

Facility Condition Assessment Services

Tier 1 Report of

Facility Condition Assessment

**For
City of Los Altos
Recreation /Administration Office
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

TABLE OF CONTENTS

Executive Summary	3
Introduction	3
Limiting Conditions	3
Project Details	4
Building Details.....	4
Building Description.....	5
Property Executive Summary.....	5
Architectural Structure Executive Summary.....	5
Mechanical Executive Summary	5
Electrical Executive Summary.....	5
Site Executive Summary	5
Summary of Findings	6
Building Expenditure Summary.....	6
Distribution of Immediate (Year 1) Needs by Building System.....	8
Distribution of Future (Year 2-Year 10) Needs by Building System	10
Facility Condition Index	11
Needs Sorted By Prioritization of Work	13
Needs Sorted By Plan Type	14
A SubStructure Systems	16
A10 FOUNDATIONS	16
B Shell Systems	17
B10 SUPERSTRUCTURE	17
B20 EXTERIOR ENCLOSURE	17
B30 ROOFING	21
C Interiors Systems	22
C10 INTERIOR CONSTRUCTION	22
C30 INTERIOR FINISHES	22
D Services Systems	24
D20 PLUMBING	24
D30 HVAC	26
D50 ELECTRICAL SYSTEMS	27
Appendices	29

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 Recreation /Administration Office 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 2187-01 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

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

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

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

PROJECT DETAILS

On April 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	Recreation /Administration Office
Property Type	OFFICES
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)	1,173
Current Replacement Value (CRV)	\$ 293,250
ARV/GSF (\$/Sq Ft)	\$250.00 / Sq Ft

BUILDING DESCRIPTION

PROPERTY EXECUTIVE SUMMARY

The recreation office is part of the Hillview Community Center, located at 97 Hillview Avenue, Los Altos, California and was constructed in 1950. There have been some minor renovations around the mid 80's when a new reception area was added, as far as we are aware there have been no major additions.

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, plus aluminum storefront with powder coated finish and associated glazed door, which was added in the mid 80's. 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 laminated wood flooring. The building has a combination of painted adhered and suspended acoustic tile ceilings. Circulation is via interior corridor, there are also exterior covered open corridors, which link all the buildings at the community center.

MECHANICAL EXECUTIVE SUMMARY

The building is heated and cooled by a roof top gas fired packaged unit which has a capacity of 3 tons. Domestic hot water is provided to the restroom including the shower, it is assumed the hot water heater is located in the neighboring park's office building. There is no fire suppression system present at the building.

ELECTRICAL EXECUTIVE SUMMARY

The electrical system consists of a main distribution panel located in the store room, which is marked as feeding other buildings in the community center. Interior lighting is comprised of ceiling mounted fluorescent fixtures to the offices and recessed fluorescent fixtures to the reception office. 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

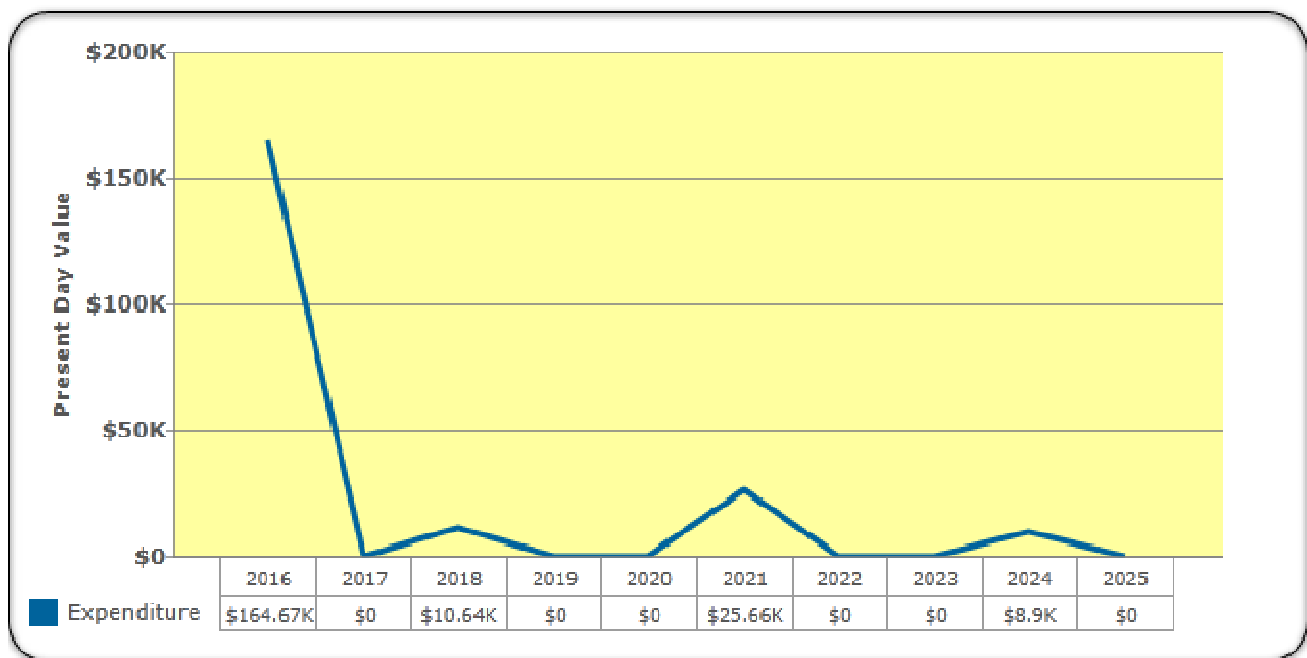
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement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

