

**Facility Condition Assessment Services**

**Tier 1 Report of**

**Facility Condition Assessment**

**For  
City of Los Altos  
Parks Office / Children's Corner  
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 Parks Office / Children's Corner located at 97 Hillview Avenue, Los Altos, California, 94022-3740 (The Property).

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

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

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

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

### LIMITING CONDITIONS

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

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

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

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

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

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

**PROJECT DETAILS**

On April 18, 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	Parks Office / Children's Corner
Property Type	Multi
Full Address	97 Hillview Avenue Los Altos, California 94022-3740
Onsite Date	April 18, 2016
Historic District	No
Historic Building	No
Year Built	1950
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	4,334
Current Replacement Value (CRV)	\$ 2,460,831
ARV/GSF (\$/Sq Ft)	\$567.80 / Sq Ft

## **BUILDING DESCRIPTION**

### **PROPERTY EXECUTIVE SUMMARY**

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

### **ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY**

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

### **MECHANICAL EXECUTIVE SUMMARY**

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

### **ELECTRICAL EXECUTIVE SUMMARY**

The electrical system consists of a main distribution panels located in the janitor's room. Interior lighting is comprised of suspended fluorescent fixtures to the large rooms, recessed fluorescent fixtures to restrooms and ceiling mounted fixtures to storage and janitor rooms. The exterior lighting is provided by wall pack, and recessed can fixtures.

### **SITE EXECUTIVE SUMMARY**

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



**SUMMARY OF FINDINGS**

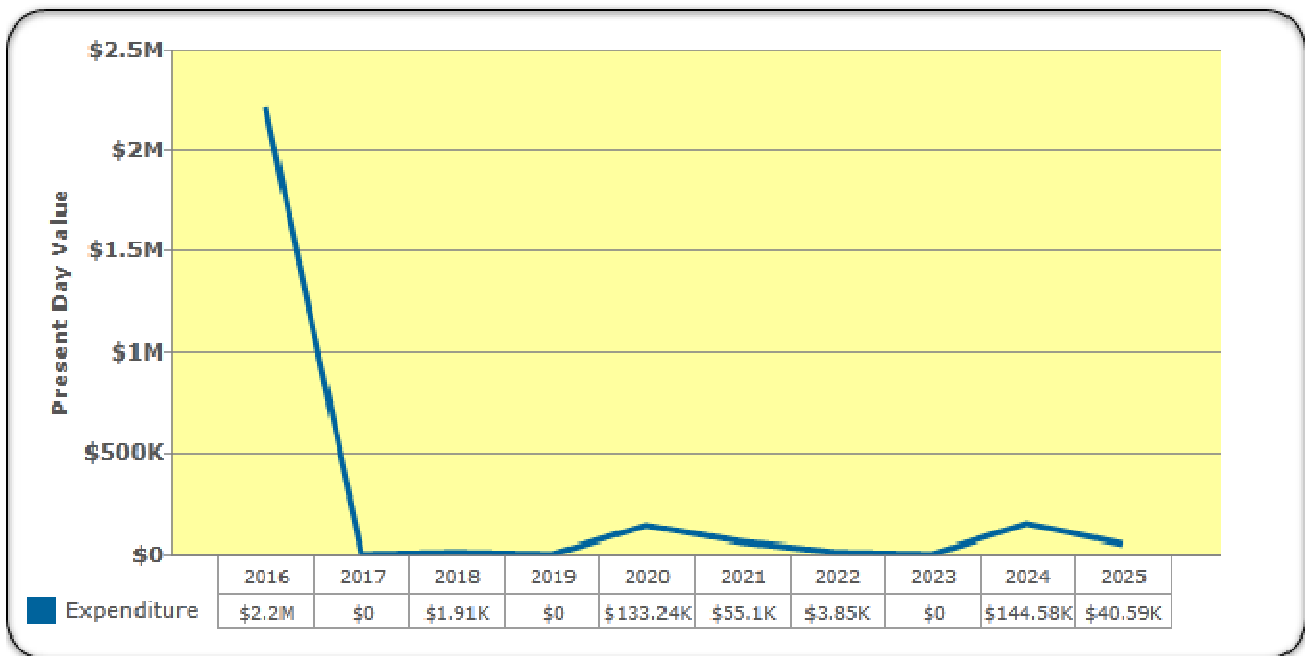
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement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

Key Findings	Metric
Current Year Facility Condition Needs Index	89.52
Immediate Capital Needs (Year 1) (included in FCNI)	\$2,202,828
Future Capital Needs (Year 2 to Year 10)	\$379,253

**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 Parks Office / Children's Corner 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 \$2,582,080.

**Expenditure Forecast Over Study Period**



## KEY FINDINGS

- + A SubStructure: Replace All Below Ground Drainage inc. Changing Current Buried Connection of Downspouts, Surface Gullies, and Connection to Storm Drain at an estimated cost of \$817,600 in year 2016
- + A SubStructure: Replace Below Ground Drainage at an estimated cost of \$817,200 in year 2016
- + B Shell: ADA Doors at an estimated cost of \$5,600 in year 2016
- + B Shell: Replace Single Solid Core Wood Doors at an estimated cost of \$19,751 in year 2016
- + B Shell: Replace Exterior Sun Control Louvers at an estimated cost of \$17,500 in year 2016
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$49,256 in year 2016
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$7,753 in year 2016
- + C Interiors: Replace Epoxy Floor coating at an estimated cost of \$9,520 in year 2016
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$11,338 in year 2016
- + C Interiors: Replace Acoustic Ceiling System - Standard at an estimated cost of \$9,894 in year 2021
- + C Interiors: Replace Acoustic Ceiling System - Standard at an estimated cost of \$6,120 in year 2021
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$11,338 in year 2024
- + D Services: Replace D2010 Plumbing Fixtures at an estimated cost of \$8,595 in year 2016
- + D Services: Replace Panelboard - 120/240volts, 60 to 2000amp at an estimated cost of \$5,300 in year 2016
- + D Services: Replace Panelboard - 120/240volts, 60 to 2000amp at an estimated cost of \$5,300 in year 2016
- + D Services: Replace Panelboard - 120/240volts, 400amp at an estimated cost of \$10,600 in year 2016
- + D Services: Replace Panelboard - 120/240volts, 200amp at an estimated cost of \$5,300 in year 2016
- + D Services: Replace Panelboard - 120/240volts, 200amp at an estimated cost of \$5,300 in year 2016
- + D Services: Replace Packaged Outdoor - Cooling and Heating at an estimated cost of \$11,704 in year 2021
- + D Services: Replace Interior Light Fixtures - Fluorescent at an estimated cost of \$23,058 in year 2021
- + G Building Sitework: ADA Exterior at an estimated cost of \$19,040 in year 2016
- + G Building Sitework: Replace 20' High Site Lighting at an estimated cost of \$109,600 in year 2016
- + G Building Sitework: Replace Concrete Paving at an estimated cost of \$84,224 in year 2016
- + G Building Sitework: Replace Wood Fence at an estimated cost of \$37,800 in year 2016
- + G Building Sitework: Replace Seal Coating including Re-Striping at an estimated cost of \$133,238 in year 2016
- + G Building Sitework: Replace Seal Coating including Re-Striping at an estimated cost of \$133,238 in year 2020
- + G Building Sitework: Replace Seal Coating including Re-Striping at an estimated cost of \$133,238 in year 2024
- + G Building Sitework: Replace Complete Irrigation System at an estimated cost of \$39,375 in year 2025

