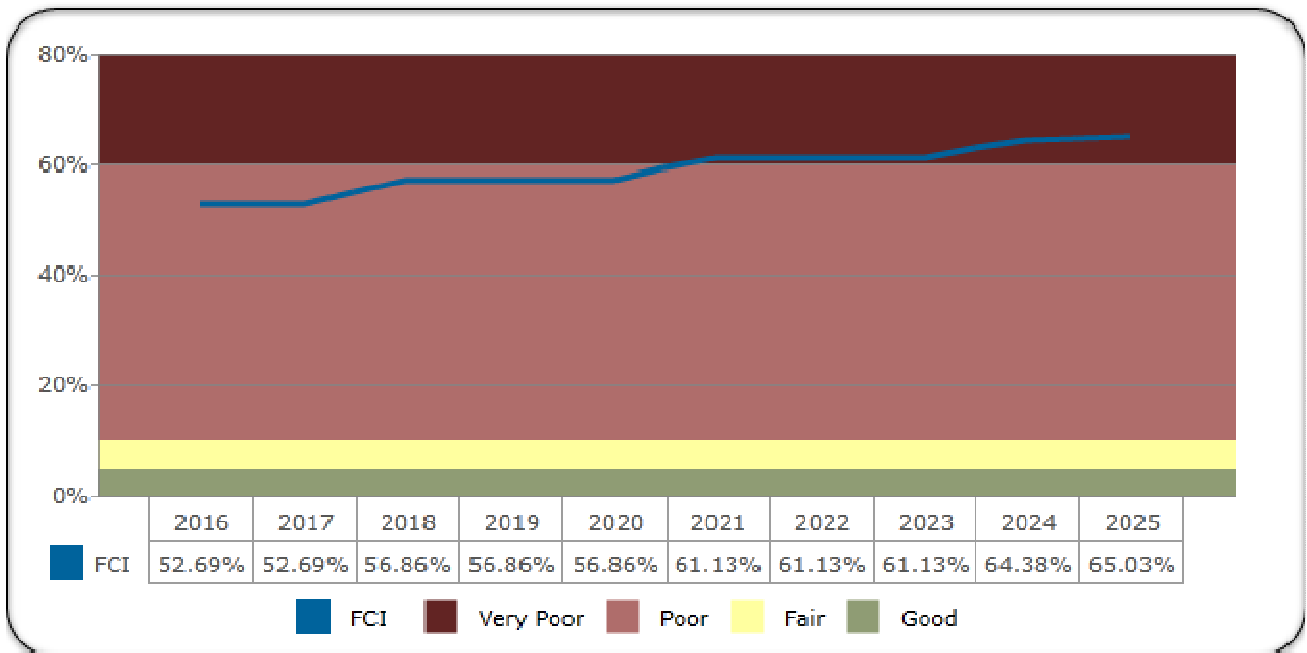
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

### 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



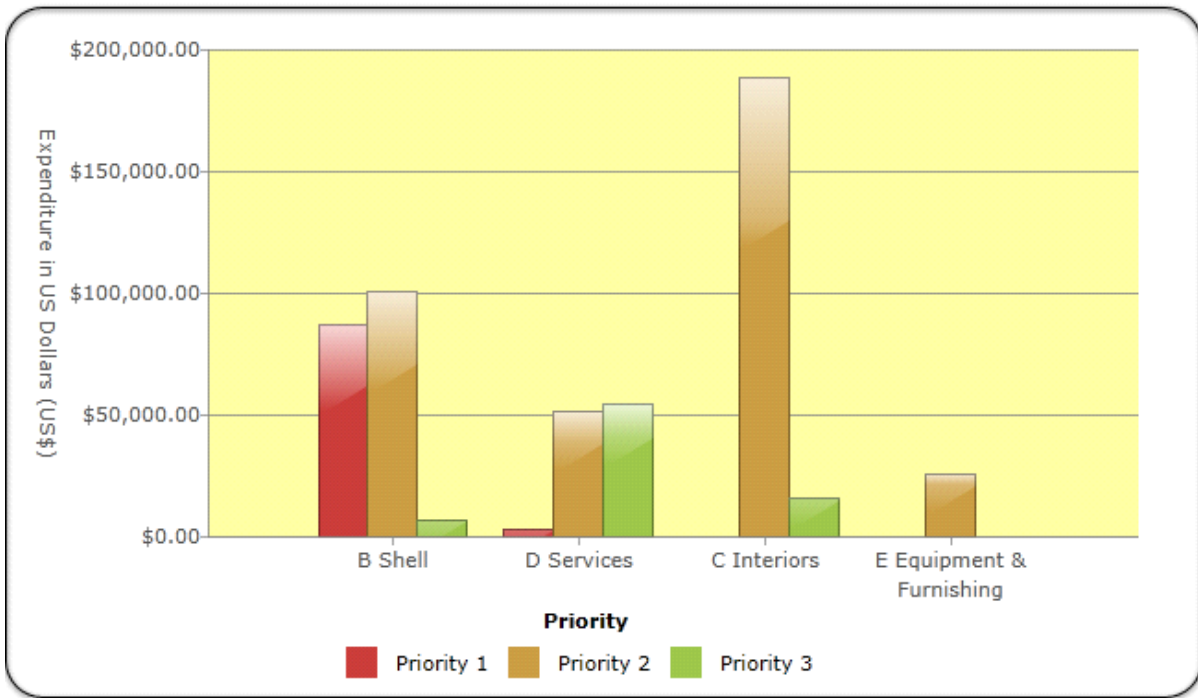
### NEEDS SORTED BY PRIORITIZATION OF WORK