Key Findings	Metric
Current Year Facility Condition Needs Index	56.16
Immediate Capital Needs (Year 1) (included in FCNI)	\$164,675
Future Capital Needs (Year 2 to Year 10)	\$45,188

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 Recreation /Administration Office 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 \$209,863.

Expenditure Forecast Over Study Period



KEY FINDINGS

- + B Shell: Replace Steel Window Units - Casement, Double Hung, Vent or Sliding at an estimated cost of \$15,153 in year 2016
- + B Shell: Replace BUR (Built-up Roofing) Covering to Canopy at an estimated cost of \$5,954 in year 2016
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$28,209 in year 2016
- + B Shell: Replace Storefronts - Glazed Aluminum Framed with Swing Doors at an estimated cost of \$25,657 in year 2021
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$59,616 in year 2016
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$8,896 in year 2016
- + C Interiors: Replace Acoustic Ceiling System - Standard at an estimated cost of \$5,993 in year 2018
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$8,896 in year 2024
- + D Services: Replace Packaged Outdoor - Cooling and Heating at an estimated cost of \$8,778 in year 2016
- + D Services: Replace Wiring Systems (Inc. Receptacles & Switches) at an estimated cost of \$9,259 in year 2016
- + D Services: Replace Interior Light Fixtures - Fluorescent at an estimated cost of \$8,601 in year 2016

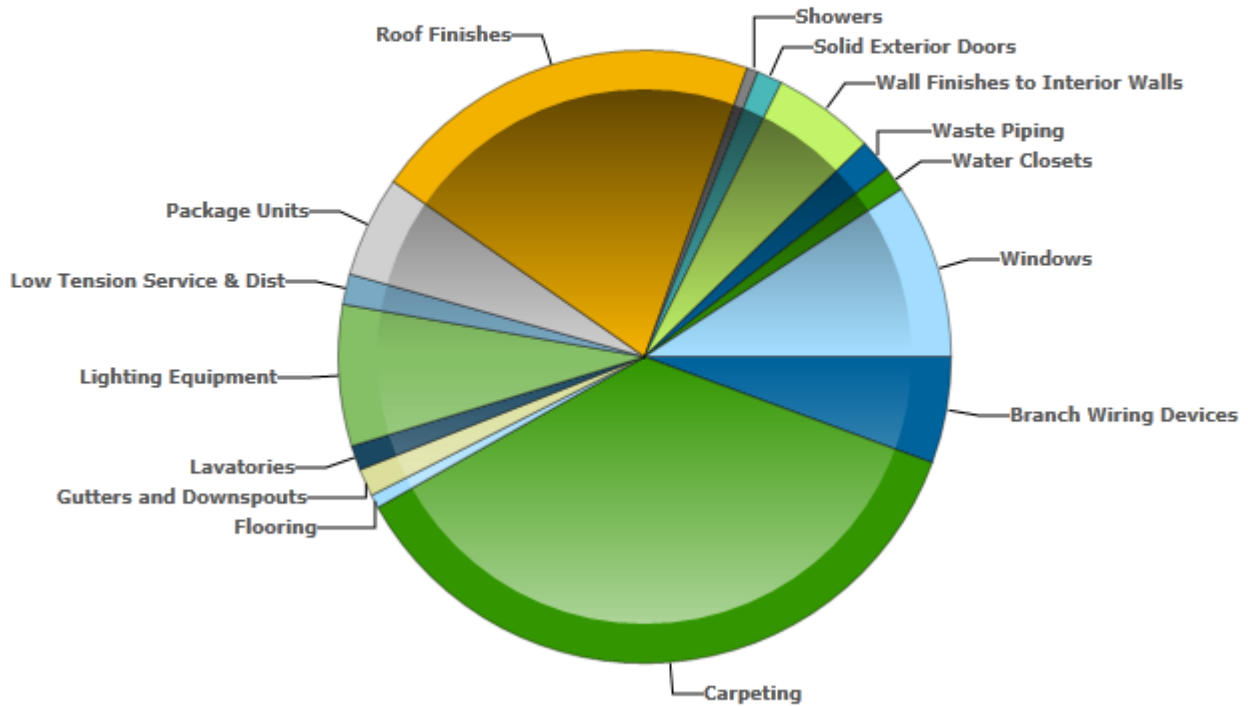
1 All costs presented in present day values