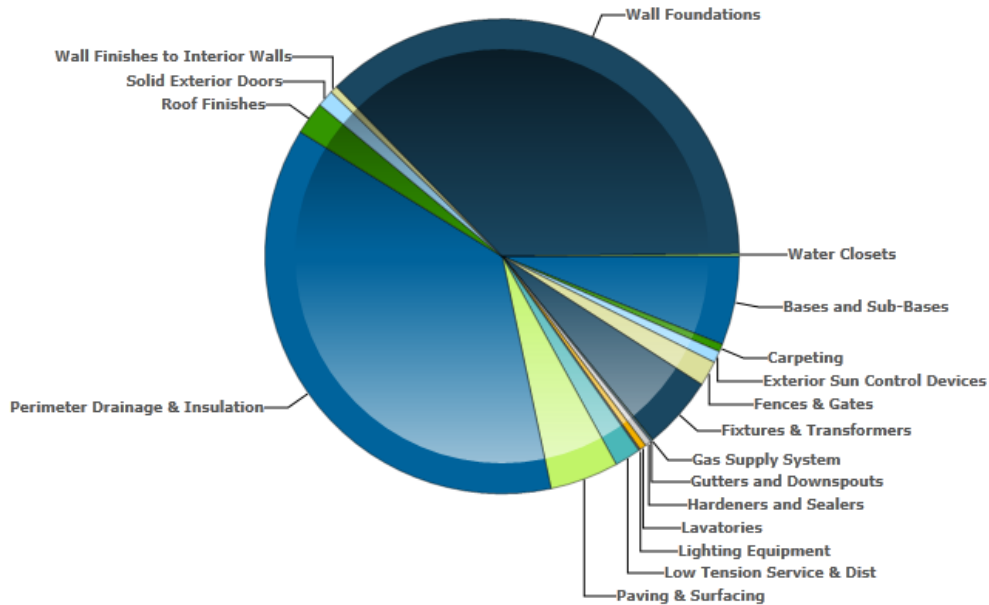
1 All costs presented in present day values

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**

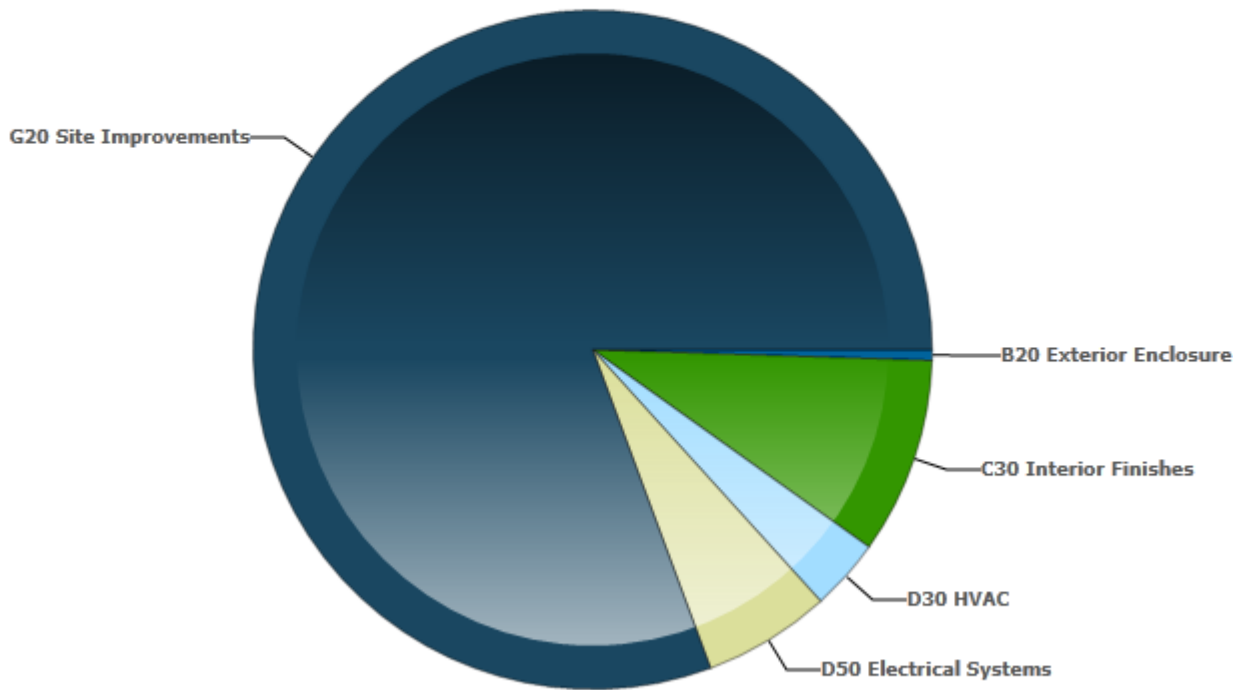


Building System	Estimated Cost	Percentage of Total Cost
Bases and Sub-Bases	\$133,238	6.1%
Carpeting	\$11,601	0.5%
Exterior Sun Control Devices	\$17,500	0.8%
Fences & Gates	\$37,800	1.7%
Fixtures & Transformers	\$109,600	5.0%
Gas Supply System	\$1,000	0.1%
Gutters and Downspouts	\$2,731	0.1%
Hardeners and Sealers	\$9,520	0.4%
Lavatories	\$9,908	0.5%
Lighting Equipment	\$2,450	0.1%
Low Tension Service & Dist	\$39,273	1.8%
Paving & Surfacing	\$103,264	4.7%
Perimeter Drainage & Insulation	\$817,200	37.1%
Roof Finishes	\$49,256	2.2%
Solid Exterior Doors	\$25,351	1.2%
Wall Finishes to Interior Walls	\$11,338	0.5%
Wall Foundations	\$817,600	37.1%
Water Closets	\$4,200	0.2%
<b>Total</b>	<b>\$2,202,828</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	\$1,905	0.5%
C30 Interior Finishes	\$35,519	9.4%
D30 HVAC	\$12,920	3.4%
D50 Electrical Systems	\$23,058	6.1%
G20 Site Improvements	\$305,850	80.7%
<b>Total</b>	<b>\$379,253</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.