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	\$86,841	\$100,622	\$6,143	\$193,606
C Interiors	\$	\$188,417	\$15,693	\$204,110
D Services	\$2,800	\$50,865	\$54,140	\$107,805
E Equipment & Furnishing	\$	\$25,095	\$	\$25,095
<b>Totals</b>	<b>\$89,641</b>	<b>\$364,998</b>	<b>\$75,975</b>	<b>\$530,615</b>

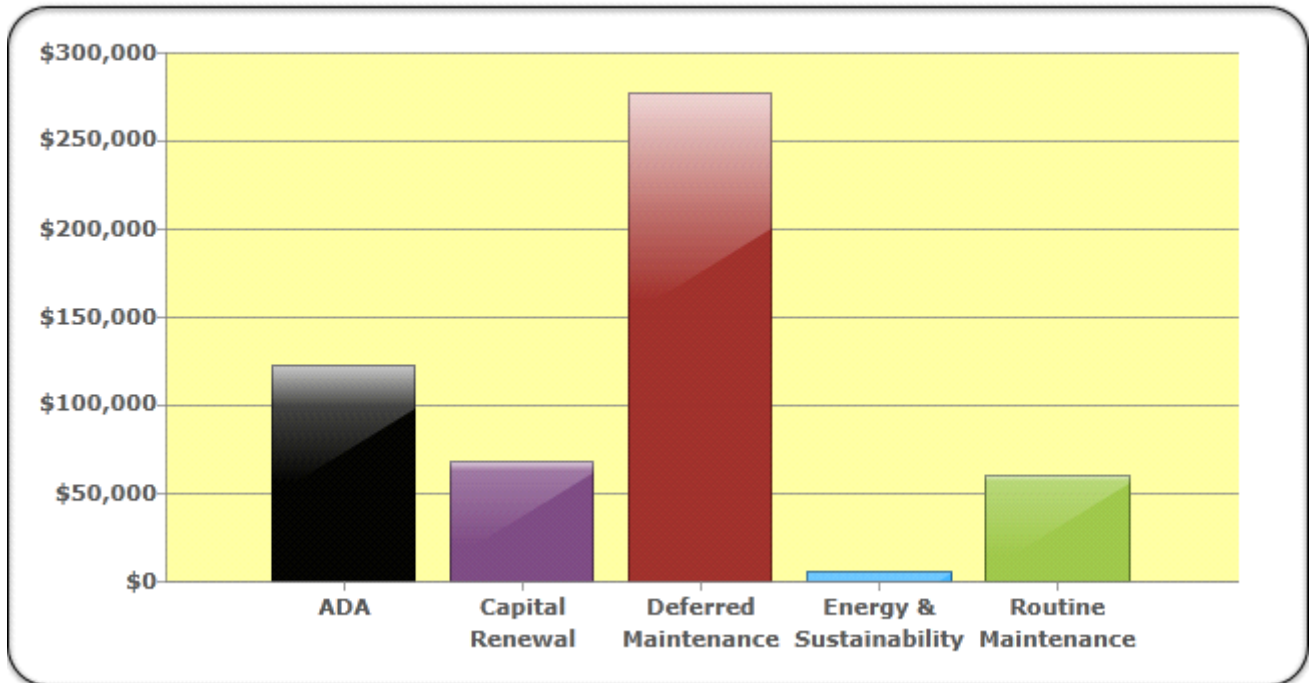
### NEEDS SORTED BY PLAN TYPE

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	\$276,811
Capital Renewal	\$67,990
Routine Maintenance	\$59,162
Energy & Sustainability	\$4,572
ADA	\$122,080
<b>Total</b>	<b>\$530,615</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" 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 to good 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 to the kitchen area, 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.

#### B1023 Canopies

##### DESCRIPTION

The building's canopies 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 signs of repairs to wood beams and ponding was observed on the roof. The maintenance personnel reported that the roof construction is defective in places and was previously repaired due to roof leaks which had resulted in rotten wooden beams. We recommend the roof deck and construction be inspected and if necessary replaced at the same time as the BUR roof covering is replaced.

#### B1031 Steel Frame Structure

##### DESCRIPTION

The building's exterior wall construction consists a structural steel frame, with additional wood framing with a board finish internally and stucco finish externally.

##### CONDITION

The exterior wall constructions appeared in fair condition with no signs or reports of water ingress; therefore, no actions are anticipated during the study period.



## **B20 EXTERIOR ENCLOSURE**

### **B2011 Exterior Wall Construction**

#### **DESCRIPTION**

The building's exterior wall construction consists a structural steel frame, with additional wood framing with a board finish internally and stucco finish externally.

#### **CONDITION**

The exterior wall constructions appeared in fair condition with no signs or reports of water ingress; therefore, no actions are anticipated during the study period.

### **B2016 Exterior Soffits**

#### **DESCRIPTION**

The building exterior consisted of painted soffits 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 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. Maintenance personnel reported that they are unable to find replacement window catches. 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 six single solid wood doors, six half glazed single solid wood door and one double solid wood door, all with a painted finish at the exteriors. The doors all contained a combination of lever handles, handlesets or door knobs with integrated or separate cylindrical lock set.

ADA items 8-61, 8-62, 8-63 and 8-64 have been identified for this asset, which are included in the City of Los Altos Self Evaluation & Transition Plan dated April 2014. See appendix F for details.