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

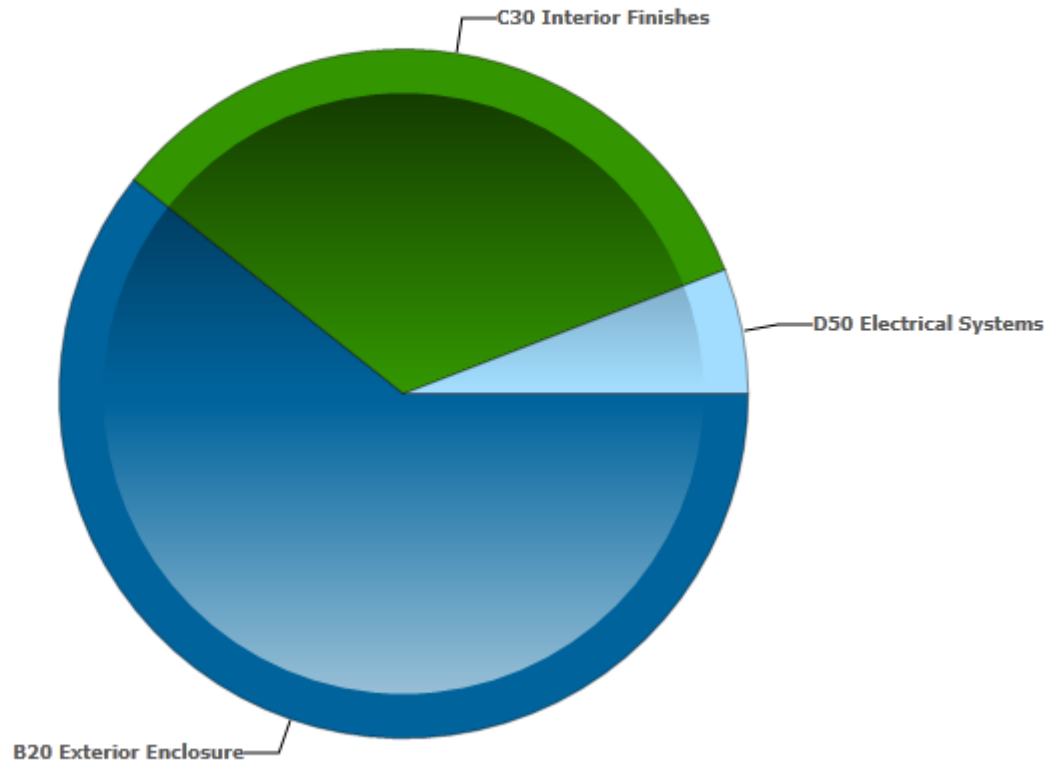


Building System	Estimated Cost	Percentage of Total Cost
Branch Wiring Devices	\$9,259	5.6%
Carpeting	\$59,616	36.2%
Flooring	\$1,166	0.7%
Gutters and Downspouts	\$2,400	1.5%
Lavatories	\$2,149	1.3%
Lighting Equipment	\$12,276	7.5%
Low Tension Service & Dist	\$2,650	1.6%
Package Units	\$8,778	5.3%
Roof Finishes	\$34,163	20.8%

Showers	\$973	0.6%
Solid Exterior Doors	\$2,195	1.3%
Wall Finishes to Interior Walls	\$8,896	5.4%
Waste Piping	\$2,902	1.8%
Water Closets	\$2,100	1.3%
Windows	\$15,153	9.2%
Total	\$164,675	100%

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

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$27,419	60.7%
C30 Interior Finishes	\$15,119	33.5%
D50 Electrical Systems	\$2,650	5.9%
Total	\$45,188	100%