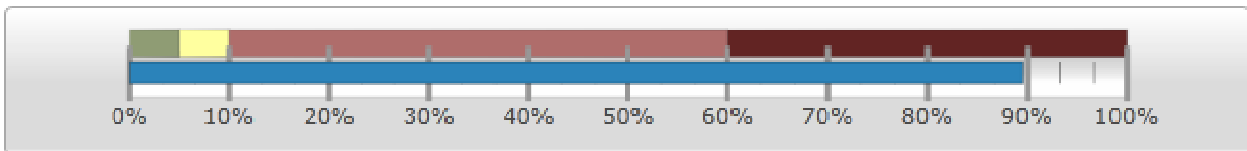
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV)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

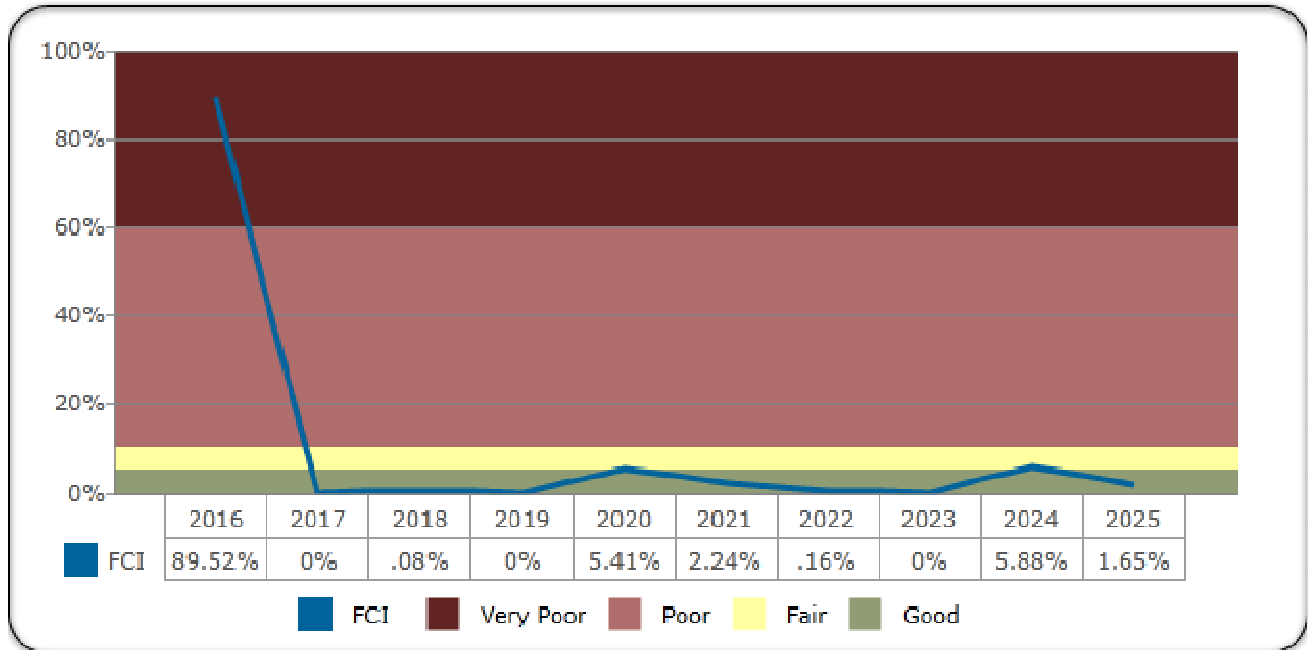


■ FCI ■ Good ■ Fair ■ Poor ■ Very Poor

**Parks Office / Children's Corner, FCNI: 89.52%**

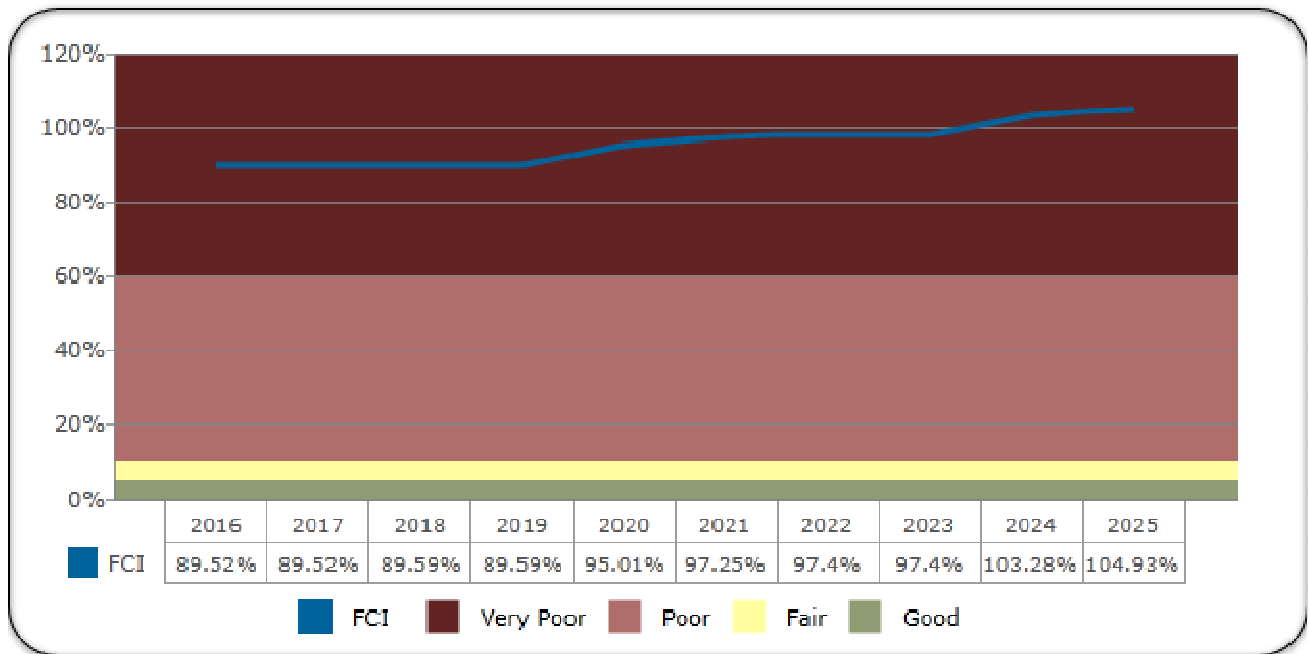
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