### CONDITION

All the wood doors at the building were observed to be in poor 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 these 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
135699	B2010	Repaint Exterior Wall Surfaces	Priority 3	2018	\$6,143
135700	B2020	Replace Steel Window Units - Casement, Double Hung, Vent or Sliding	Priority 1	2016	\$49,321
135701	B2030	Replace Double Solid Core Wood Doors	Priority 2	2016	\$3,911
135702	B2030	Replace Single Solid Core Wood Doors	Priority 2	2016	\$26,334
135703	B2030	ADA Door	Priority 1	2016	\$37,520

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$117,086
2018	\$6,143

## **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.

### **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 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
135704	B3010	Replace BUR (Built-up Roofing) Covering	Priority 2	2016	\$52,406
135705	B3010	Replace BUR (Built-up Roofing) Covering to Canopy	Priority 2	2016	\$15,461
135706	B3010	Replace Galvanized Steel Perimeter Gutters & Downspout	Priority 2	2016	\$2,511

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$70,377

## C INTERIORS SYSTEMS

### C10 INTERIOR CONSTRUCTION

#### C1011 Fixed Partitions

##### DESCRIPTION

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

##### CONDITION

The wall construction was visible through an access point in the Janitor's Closet There were 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.

#### C1021 Interior Doors

##### DESCRIPTION

The building contained seven single interior wood doors, all with a wood veneer and varnished finish. The doors all contained a combination of lever handles, handlesets or door knobs with integrated or separate cylindrical lock set.

##### CONDITION

All the wood doors at the building were observed to be in poor 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 these doors immediately in order to maintain the appearance and security of the building. The new door surface finish and door frames will require varnishing later in the study period. The cost of this work has been included within the amount to undertake the repainting of the interior walls.

##### PROJECTED EXPENDITURES

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

ID	Type	Recommendation	Priority	Year	Expenditures
135707	C1020	Replace Interior Single Wood Door(s)	Priority 2	2016	\$10,241

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$10,241

## C20 STAIRS

### C2011 Regular Stairs

#### DESCRIPTION

There are two half stairs either side of the stage area and one half stair to the rear of the stage.

ADA items 6-1, 6-2 and 6-3 have been identified for this asset, which are included in the City of Los Altos Self Evaluation & Transition Plan dated April 2014. See appendix F for details.

#### CONDITION

The ADA plan identifies replacing stairs, nosings, striping and handrails. 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
135708	C2010	ADA Stairway	Priority 2	2016	\$81,760

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$81,760

## 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.

### C3024 Flooring

#### DESCRIPTION

There is a combination of floor finishes throughout the building, which include ceramic tiles to the restroom and kitchen areas and vinyl tile to the hall.

#### CONDITION

The ceramic tile and vinyl tile was in fair - poor condition given their age. 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. The ceramic tile has a EUL of thirty years. We did not observe any broken or loose tiles or missing grout; therefore, we expect the ceramic tile to last beyond the study period.

### C3025 Carpeting

#### DESCRIPTION

There is carpet at the raised stage area.

#### CONDITION

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

### C3032 Suspended Ceilings

#### DESCRIPTION

The interior ceilings to the kitchen and restroom contain 1 x 1 acoustic tiles adhered to the ceiling board throughout. The interior ceilings at the hall contain 2 x 4 suspended acoustic tiles.

#### CONDITION

The adhered acoustic tiles appeared in poor condition overall, the suspended acoustic tiles appeared in a fair condition. We are unaware of the age; however we assume it to be more than fifteen years of age, therefore based on the typical EUL of twenty years for both type of



ceilings and current observed condition, we anticipate replacement in the middle study period. We observed that certain tiles in the kitchen were stained and missing as a result of roof leaks.

### C3032 Suspended Ceilings

#### DESCRIPTION

The interior ceilings to the kitchen and restroom contain 1 x 1 acoustic tiles adhered to the ceiling board throughout. The interior ceilings at the hall contain 2 x 4 suspended acoustic tiles.

#### CONDITION

The adhered acoustic tiles appeared in poor condition overall, the suspended acoustic tiles appeared in a fair condition. We are unaware of the age; however we assume it to be more than fifteen years of age, therefore based on the typical EUL of twenty years for both type of ceilings and current observed condition, we anticipate replacement in the middle study period. We observed that certain tiles in the kitchen were stained and missing as a result of roof leaks.

#### 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
135709	C3010	Replace Painted Finish - Standard	Priority 2	2016	\$26,510
135710	C3010	Replace Painted Finish - Standard	Priority 2	2024	\$26,510
135711	C3020	Replace Vinyl Composite Tile (VCT)	Priority 2	2021	\$19,159
135712	C3020	Replace Broadloom Standard without Padding	Priority 2	2016	\$24,237
135713	C3030	Replace Acoustic Ceiling System - Standard	Priority 3	2021	\$12,021
135714	C3030	Replace Acoustic Ceiling System - Standard	Priority 3	2021	\$3,672

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$50,747
2021	\$34,852
2024	\$26,510

## D SERVICES SYSTEMS

### D20 PLUMBING

#### D2011 Water Closets

##### DESCRIPTION

There is one floor mounted vitreous china water closet with plastic seat located within the restrooms. It is a tank-less type unit with manual flush valves.

##### CONDITION

The water closet was observed to be in poor condition. Water closets such as this have an EUL of thirty-five years. We believe the water closet to be original therefore they are over thirty-five years old. We recommend a full replacement early in 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.

#### D2013 Lavatories

##### DESCRIPTION

The building contained a wall hung vitreous china lavatory in the restroom. The lavatory had dual metal non-metered faucets.

ADA item 25-3 has been identified for this asset, which is listed in the City of Los Altos Self Evaluation & Transition Plan dated April 2014. See appendix F for details.

##### CONDITION

The lavatory was observed to be in poor condition. The lavatory drained properly and appeared to not have any cracks in the china; however, it is assumed to be original and based on a typical EUL of 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.

#### D2014 Sinks

##### DESCRIPTION

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

##### CONDITION

The counter top stainless sinks were 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.

## D2014 Sinks

### DESCRIPTION

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

### CONDITION

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

## D2021 Cold Water Service

### DESCRIPTION

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

### CONDITION

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

## D2022 Hot Water Service

### DESCRIPTION

The domestic hot water is provided by one natural gas water heater located in the store room. The water heater was manufactured by Mor-Flo with an assumed capacity of 50 gallons.