FACILITY CONDITION NEEDS INDEX

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

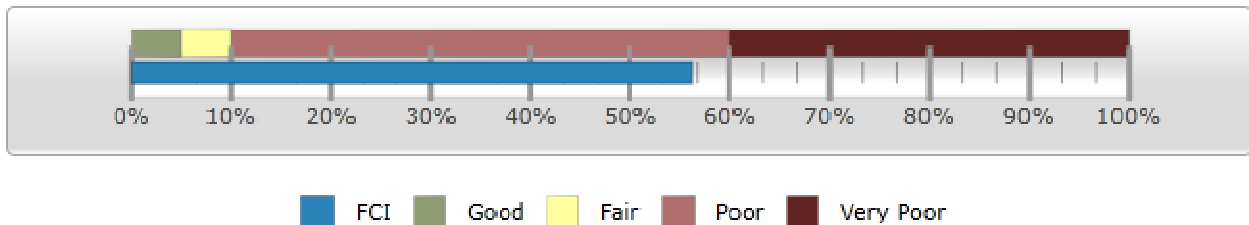
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV)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

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

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

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

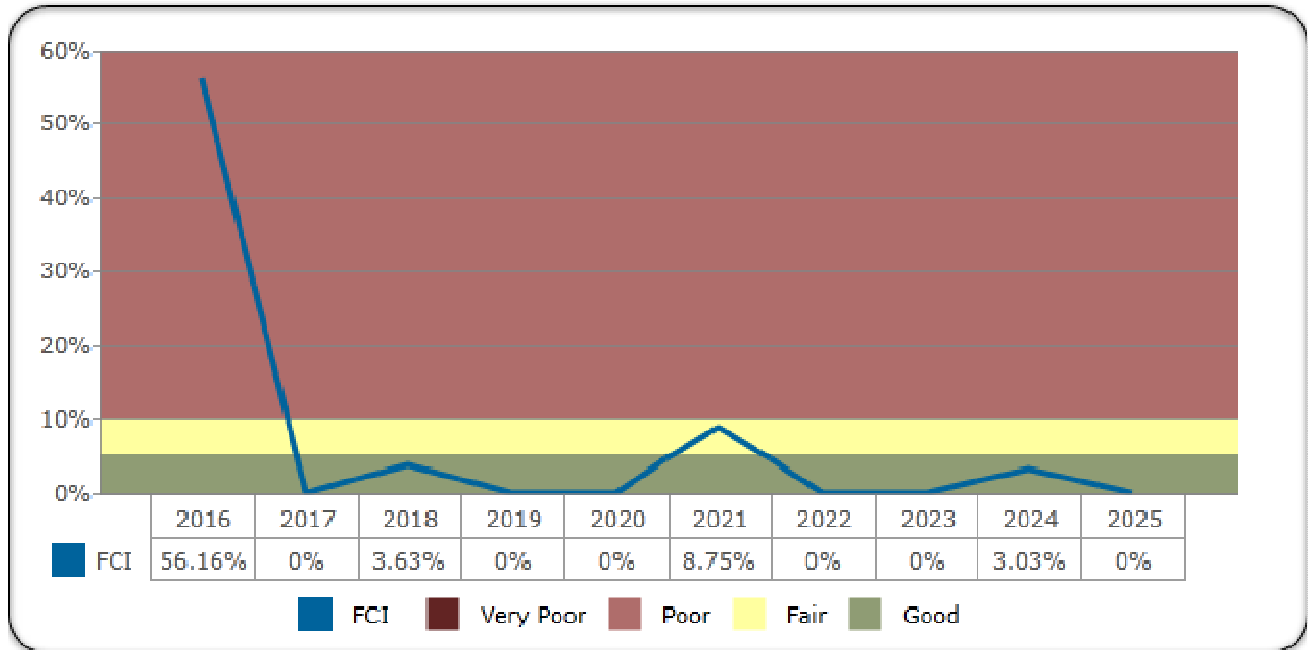
The chart below indicates the current FCNI ratio of the Recreation /Administration Office building.