### 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



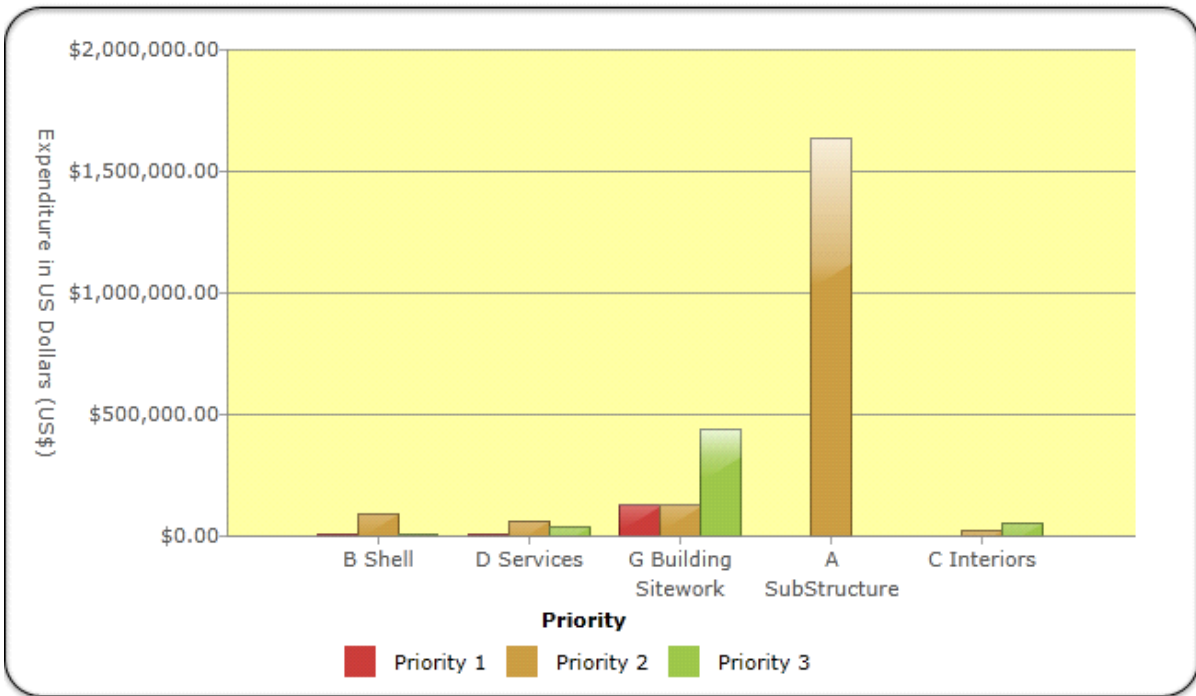
**NEEDS SORTED BY PRIORITIZATION OF WORK**

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
A SubStructure	\$	\$1,634,800	\$	\$1,634,800
B Shell	\$5,600	\$89,238	\$1,905	\$96,743
C Interiors	\$	\$21,593	\$46,385	\$67,978
D Services	\$1,000	\$55,831	\$35,978	\$92,809
G Building Sitework	\$128,640	\$122,024	\$439,088	\$689,751
<b>Totals</b>	<b>\$135,240</b>	<b>\$1,923,485</b>	<b>\$523,356</b>	<b>\$2,582,080</b>

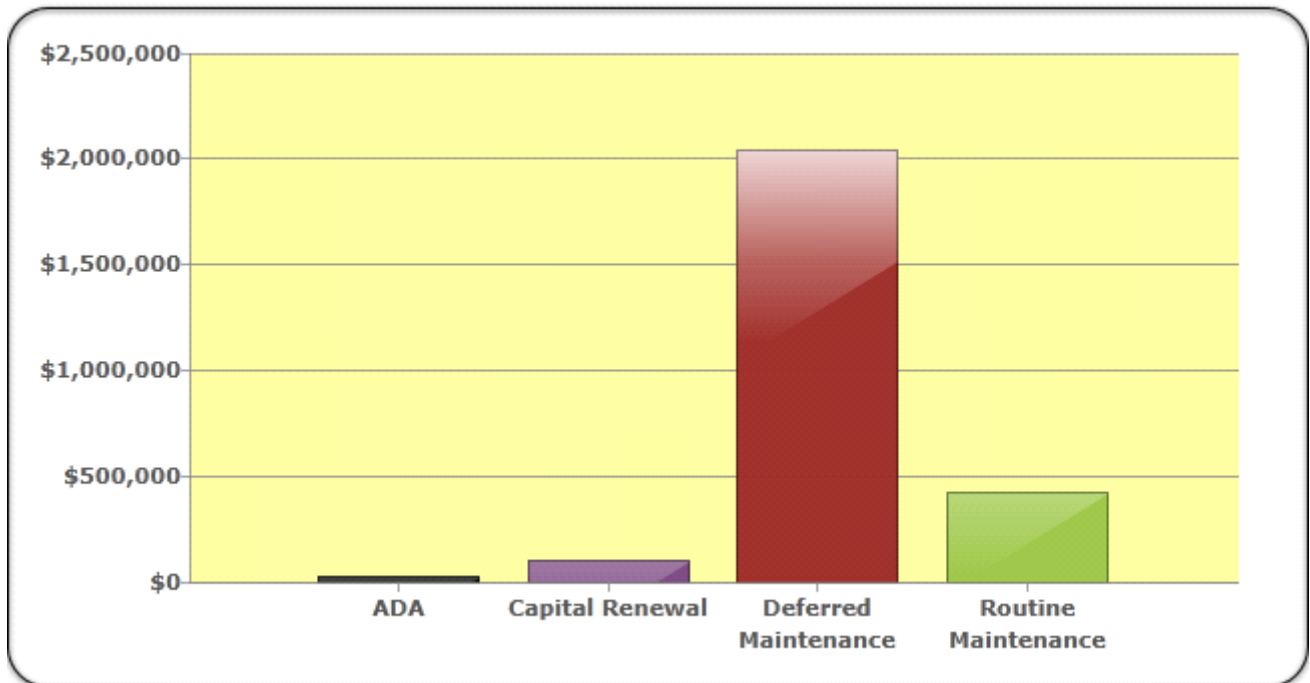
**NEEDS SORTED BY PLAN TYPE**

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**



<b>Building System</b>	<b>Total Cost</b>
Deferred Maintenance	\$2,037,461
Capital Renewal	\$95,687
Routine Maintenance	\$424,293
ADA	\$24,640
<b>Total</b>	<b>\$2,582,080</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.

#### A1013 Perimeter Drainage & Insulation

##### DESCRIPTION

The site contains below ground drainage which connects to the above ground downspouts and gutters.

##### CONDITION

The below ground drainage was not visible, however, the maintenance personnel reported that the drainage has failed and is no longer effective due to wholesale blockages. The downspouts were observed connect directly to the below ground drainage, therefore they are difficult to clear. There are also numerous trees on site which contribute to the problem. We recommend wholesale replacement of all below ground drainage early in the study period along with new downspouts and gutters. We also recommend that surface gullies and open down spouts are installed as part of the new installation, to aid future maintenance.