### CONDITION

The domestic water heater appeared in fair to good condition and functioned without issue. This boiler provides domestic hot water to the building and assumed to the neighboring recreation office. The EUL for this equipment is fifteen years which puts the RUL at the end of the study period; however, considering the observed condition, we do not anticipate a need for replacement during the study period.

## 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 poor condition. Maintenance personnel reported that some waste has been replaced. The typical EUL for this type of waste piping is fifty years; therefore, we recommend replacing any remaining waste piping 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
135715	D2010	Replace Floor Mounted Water Closets	Priority 2	2016	\$2,100
135716	D2010	Replace Wall Hung Lavatories	Priority 2	2016	\$2,149
135717	D2010	ADA Kitchen	Priority 1	2016	\$2,800
135718	D2010	Replace Service Sink Floor Mounted	Priority 2	2016	\$3,150
135719	D2010	Replace Countertop Double Bowl Kitchen Sinks	Priority 2	2016	\$1,663
135720	D2030	Replace Sanitary Water Gravity Discharge	Priority 2	2016	\$9,393

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$21,255

## D30 HVAC

### D3042 Exhaust Ventilation Systems

#### DESCRIPTION

The building has one exhaust fan the rating of which is unknown We assume it serves the kitchen fume hood and appearsto operate as needed. The exhaust fan is located at the roof level.

#### CONDITION

The fume hood exhaust fans were observed to be in poor condition based on visual observations and discussion with the maintenance personnel who reported that they have no maintenance knowledge of this rooftop equipment. We are unaware of the age; however we assume it to be more than fifteen years of age, therefore based on the typical EUL of twenty years, we suggest that it should be replaced early in the study period to maintain reliable operation.

### D3051 Terminal Self-Contained Units

#### DESCRIPTION

The building contained one rooftop down discharge evaporative cooler unit; the manufacturer and capacity is unknown.

#### CONDITION

The evaporative cooler units appeared to be in poor condition but operating. The maintenance personnel reported that the unit is now obsolete and no longer required, therefore the asset has not been included in the study.

#### 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
135721	D3040	Replace Fume Hood Exhaust System - Standard	Priority 3	2016	\$48,840
135722	D3050	Replace Evaporative Cooler Unit (Medium)	Priority 2	2016	\$4,572

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$53,412

## **D40 FIRE PROTECTION SYSTEMS**

### **D4095 Hood & Duct Fire Protection**

#### **DESCRIPTION**

The building also utilizes a ansul wet chemical fire suppression system for the cooking hood located in the kitchen.

#### **CONDITION**

The kitchen hood fire suppression system was observed to be in good condition and all inspections up to date. No visible corrosion or leaks were observed. We do not anticipate any work within the cost study period, except for regular maintenance and testing of the system.

## D50 ELECTRICAL SYSTEMS

### D5012 Low Tension Service & Dist

#### DESCRIPTION

The Main Distribution Panel (MDP) is rated at 120/208 volts at 200 amps and is located in the main hall, manufactured by Industrial Electric Mfg Inc (IEM). It was reported to be rated for any additional stage lighting.

#### CONDITION

The panel appeared to be in poor condition due to its age. There were no signs of deterioration at the panel. 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-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

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

#### CONDITION

The interior lighting was observed to be in poor-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 and incandescent lamps with more efficient lamps.

## D5022 Lighting Equipment

### DESCRIPTION

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

### CONDITION

The interior lighting was observed to be in poor-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 and incandescent lamps with more efficient 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
135723	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 3	2025	\$5,300
135724	D5020	Replace Fluorescent Strip Light Fixtures	Priority 2	2018	\$8,359
135725	D5020	Replace Fluor. Light 2' x 4' Recess/Surface Mounted Fixtures	Priority 2	2018	\$19,479

### TOTALS BY YEAR

Year	Total Expenditures
2018	\$27,838
2025	\$5,300



## E EQUIPMENT & FURNISHING SYSTEMS

### E10 EQUIPMENT

#### E1095 Unit Kitchens

#### DESCRIPTION

The building contains original wall and base units with a laminated countertop, there is 7LF of butchers block.

#### CONDITION

The cabinets appeared in fair - poor condition. We have assumed the cabinets to be original based on the current condition, which would put the casework well past their useful life. The laminated countertop does not appear to be original, however, We recommend replacing early in the study period at the same time as the cabinets.

#### 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
135726	E1090	Replace Unit Kitchens - Counter Top - Laminated	Priority 2	2016	\$3,135

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$3,135

## E20 FURNISHINGS

### E2012 Fixed Casework

#### DESCRIPTION

The building contains original wall and base units with a laminated countertop, there is 7LF of butchers block.

#### CONDITION

The cabinets appeared in fair - poor condition. We have assumed the cabinets to be original based on the current condition, which would put the casework well past their useful life. The laminated countertop does not appear to be original, however, We recommend replacing early in the study period at the same time as the cabinets.

### E2012 Fixed Casework

#### DESCRIPTION

The building contains original wall and base units with a laminated countertop, there is 7LF of butchers block.

#### CONDITION

The cabinets appeared in fair - poor condition. We have assumed the cabinets to be original based on the current condition, which would put the casework well past their useful life. The laminated countertop does not appear to be original, however, We recommend replacing early in the study period at the same time as the cabinets.