Recreation /Administration Office, FCNI: 56.16%

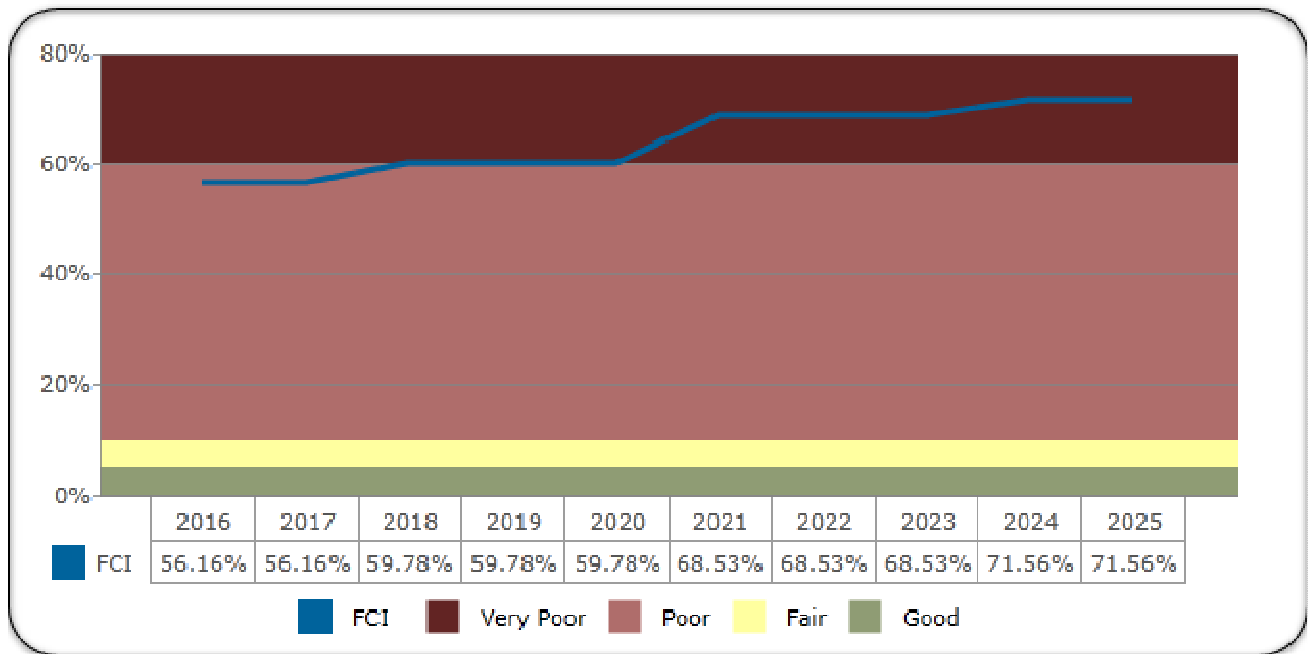
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