#### 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.

##### 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
135387	A1010	Replace Below Ground Drainage	Priority 2	2016	\$817,200
135388	A1010	Replace All Below Ground Drainage inc. Changing Current Buried Connection of Downspouts, Surface Gullies, and Connection to Storm Drain	Priority 2	2016	\$817,600

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$1,634,800



## B SHELL SYSTEMS

### B20 EXTERIOR ENCLOSURE

#### B2011 Exterior Wall Construction

##### DESCRIPTION

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

##### CONDITION

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

#### B2014 Exterior Sun Control Devices

##### DESCRIPTION

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

##### CONDITION

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

#### B2032 Solid Exterior Doors

##### DESCRIPTION

The building contained four single solid wood doors with a vision panel, five half glazed solid wood doors and two solid doors to the classrooms and stores. All with a painted finish. The doors all contained a door knob with integrated cylindrical lock set.

ADA items 8-55, 8-56 and 8-57 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 wood doors at the building were observed to be in poor to fair condition. We have assumed the doors to be original based on the current condition, which would put the doors well past their useful life. Some doors have been repaired but there are signs of degradation. We recommend replacing the doors immediately in order to maintain the appearance and security of the building as well as prevent water penetration. The new door surface finish and door frames will require repainting later in the study period. The cost of this work has been included within the amount to undertake the repainted of the exterior walls.

The ADA plan identifies providing kickplates at doors, modifying door thresholds and providing more maneuvering space. 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
135389	B2010	Repaint Exterior Wall Surfaces	Priority 3	2018	\$1,905
135390	B2010	Replace Exterior Sun Control Louvers	Priority 2	2016	\$17,500
135391	B2030	Replace Single Solid Core Wood Doors	Priority 2	2016	\$19,751
135392	B2030	ADA Doors	Priority 1	2016	\$5,600

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$42,851
2018	\$1,905

## B30 ROOFING

### B3011 Roof Finishes

#### DESCRIPTION

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

#### CONDITION

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

### B3016 Gutters and Downspouts

#### DESCRIPTION

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

#### CONDITION

The gutters appear in poor condition. Maintenance personnel reported that the gutters and down spouts are difficult to maintain due to the fact that they are connected directly to the below ground drainage. The typical EUL for this type of gutter system is twenty years; therefore, we recommend replacing the gutters and downspouts at the beginning of the study period.

#### PROJECTED EXPENDITURES

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

ID	Type	Recommendation	Priority	Year	Expenditures
135393	B3010	Replace Galvanized Steel Perimeter Gutters & Downspout	Priority 2	2016	\$2,731
135394	B3010	Replace BUR (Built-up Roofing) Covering	Priority 2	2016	\$49,256

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$51,987

## C INTERIORS SYSTEMS

### C10 INTERIOR CONSTRUCTION

#### C1011 Fixed Partitions

##### DESCRIPTION

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

##### CONDITION

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

### C30 INTERIOR FINISHES

#### C3012 Wall Finishes to Interior Walls

##### DESCRIPTION

The interior walls consist of predominately painted finishes.

##### CONDITION

The interior wall finishes were observed to be in 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 epoxy floor finish to storage areas, ceramic tiles to the restroom areas and vinyl tile to the classroom.

##### CONDITION

The floor finishes appeared in poor - fair condition throughout the building. We are unaware of the age of the epoxy floor covering at the storage areas, however we assume it to be more than fifteen years of age, therefore based on the typical EUL of ten years for this type of covering and current observed condition, we anticipate replacement early in the study period. The ceramic tile at the restroom was in fair - poor condition given its 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 parks office and children's corner office.

#### **CONDITION**

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

### **C3032 Suspended Ceilings**

#### **DESCRIPTION**

The interior ceilings to the original building contain 1 x 1 acoustic tiles adhered to the ceiling board throughout. The interior ceilings at the parks office 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 study period. We observed that certain tiles in the park's office were stained 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
135395	C3010	Replace Painted Finish - Standard	Priority 3	2016	\$11,338
135396	C3010	Replace Painted Finish - Standard	Priority 3	2024	\$11,338
135397	C3020	Replace Broadloom Standard without Padding	Priority 3	2016	\$3,848
135398	C3020	Replace Broadloom Standard without Padding	Priority 3	2022	\$3,848
135399	C3020	Replace Broadloom Standard without Padding	Priority 2	2016	\$7,753
135400	C3020	Replace Epoxy Floor coating	Priority 2	2016	\$9,520
135401	C3020	Replace Vinyl Composite Tile (VCT)	Priority 2	2021	\$4,320
135402	C3030	Replace Acoustic Ceiling System - Standard	Priority 3	2021	\$9,894
135403	C3030	Replace Acoustic Ceiling System - Standard	Priority 3	2021	\$6,120

## TOTALS BY YEAR

Year	Total Expenditures
2016	\$32,458
2021	\$20,334
2022	\$3,848
2024	\$11,338

## D SERVICES SYSTEMS

### D20 PLUMBING

#### D2011 Water Closets

##### DESCRIPTION

There are four floor mounted vitreous china water closets with plastic seats located within the restrooms. They are all tank type units with manual flush valves.

##### CONDITION

The water closets were observed to be in poor condition. Water closets such as this have a EUL of thirty-five years. We believe the water closets 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 one countertop lavatory and four wall mounted vitreous china lavatories. Two in each room, and countertop in children's corner. The lavatories have a mixture of single, dual and lever handled metal non-metered faucet.

##### CONDITION

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

#### D2013 Lavatories

#### 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 Rheem with an assumed capacity of 38 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.

**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
135404	D2010	Replace D2010 Plumbing Fixtures	Priority 2	2016	\$8,595
135405	D2010	Replace Vanity Top Lavatories	Priority 2	2016	\$1,313
135406	D2010	Replace Floor Mounted Water Closets	Priority 2	2016	\$4,200

**TOTALS BY YEAR**

Year	Total Expenditures
2016	\$14,108



## D30 HVAC

### D3012 Gas Supply System

#### DESCRIPTION

The building's natural gas is supplied directly from the local utility company and supplies the furnace units and domestic water heaters. The gas meter is located at the southwest side of the building, and from here is distributed to all the community buildings via a gas supply pipe located at the roofs, from where it enters all the buildings.

#### CONDITION

The natural gas system at the building appeared to be in fair to good condition. No known corrosion was observed that could be attributed to age and deferred maintenance.

### D3021 Boilers

#### DESCRIPTION

The building contains one indoor gas furnace heaters. The unit is in the children's corner and heats that room only. This unit is mounted to the ceiling and ducted to the exterior wall.

#### CONDITION

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

### D3052 Package Units

#### DESCRIPTION

The building contained one packaged rooftop A/C unit with gas heat. The unit was manufactured by Carrier with a capacity of 4 tons. This unit serves the park's office area only.

The conditioned air is distributed throughout the park's office it is assumed via a rigid sheet metal trunk line with flexible duct secondary lines that connect to the air supply registers.

#### CONDITION

The packaged units appeared to be in fair condition and is assumed to be installed in 2001. The maintenance personnel report that there are no maintenance issues. The EUL for this type of unit is twenty years; therefore, we anticipate the unit will need to be replaced later in the study period in order to keep the building in good running condition.