#### 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
135727	E2010	Replace Fixed Casework - Wall Mounted Cabinets - Standard	Priority 2	2016	\$3,960
135728	E2010	Replace Floor Mounted Base Cabinet(s) - Standard	Priority 2	2016	\$18,000

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$21,960



## 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

## Multi-Purpose Building

GSF: 3,709

Year Built: 1950


Renew Year :

Replacement Cost: \$815,980

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials				Estimate	\$
						Qty	Units	Cost	Assessed Cost		
2016	\$429,973	135521	B2020	Deferred Maintenance	Replace Steel Window Units - Casement, Double Hung, Vent or Sliding	651	SF	\$75.76	\$49,321	\$49,321	
		135524	B2030	Deferred Maintenance	Replace Double Solid Core Wood Doors	1	EACH	\$3,910.91	\$3,911	\$3,911	
		135522	B2030	Deferred Maintenance	Replace Single Solid Core Wood Doors	12	EACH	\$2,194.50	\$26,334	\$26,334	
		135523	B2030	ADA	ADA Door	1	LS	\$37,520.00	\$37,520	\$37,520	
		135527	B3010	Deferred Maintenance	Replace Galvanized Steel Perimeter Gutters & Downspout	182	LF	\$13.79	\$2,511	\$2,511	
		135526	B3010	Deferred Maintenance	Replace BUR (Built-up Roofing) Covering to Canopy	1345	SF	\$11.50	\$15,461	\$15,461	
		135525	B3010	Deferred Maintenance	Replace BUR (Built-up Roofing) Covering	4559	SF	\$11.50	\$52,406	\$52,406	
		135528	C1020	Deferred Maintenance	Replace Interior Single Wood Door(s)	7	EACH	\$1,463.00	\$10,241	\$10,241	
		135529	C2010	ADA	ADA Stairway	1	LS	\$81,760.00	\$81,760	\$81,760	
		135530	C3010	Routine Maintenance	Replace Painted Finish - Standard	12105	SF	\$2.19	\$26,510	\$26,510	
		135533	C3020	Deferred Maintenance	Replace Broadloom Standard without Padding	422	SY	\$57.43	\$24,237	\$24,237	
		135536	D2010	Deferred Maintenance	Replace Floor Mounted Water Closets	1	EACH	\$2,100.00	\$2,100	\$2,100	
		135537	D2010	Deferred Maintenance	Replace Wall Hung Lavatories	1	EACH	\$2,148.78	\$2,149	\$2,149	
		135539	D2010	Deferred Maintenance	Replace Service Sink Floor Mounted	1	EACH	\$3,150.00	\$3,150	\$3,150	
		135540	D2010	Deferred Maintenance	Replace Countertop Double Bowl Kitchen Sinks	1	EACH	\$1,662.50	\$1,663	\$1,663	
		135538	D2010	ADA	ADA Kitchen	1	EACH	\$2,800.00	\$2,800	\$2,800	
		135541	D2030	Deferred Maintenance	Replace Sanitary Water Gravity Discharge	3803	SF	\$2.47	\$9,393	\$9,393	

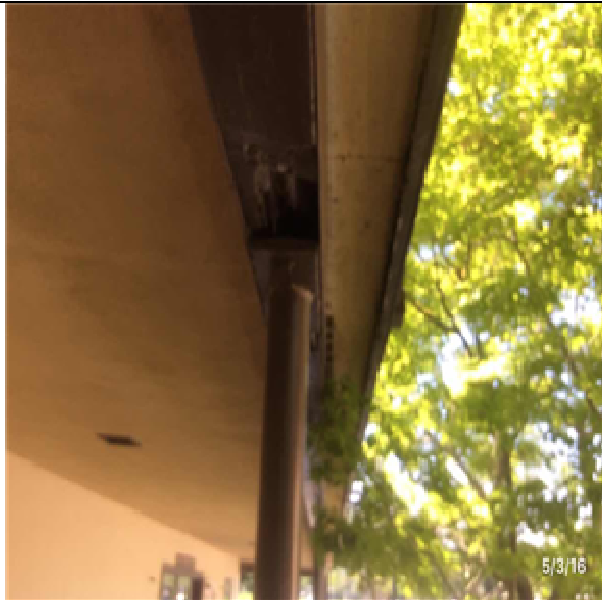
# Deficiency Report

	135542	D3040	Deferred Maintenance	Replace Fume Hood Exhaust System - Standard	3000	CFM	\$16.28	\$48,840	\$48,840	
	135543	D3050	Energy & Sustainability	Replace Evaporative Cooler Unit (Medium)	1	EACH	\$4,571.88	\$4,572	\$4,572	
	135547	E1090	Deferred Maintenance	Replace Unit Kitchens - Counter Top - Laminated	40	LF	\$78.38	\$3,135	\$3,135	
	135548	E2010	Deferred Maintenance	Replace Fixed Casework - Wall Mounted Cabinets - Standard	11	LF	\$360.00	\$3,960	\$3,960	
	135549	E2010	Deferred Maintenance	Replace Floor Mounted Base Cabinet(s) - Standard	40	LF	\$450.00	\$18,000	\$18,000	
<b>2018</b>	<b>\$33,980</b>	135520	B2010	Routine Maintenance	Repaint Exterior Wall Surfaces	4095	SF	\$1.50	\$6,143	\$6,143
		135545	D5020	Capital Renewal	Replace Fluorescent Strip Light Fixtures	1142	SF	\$7.32	\$8,359	\$8,359
		135546	D5020	Capital Renewal	Replace Fluor. Light 2' x 4' Recess/Surface Mounted Fixtures	2661	SF	\$7.32	\$19,479	\$19,479
<b>2021</b>	<b>\$34,852</b>	135532	C3020	Capital Renewal	Replace Vinyl Composite Tile (VCT)	2661	SF	\$7.20	\$19,159	\$19,159
		135535	C3030	Capital Renewal	Replace Acoustic Ceiling System - Standard	720	SF	\$5.10	\$3,672	\$3,672
		135534	C3030	Capital Renewal	Replace Acoustic Ceiling System - Standard	2357	SF	\$5.10	\$12,021	\$12,021
<b>2024</b>	<b>\$26,510</b>	135531	C3010	Routine Maintenance	Replace Painted Finish - Standard	12105	SF	\$2.19	\$26,510	\$26,510
<b>2025</b>	<b>\$5,300</b>	135544	D5010	Capital Renewal	Replace Panelboard - 120/240volts, 60 to 2000amp	200	AMP	\$26.50	\$5,300	\$5,300
<b>Total</b>								<b>Total:</b>	<b>\$530,615</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