Year by Year Effects of FCI Over the Study Period



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

Cumulative Effects of FCI over the Study Period



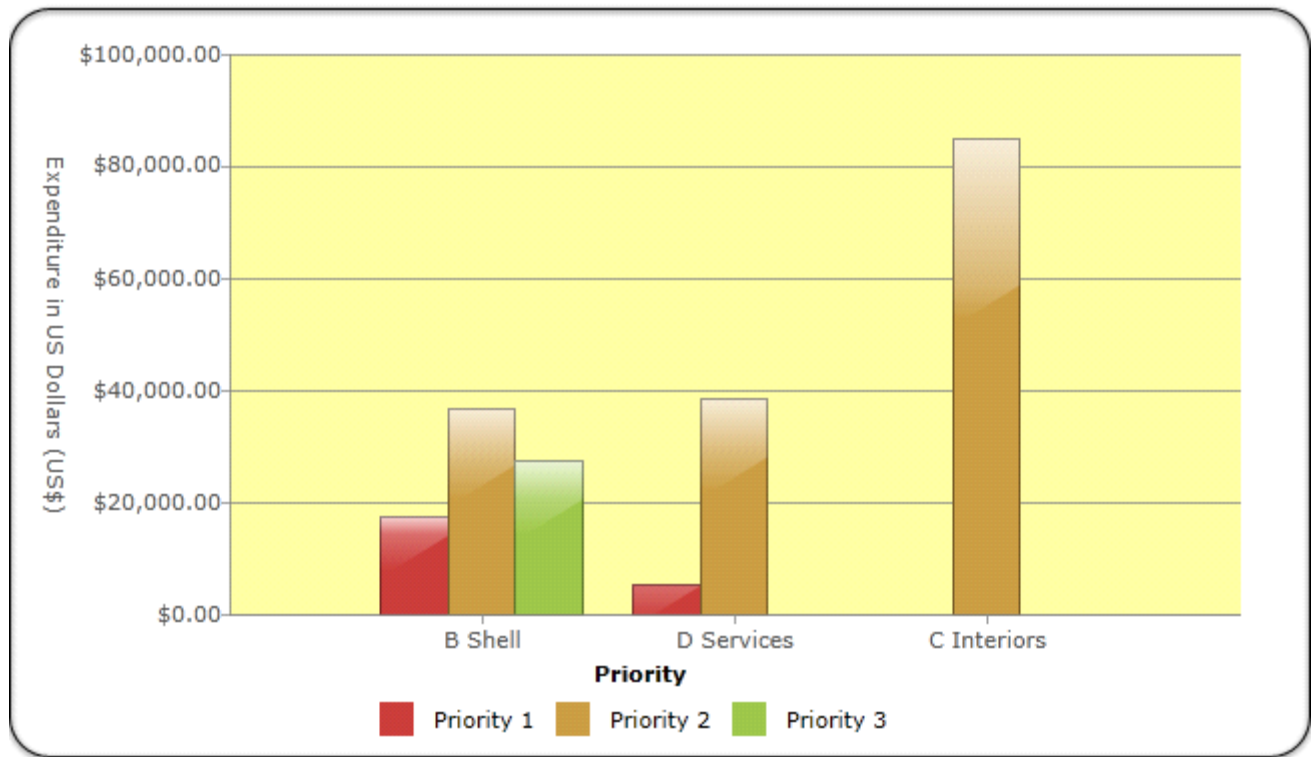
NEEDS SORTED BY PRIORITIZATION OF WORK

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

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

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

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Total
B Shell	\$17,347	\$36,563	\$27,419	\$81,330
C Interiors	\$	\$84,796	\$	\$84,796
D Services	\$5,300	\$38,437	\$	\$43,737
Totals	\$22,647	\$159,797	\$27,419	\$209,863

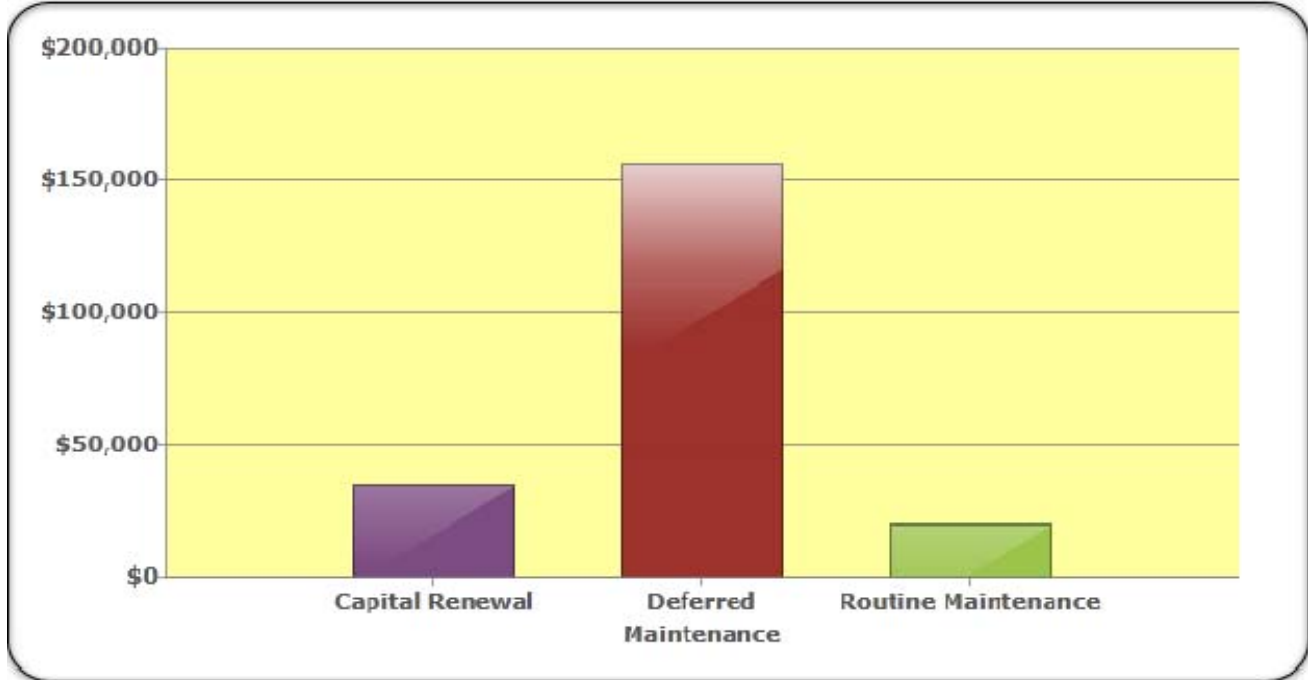
NEEDS SORTED BY PLAN TYPE

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

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

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

Planning Horizon Needs by Category



Building System	Total Cost
Deferred Maintenance	\$155,779
Capital Renewal	\$34,530
Routine Maintenance	\$19,554
Total	\$209,863

^ SUBSTRUCTURE SYSTEMS

A10 FOUNDATIONS

A1011 Wall Foundations

DESCRIPTION

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

CONDITION

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

A1031 Standard Slab on Grade

DESCRIPTION

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

CONDITION

The slab-on-grade was observed to be in fair 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 leaks or roof deflection therefore, no action for repair or replacement is required within the study period.