### 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
135407	D3010	Install Seismic Shut-off Valve at Gas Meter	Priority 1	2016	\$1,000
135408	D3020	Replace Furnace - Gas	Priority 3	2025	\$1,216
135409	D3050	Replace Packaged Outdoor - Cooling and Heating	Priority 3	2021	\$11,704

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$1,000
2021	\$11,704
2025	\$1,216

## D50 ELECTRICAL SYSTEMS

### D5012 Low Tension Service & Dist

#### DESCRIPTION

The Main Distribution Panel (MDP) is rated at 120/208 volts at 400 amps and manufactured by Square D. It is located in the main electrical switch room, the main electrical switch room is located at the southwest side of the building, and from here is distributed to all the community buildings distribution panels. There are also four secondary distribution panel in the switch room all rated at 200 amps and manufactured by Square D, Wadsworth Elec MF Co, Kentucky and Bulldog.

The main electrical switch room is located at the southwest side of the building, and from here is distributed to all the community buildings distribution panels.

#### CONDITION

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

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

### D5022 Lighting Equipment

#### DESCRIPTION

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

#### CONDITION

The recessed light fixtures were observed to be in poor condition. They appeared to be aged, therefore we anticipate replacement early in the study period.

### D5022 Lighting Equipment

#### DESCRIPTION

The interior lighting is provided by a combination of light fixtures which consisted of recessed, surface and ceiling mounted types. The lighting to the children's corner comprised of rows of suspended fluorescent light fixtures which appear to contain T12 bulbs and electronic ballasts. The light fixtures to the park's office comprised of 2' x 4' fluorescent recessed fixtures within the suspended ceiling system, with incandescent or fluorescent light fixtures to the janitors room. All of the in-room lighting is controlled via local switching.

## CONDITION

The interior lighting was observed to be in fair condition along with the suspended ceiling system itself, despite some damage from roof leaks. These recessed light fixtures typically have an EUL of 20 years; therefore based on observed condition they have been recommended for replacement early in the in the study period. We anticipate the remaining suspended fluorescent lighting and ceiling mounted fixtures will also need to be replaced early in the study period. When the interior lighting is replaced consideration should be taken to replace the T12 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
135410	D5010	Replace Panelboard - 120/240volts, 200amp	Priority 2	2016	\$5,300
135411	D5010	Replace Panelboard - 120/208volts, 200amp	Priority 2	2016	\$3,737
135412	D5010	Replace Panelboard - 120/208volts, 200amp	Priority 2	2016	\$3,737
135413	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 2	2016	\$5,300
135414	D5010	Replace Panelboard - 120/240volts, 400amp	Priority 2	2016	\$10,600
135415	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 2	2016	\$5,300
135416	D5010	Replace Panelboard - 120/240volts, 200amp	Priority 2	2016	\$5,300
135417	D5020	Replace Interior Light Fixtures - Fluorescent	Priority 3	2021	\$23,058
135418	D5020	Replace Recessed Can Light Fixtures	Priority 2	2016	\$2,450

## TOTALS BY YEAR

Year	Total Expenditures
2016	\$41,723
2021	\$23,058

## G BUILDING SITEWORK SYSTEMS

### G20 SITE IMPROVEMENTS

#### G2021 Bases and Sub-Bases

##### DESCRIPTION

The site contains an asphalt parking lot and roadways. We were not provided with the original specification details of the asphalt paving and therefore cannot comment on the specific asphalt mix type, classification or its suitability for its existing use.

##### CONDITION

The asphalt parking lot appeared to be in poor - fair condition; cracking was generally observed throughout the surface. It was observed that the majority of the cracks have been repaired, however, we recommend seal coating and restriping at the beginning of the study and then every five-years after that.

#### G2031 Paving & Surfacing

##### DESCRIPTION

The site contains concrete and asphalt pedestrian walkways. We were not provided with the original specification details of the concrete or the asphalt paving and therefore cannot comment on the specific mix type, classification or its suitability for its existing use.

ADA items 32-1, 32-2, 33-1, 33-2, 4-1 and 7-1 have been identified for this asset as well as exterior areas generally, which are included in the City of Los Altos Self Evaluation & Transition Plan dated April 2014. See appendix F for details.

##### CONDITION

The pedestrian paving areas appeared to be in poor to fair condition; cracking was generally observed through the surface, in particular to the asphalt paths and in some instances posing trip hazards. We recommend full depth replacement of the worse areas of walkways early in the study period.

The ADA plan identifies providing accessible paths of travel, regrading surfaces, providing detectable warning strips, modifying curb ramps, providing accessible exterior furniture and removing overhanging or protruding objects. The cost of this work has been included in the study period.

#### G2041 Fences & Gates

##### DESCRIPTION

The north east boundary areas were delineated by wood panel fencing.

##### CONDITION

The wood fencing appeared to be in poor to fair condition, we assume it was installed in 1995 at the same time as the refurbishment. We understand the fencing has a EUL of twenty years and has passed its recommended RUL, based on our observations we anticipate replacement early in the study period.

## G2057 Irrigation Systems

### DESCRIPTION

The landscaping and planting consisted of mature trees, shrubs, grass and ground cover. Planting boxes and raised beds formed from railroad sleepers were also observed on site containing low level shrubs and planting.

The majority of the planted areas of the site are irrigated via a below grade automatic irrigation system. The irrigation system is supplied by below grade PVC piping and controllers. Pop-up type sprinkler heads were observed which are controlled by controllers in both the Electrical meter room adjacent the park's office and the electrical meter room at the concession building. The units are manufactured by Irritol and Rain Bird respectively.

### CONDITION

The landscaping and planting materials generally appeared to be in fair condition with no observed issues. The plant materials will require routine maintenance and replacement and should be addressed on an as-needed basis and funded as an operational expense. The planting boxes and raised beds appeared to be in fair to good condition, therefore we do not anticipate any whole asset replacements during the study period. We would recommend repairing and repainting of the boxes and raised beds under routine maintenance every eight-years first commencing early on in the study period.

It was observed that certain trees at the parking lot appeared to be in poor health. Also some of the coastal redwood trees planted at the community center are gaining maturity and whilst their presence adds amenity their proximity to the buildings will prove to become more problematic over time. Not only do the tree roots pose a problem for structures but their leaf debris causes ongoing additional maintenance of rainwater systems and site wide drainage. Certain damage to concrete walkways and asphalt pavements was observed at localized areas. Some repair has already occurred, however we suggest the situation is monitored.