B1023 Canopies:- View of Canopies - Wood Joists Supporting Exterior Grade Plywood



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



B2016 Exterior Soffits:- View of Exterior Soffits



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





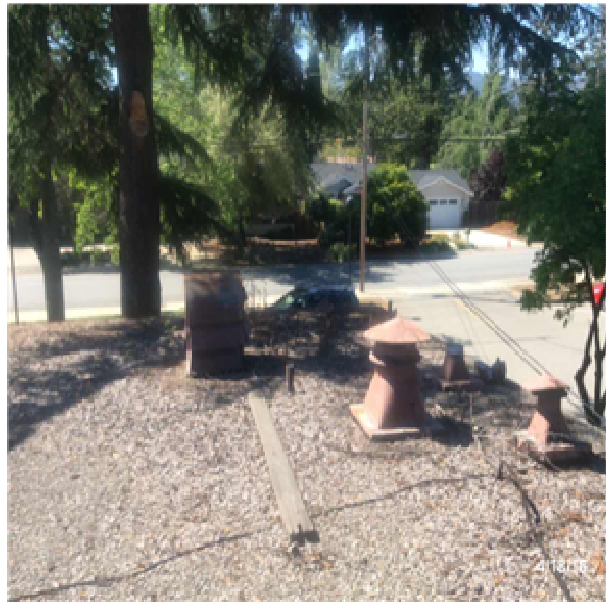
B2032 Solid Exterior Doors:- View of Double Solid Core Wood Doors



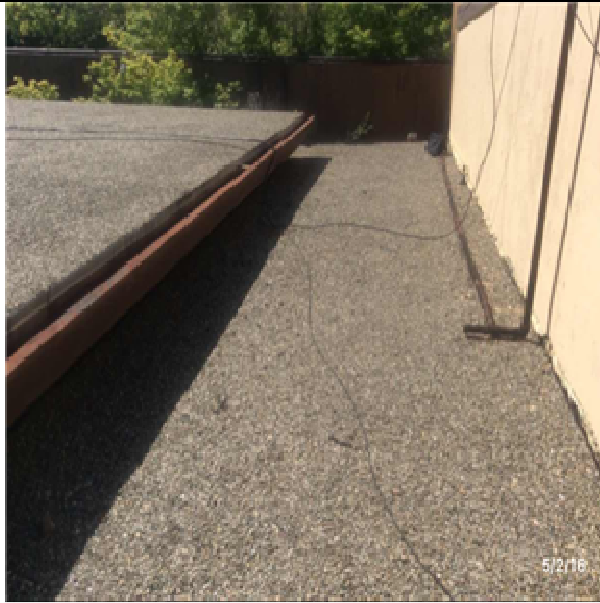
B3011 Roof Finishes:- View of BUR (Built-up Roofing) Covering



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



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



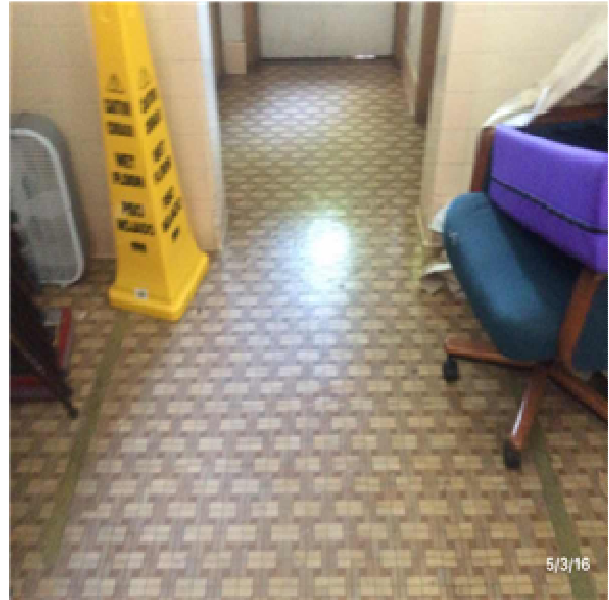
B3011 Roof Finishes:- View of BUR (Built-up Roofing)  
Covering to Canopy



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



B3011 Roof Finishes:- View of BUR (Built-up Roofing)  
Covering to Canopy



C3024 Flooring:- View of Ceramic Tile



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



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



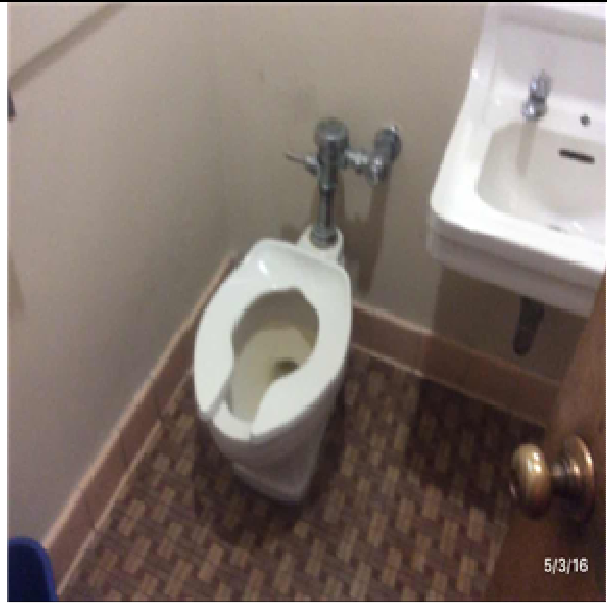
C3024 Flooring:- View of Vinyl Composite Tile (VCT)