B1023 Canopies

DESCRIPTION

The building's roof construction at the canopies consisted of wood decking on wood 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 leaks or roof deflection therefore, no action for repair or replacement is required within the study period.

B1033 Wood Frame Structure

DESCRIPTION

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

CONDITION

The wall construction was observed to be in fair condition and well maintained; there are no instances of deterioration, cracking or damage observed. Therefore no actions will be generated during the study period for works associated with the structural wood frame structure.

B20 EXTERIOR ENCLOSURE

B2011 Exterior Wall Construction

DESCRIPTION

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

CONDITION

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

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.

B2023 Storefronts

DESCRIPTION

The building contained uninsulated aluminum framed glazed paneled storefront systems with a single glazed door at the exterior elevations of the building.

CONDITION

The storefront systems appeared to be in fair condition. This door was electrically operated with a push button at the exterior and interior. It operated satisfactory with the hardware performing as required; however, the storefront was installed in 1985 and based on an EUL of 30 years, puts the shopfront at the end of its useful life. We recommend replacement of the entire storefront system and automated door later in the study period to maintain adequate access and to keep the building in good appearance and working order.

B2032 Solid Exterior Doors

DESCRIPTION

The building contained one single solid wood door, which is half glazed, with a painted finish at the exterior. The door contained door knobs with integrated cylindrical lock set.

CONDITION

The remaining original wood door at the building was observed to be in poor condition. We have assumed the door to be original based on the current condition, which would put the door well past its useful life. We recommend replacing this door 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 frame 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.

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
135108	B2010	Repaint Exterior Wall Surfaces	Priority 3	2018	\$1,763
135109	B2020	Replace Storefronts - Glazed Aluminum Framed with Swing Doors	Priority 3	2021	\$25,657
135110	B2020	Replace Steel Window Units - Casement, Double Hung, Vent or Sliding	Priority 1	2016	\$15,153
135111	B2030	Replace Single Solid Core Wood Doors	Priority 1	2016	\$2,195

TOTALS BY YEAR

Year	Total Expenditures
2016	\$17,347
2018	\$1,763
2021	\$25,657



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 structures.

CONDITION

The BUR covering appeared to be in poor to fair condition with no reported leaks, however 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
135112	B3010	Replace BUR (Built-up Roofing) Covering to Canopy	Priority 2	2016	\$5,954
135113	B3010	Replace BUR (Built-up Roofing) Covering	Priority 2	2016	\$28,209
135114	B3010	Replace Galvanized Steel Perimeter Gutters & Downspout	Priority 2	2016	\$2,400

TOTALS BY YEAR

Year	Total Expenditures
2016	\$36,563

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 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 laminate wood finish to office store, ceramic tiles to the shower areas and vinyl sheet to the restroom area.

CONDITION

The floor finishes appeared in poor condition throughout the building. We are unaware of the age of the laminate wood floor, 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. The vinyl sheet at the restroom is well past its useful life. We recommend replacement in the study period. The ceramic tile has an 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 offices.

CONDITION

The carpet at the offices 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 original building contain 1 x 1 acoustic tiles adhered to the ceiling board throughout. The interior ceilings in one office contain 2 x 4 suspended acoustic tiles and the reception area contains a suspended concealed grid ceiling.

CONDITION

The acoustic tiles generally appeared in poor condition. We are unaware of the age; however we assume it all to be more than fifteen years of age, therefore based on the typical EUL of twenty years for these type of ceilings and current observed conditions, we anticipate replacement early in the study period.

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
135115	C3010	Replace Painted Finish - Standard	Priority 2	2016	\$8,896
135116	C3010	Replace Painted Finish - Standard	Priority 2	2024	\$8,896
135117	C3020	Replace Vinyl Sheet	Priority 2	2018	\$230
135118	C3020	Replace Laminate Wood Floors	Priority 2	2016	\$1,166
135119	C3020	Replace Broadloom Standard without Padding	Priority 2	2016	\$59,616
135120	C3030	Replace Acoustic Ceiling System - Standard	Priority 2	2018	\$5,993

TOTALS BY YEAR

Year	Total Expenditures
2016	\$69,678
2018	\$6,223
2024	\$8,896

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 one countertop lavatory and one wall mounted vitreous china lavatory. The wall mounted lavatory is in the restroom, with a countertop lavatory in the meeting room. 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 wall mounted 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 it is considered for replacement during the study period. The countertop lavatory was observed to be in a poor condition, however, it was reported as not in use by maintenance personnel so has not been included in the study.