The irrigation system and controllers appeared to be in fair condition, however, we are unaware of the age of the system. We assume it to be more than fifteen years of age, therefore based on the typical EUL of fifteen years for this type of system and current observed condition, we anticipate replacement at the end 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
135419	G2020	Replace Seal Coating including Re-Striping	Priority 3	2016	\$133,238
135420	G2020	Replace Seal Coating including Re-Striping	Priority 3	2020	\$133,238
135421	G2020	Replace Seal Coating including Re-Striping	Priority 3	2024	\$133,238
135422	G2030	Replace Concrete Paving	Priority 2	2016	\$84,224
135423	G2030	ADA Exterior	Priority 1	2016	\$19,040
135424	G2040	Replace Wood Fence	Priority 2	2016	\$37,800
135425	G2050	Replace Complete Irrigation System	Priority 3	2025	\$39,375

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$274,301
2020	\$133,238
2024	\$133,238
2025	\$39,375

## G40 SITE ELECTRICAL UTILITIES

### G4021 Fixtures & Transformers

#### DESCRIPTION

The site contained 38 exterior pole lights located throughout the parking lot entrance drive and roadside. The light poles are approximately twenty feet tall with an iron pole and fixture with a painted finish.

#### CONDITION

The exterior poles appeared to be in poor condition; we did not observe the property when it was dark so are unable to comment on their performance. From our observation they appear inadequate for the site needs and provide insufficient lighting levels. We recommend replacement of the exterior pole and light fixtures with suitable fixture types early in the study period to improve lighting levels and security. We also observed two large spotlights to the monument sign on Hillview Avenue. These fixtures appeared to be in fair condition, therefore we do not anticipate replacement during the study period.

#### PROJECTED EXPENDITURES

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

ID	Type	Recommendation	Priority	Year	Expenditures
135426	G4020	Replace 20' High Site Lighting	Priority 1	2016	\$109,600

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$109,600





## 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

## Parks Office / Children's Corner

GSF: 4,334

Year Built: 1950

Renew Year :

Replacement Cost: \$2,460,831

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials				Estimate	\$
						Qty	Units	Cost	Assessed Cost		
2016	\$2,202,828	135387	A1010	Deferred Maintenance	Replace Below Ground Drainage	120000	SF	\$6.81	\$817,200	\$817,200	
		135388	A1010	Deferred Maintenance	Replace All Below Ground Drainage inc. Changing Current Burried Connection of Downspouts, Surface Gullies, and Connection to Storm Drain	1	LS	\$817,600.00	\$817,600	\$817,600	
		135390	B2010	Deferred Maintenance	Replace Exterior Sun Control Louvers	500	SF	\$35.00	\$17,500	\$17,500	
		135391	B2030	Deferred Maintenance	Replace Single Solid Core Wood Doors	9	EACH	\$2,194.50	\$19,751	\$19,751	
		135392	B2030	ADA	ADA Doors	1	LS	\$5,600.00	\$5,600	\$5,600	
		135394	B3010	Deferred Maintenance	Replace BUR (Built-up Roofing) Covering	4285	SF	\$11.50	\$49,256	\$49,256	
		135393	B3010	Deferred Maintenance	Replace Galvanized Steel Perimeter Gutters & Downspout	198	LF	\$13.79	\$2,731	\$2,731	
		135395	C3010	Routine Maintenance	Replace Painted Finish - Standard	5177	SF	\$2.19	\$11,338	\$11,338	
		135400	C3020	Deferred Maintenance	Replace Epoxy Floor coating	680	SF	\$14.00	\$9,520	\$9,520	
		135397	C3020	Deferred Maintenance	Replace Broadloom Standard without Padding	67	SY	\$57.43	\$3,848	\$3,848	
		135399	C3020	Deferred Maintenance	Replace Broadloom Standard without Padding	135	SY	\$57.43	\$7,753	\$7,753	
		135404	D2010	Deferred Maintenance	Replace D2010 Plumbing Fixtures	4	EACH	\$2,148.78	\$8,595	\$8,595	
		135405	D2010	Deferred Maintenance	Replace Vanity Top Lavatories	1	EACH	\$1,312.50	\$1,313	\$1,313	
		135406	D2010	Deferred Maintenance	Replace Floor Mounted Water Closets	2	EACH	\$2,100.00	\$4,200	\$4,200	
		135407	D3010	Deferred Maintenance	Install Siesmic Shut-off Valve at Gas Meter	1	EACH	\$1,000.00	\$1,000	\$1,000	
		135411	D5010	Deferred Maintenance	Replace Panelboard - 120/208volts, 200amp	1	EACH	\$3,736.50	\$3,737	\$3,737	
		135412	D5010	Deferred Maintenance	Replace Panelboard - 120/208volts, 200amp	1	EACH	\$3,736.50	\$3,737	\$3,737	
		135413	D5010	Deferred Maintenance	Replace Panelboard - 120/240volts, 60 to 2000amp	200	AMP	\$26.50	\$5,300	\$5,300	
		135414	D5010	Deferred Maintenance	Replace Panelboard - 120/240volts, 400amp	400	AMP	\$26.50	\$10,600	\$10,600	
		135415	D5010	Deferred Maintenance	Replace Panelboard - 120/240volts, 60 to 2000amp	200	AMP	\$26.50	\$5,300	\$5,300	
		135410	D5010	Deferred Maintenance	Replace Panelboard - 120/240volts, 200amp	200	AMP	\$26.50	\$5,300	\$5,300	

# Deficiency Report

		135416	D5010	Deferred Maintenance	Replace Panelboard - 120/240volts, 200amp	200	AMP	\$26.50	\$5,300	\$5,300
		135418	D5020	Deferred Maintenance	Replace Recessed Can Light Fixtures	4	EACH	\$612.50	\$2,450	\$2,450
		135419	G2020	Routine Maintenance	Replace Seal Coating including Re-Striping	8500	SY	\$15.68	\$133,238	\$133,238
		135422	G2030	Deferred Maintenance	Replace Concrete Paving	1388	LF	\$60.68	\$84,224	\$84,224
		135423	G2030	ADA	ADA Exterior	1	LS	\$19,040.00	\$19,040	\$19,040
		135424	G2040	Deferred Maintenance	Replace Wood Fence	630	LF	\$60.00	\$37,800	\$37,800
		135426	G4020	Deferred Maintenance	Replace 20' High Site Lighting	38	EACH	\$2,884.20	\$109,600	\$109,600
<b>2018</b>	<b>\$1,905</b>	135389	B2010	Routine Maintenance	Repaint Exterior Wall Surfaces	1270	SF	\$1.50	\$1,905	\$1,905
<b>2020</b>	<b>\$133,238</b>	135420	G2020	Routine Maintenance	Replace Seal Coating including Re-Striping	8500	SY	\$15.68	\$133,238	\$133,238
<b>2021</b>	<b>\$55,096</b>	135401	C3020	Capital Renewal	Replace Vinyl Composite Tile (VCT)	600	SF	\$7.20	\$4,320	\$4,320
		135402	C3030	Capital Renewal	Replace Acoustic Ceiling System - Standard	1940	SF	\$5.10	\$9,894	\$9,894
		135403	C3030	Capital Renewal	Replace Acoustic Ceiling System - Standard	1200	SF	\$5.10	\$6,120	\$6,120
		135409	D3050	Capital Renewal	Replace Packaged Outdoor - Cooling and Heating	4	TON	\$2,926.00	\$11,704	\$11,704
		135417	D5020	Capital Renewal	Replace Interior Light Fixtures - Fluorescent	3150	SF	\$7.32	\$23,058	\$23,058
<b>2022</b>	<b>\$3,848</b>	135398	C3020	Deferred Maintenance	Replace Broadloom Standard without Padding	67	SY	\$57.43	\$3,848	\$3,848
<b>2024</b>	<b>\$144,575</b>	135396	C3010	Routine Maintenance	Replace Painted Finish - Standard	5177	SF	\$2.19	\$11,338	\$11,338
		135421	G2020	Routine Maintenance	Replace Seal Coating including Re-Striping	8500	SY	\$15.68	\$133,238	\$133,238
<b>2025</b>	<b>\$40,591</b>	135408	D3020	Capital Renewal	Replace Furnace - Gas	1	MBH	\$1,216.12	\$1,216	\$1,216
		135425	G2050	Capital Renewal	Replace Complete Irrigation System	18750	SF	\$2.10	\$39,375	\$39,375
<b>Total</b>									<b>Total:</b>	<b>\$2,582,080</b>