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



C3025 Carpeting:- View of Broadloom Standard without Padding



D2011 Water Closets:- View of Floor Mounted Water Closets



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

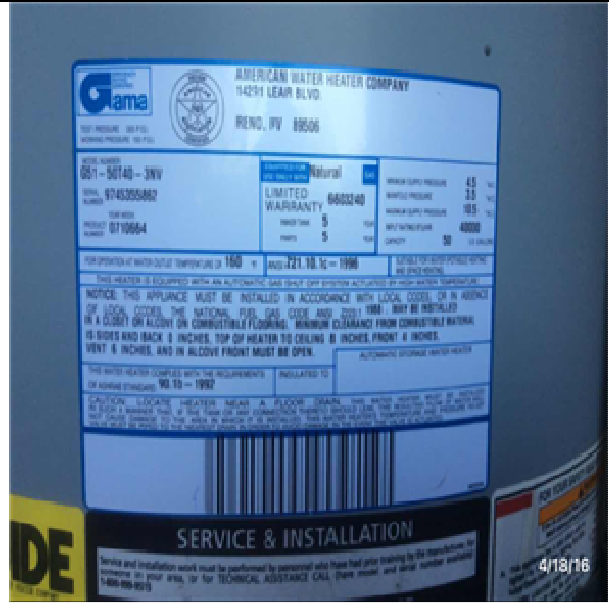


D2014 Sinks:- View of Countertop Double Bowl Kitchen Sinks



5/3/16

D2013 Lavatories:- View of Wall Hung Lavatories



4/18/16

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



5/3/16

D2014 Sinks:- View of Service Sink Floor Mounted



4/18/16

D3051 Terminal Self-Contained Units:- View of Evaporative  
Cooler Unit (Medium)



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



D4095 Hood & Duct Fire Protection:- View of Hood & Duct Fire Protection



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



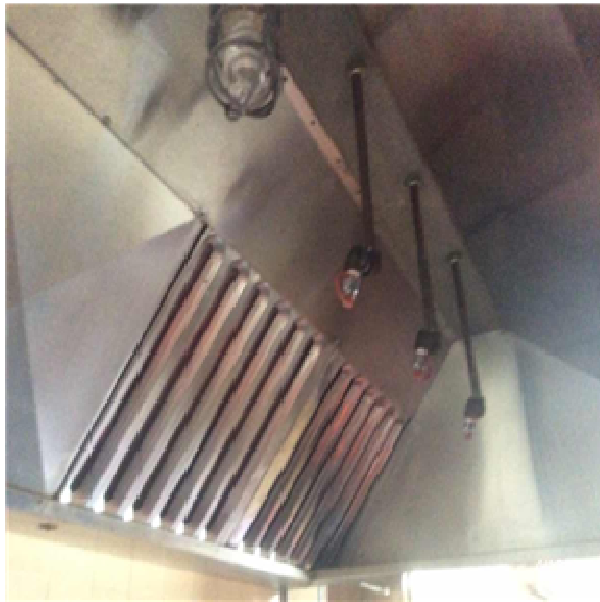
D4095 Hood & Duct Fire Protection:- View of Hood & Duct Fire Protection



D3042 Exhaust Ventilation Systems:- View of Fume Hood Exhaust System - Standard



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



D4095 Hood & Duct Fire Protection:- View of Hood & Duct Fire Protection



D5022 Lighting Equipment:- View of Fluorescent Strip Light Fixtures



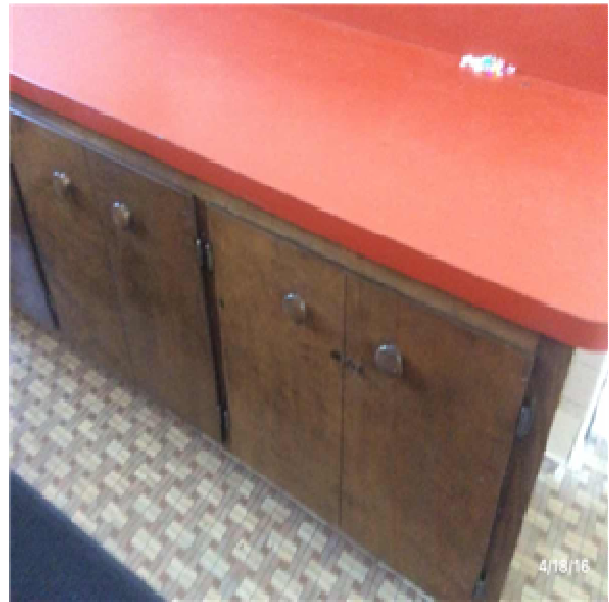
D5012 Low Tension Service & Dist:- View of Panelboard -  
120/240volts, 60 to 2000amp



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

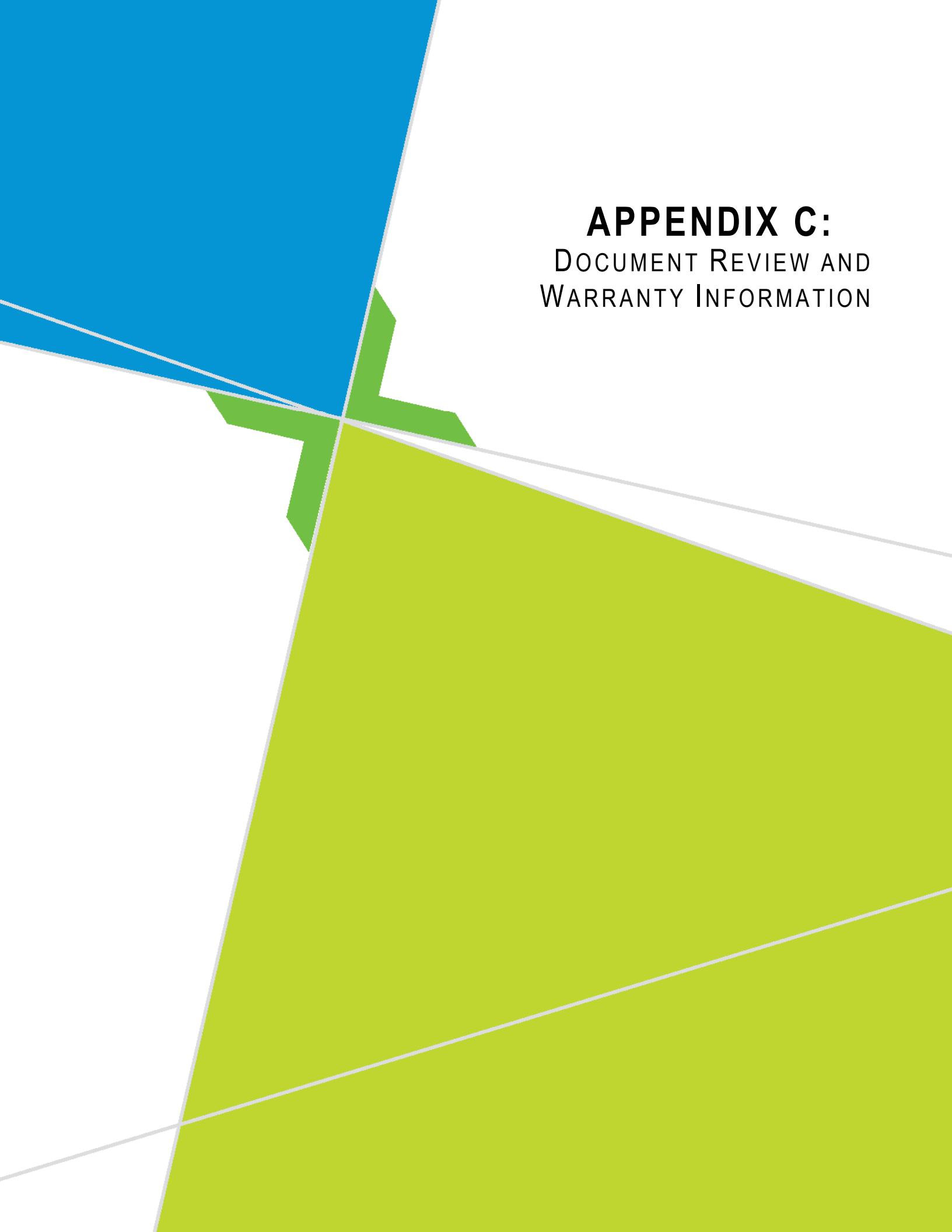


E2012 Fixed Casework:- View of Fixed Casework - Wall  
Mounted Cabinets - Standard



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





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

The following documents were reviewed as part of the facility condition assessment of the Multi-Purpose Building facility:

- + Construction drawings were reviewed as part of this assessment.



**APPENDIX D:**  
EQUIPMENT TABLES

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

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Plumb	Domestic Water Heater	Mor Flo	G51 50T40 3NV	9745355862	N/A	50 GAL	Natural Gas	1996

**Table D30 Summary of HVAC Equipment**

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Roof	Fume Hood Exhaust System	Unknown	Unknown	Unknown	N/A	3000 CFM	Electric	1950



**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 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

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Classroom 7 - 9					
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 7	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 107	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 9	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 109	Replace or adjust door hardware	\$500.00
Senior Center					
Hillview Community Center	Floor 1	Kitchen	25 - 11	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 10	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 110	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or modify door threshold	\$1,500.00
Hal Brady Hall					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 50	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 51	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Adjust door closer	\$250.00
Children's Corner					
Hillview Community Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 53	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Provide or modify door kickplate	\$500.00
Multi-Purpose Room					
Hillview Community Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide additional strike edge clearance	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Replace stairs	\$15,000.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Repair stair nosings	\$4,000.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install tread striping	\$500.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Replace stairs	\$15,000.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Repair stair nosings	\$4,000.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install tread striping	\$500.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000.00
Hillview Community Center	Floor 1	Stairway	6 - 3	Replace stairs	\$15,000.00
Hillview Community Center	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000.00

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Hillview Community Center	Floor 1	Stairway	6 - 3	Repair stair nosings	\$4,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Increase or provide maneuvering or clear floor area	\$2,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Adjust door closer	\$250.00
Park's Office / Children Corner					
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Increase or provide maneuvering or clear floor area	\$2,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 57	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Adjust door closer	\$250.00
Exterior					
Hillview Community Center	Exterior	Walk	4 - 1	Regrade surface	\$500.00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 1	Provide an accessible path of travel	\$5,000.00
Hillview Community Center	Exterior	Picnic Area	32 - 1	Provide an accessible table	\$2,500.00
Hillview Community Center	Exterior	Picnic Area	32 - 2	Provide an accessible table	\$2,500.00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 2	Regrade surface	\$1,000.00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Provide detectable warning strip	\$1,000.00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Install, replace or modify curb ramp	\$3,500.00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Adjust water stream	\$100.00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000.00
Hillview Community Center	Exterior	Hazard	7 - 1	Remove overhanging or protruding objects	\$1,000.00
Concession / Restroom					
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$150.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition fixtures	\$1,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500.00