The background features a white field with several overlapping geometric shapes. A large blue triangle is in the top-left corner. A large green triangle is in the bottom-right corner. A smaller green shape, resembling a stylized 'T' or a cross-section, is positioned between the blue and green shapes. Thin white lines intersect these shapes, creating a grid-like structure.

**APPENDIX B:**  
PHOTOGRAPHIC RECORD



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



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



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



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



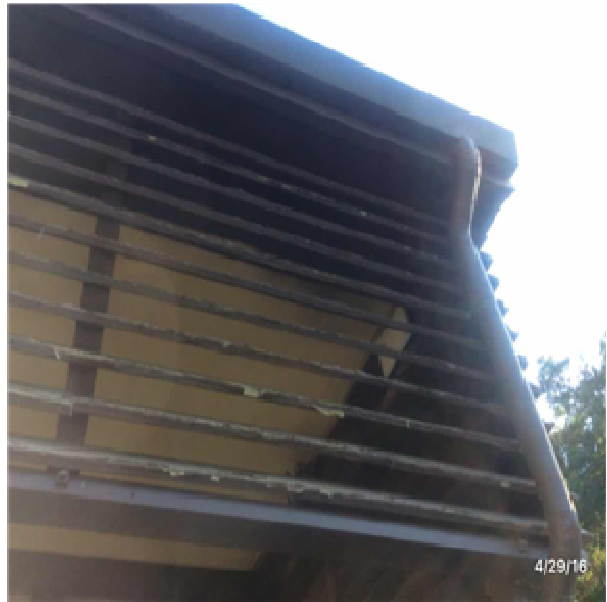
B3016 Gutters and Downspouts:- View of Galvanized Steel Perimeter Gutters & Downspout



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



C3025 Carpeting:- View of Broadloom Standard without Padding



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



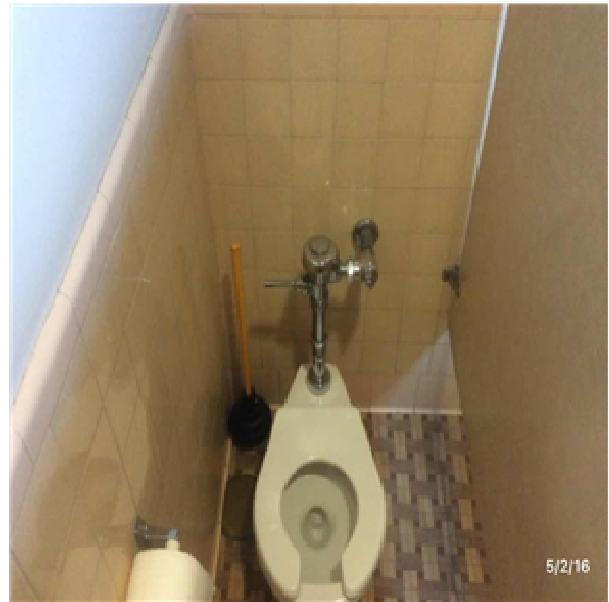
C3032 Suspended Ceilings:- View of Acoustic Ceiling System  
- Standard



C1011 Fixed Partitions:- View of GWB Stud Walls



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



C3024 Flooring:- View of Ceramic Tile





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



C3025 Carpeting:- View of Broadloom Standard without Padding



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



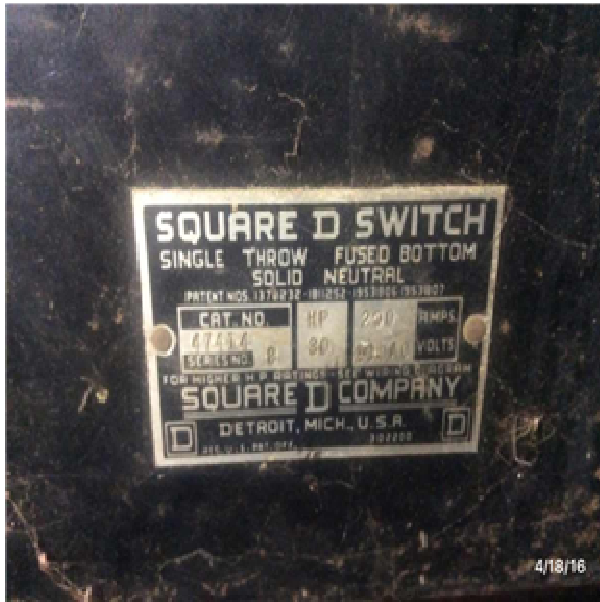
C3032 Suspended Ceilings:- View of Acoustic Ceiling System - Standard



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



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



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



D2011 Water Closets:- View of Floor Mounted Water Closets



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



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



G2021 Bases and Sub-Bases:- View of Seal Coating including  
Re-Striping



D3052 Package Units:- View of Packaged Outdoor - Cooling  
and Heating



G2021 Bases and Sub-Bases:- View of Seal Coating including Re-Striping



D5022 Lighting Equipment:- View of Recessed Can Light Fixtures



G2041 Fences & Gates:- View of Wood Fence



G2021 Bases and Sub-Bases:- View of Seal Coating including Re-Striping



G4021 Fixtures & Transformers:- View of 20' High Site Lighting



G2031 Paving & Surfacing:- View of Concrete Paving



G2057 Irrigation Systems:- View of Complete Irrigation System



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

The following documents were reviewed as part of the facility condition assessment of the Parks Office / Children's Corner facility:





**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
Exterior	Commercial Water Heater	Raheem	22v40fn	Rhun0910u08827	N/A	Unknown	Unknown	2010

**Table D30 Summary of HVAC Equipment**

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Interior	Furnace	Comfortmaker	Unknown	Unknown	N/A	75 BTUH	Gas	1995
Exterior	Packaged Rooftop Unit Heating And Cooling	Carrier	4bhjd005511	Unknown4193g01213	N/A	Unknown	Unknown	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.



**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