D2017 Showers

DESCRIPTION

The building contained one shower stall with shower head and valve within the restroom.

CONDITION

The shower head, components and mixing valves appeared to be in poor to fair condition with some leaking. We do not know the age of the components; however, due to the condition, we recommend replacement early in 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 piping 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
135121	D2010	Replace Wall Hung Lavatories	Priority 2	2016	\$2,149
135122	D2010	Replace Floor Mounted Water Closets	Priority 2	2016	\$2,100
135123	D2010	Replace Shower System - Head, Arm, Bypass, Stops, Handles	Priority 2	2016	\$973
135124	D2030	Replace Sanitary Water Gravity Discharge	Priority 2	2016	\$2,902

TOTALS BY YEAR

Year	Total Expenditures
2016	\$8,124

D30 HVAC

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 3 tons.

The conditioned air is distributed throughout the 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 poor condition and is assumed to be installed in 1996. The maintenance personnel report that there are no maintenance issues, however, the EUL for this type of unit is twenty years; therefore, we anticipate the unit will need to be replaced early 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
135125	D3050	Replace Packaged Outdoor - Cooling and Heating	Priority 2	2016	\$8,778

TOTALS BY YEAR

Year	Total Expenditures
2016	\$8,778

D50 ELECTRICAL SYSTEMS

D5012 Low Tension Service & Dist

DESCRIPTION

The building contains two Main Distribution Panels (MDP). Both are rated at 120/208 volts at 100 amps. One appears to be original the other possibly was installed during refurbishment in the mid 80's. The more recent panel was observed to supply other buildings at the community center, including the restroom block.

CONDITION

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

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

D5021 Branch Wiring Devices

DESCRIPTION

The branch wiring devices including switches, receptacles and other devices were observed to be commercial grade in standard non-decor format. Branch wiring was observed to be distributed in Electrical Metallic Tubing (EMT) conduit except in locations that may vibrate where flexible metal clad cable is typically used.

CONDITION

The branch wiring was observed to be in poor condition due to the age. We recommend replacing the wiring at the beginning of the study period in order to maintain the buildings operation.

D5022 Lighting Equipment

DESCRIPTION

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

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

CONDITION

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

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

PROJECTED EXPENDITURES

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

ID	Type	Recommendation	Priority	Year	Expenditures
135126	D5010	Replace Panelboard - 120/240volts, 60 to 2000amp	Priority 1	2018	\$2,650
135127	D5010	Replace Panelboard - 120/240volts, 100amp	Priority 1	2016	\$2,650
135128	D5020	Replace Exterior Recessed Can Fixtures	Priority 2	2016	\$3,675
135129	D5020	Replace Wiring Systems (Inc. Receptacles & Switches)	Priority 2	2016	\$9,259
135130	D5020	Replace Interior Light Fixtures - Fluorescent	Priority 2	2016	\$8,601

TOTALS BY YEAR

Year	Total Expenditures
2016	\$24,185
2018	\$2,650



APPENDICES

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



APPENDIX A:
CAPITAL EXPENDITURES

Deficiency Report

Recreation /Administration Office

GSF: 1,173

Year Built: 1950


Renew Year :

Replacement Cost: \$293,250

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2016	\$164,675	135110	B2020	Deferred Maintenance	Replace Steel Window Units - Casement, Double Hung, Vent or Sliding	200	SF	\$75.76	\$15,153	\$15,153
		135111	B2030	Deferred Maintenance	Replace Single Solid Core Wood Doors	1	EACH	\$2,194.50	\$2,195	\$2,195
		135112	B3010	Deferred Maintenance	Replace BUR (Built-up Roofing) Covering to Canopy	518	SF	\$11.50	\$5,954	\$5,954
		135113	B3010	Deferred Maintenance	Replace BUR (Built-up Roofing) Covering	2454	SF	\$11.50	\$28,209	\$28,209
		135114	B3010	Deferred Maintenance	Replace Galvanized Steel Perimeter Gutters & Downspout	174	LF	\$13.79	\$2,400	\$2,400
		135115	C3010	Routine Maintenance	Replace Painted Finish - Standard	4062	SF	\$2.19	\$8,896	\$8,896
		135118	C3020	Deferred Maintenance	Replace Laminate Wood Floors	93	SF	\$12.54	\$1,166	\$1,166
		135119	C3020	Deferred Maintenance	Replace Broadloom Standard without Padding	1038	SY	\$57.43	\$59,616	\$59,616
		135121	D2010	Deferred Maintenance	Replace Wall Hung Lavatories	1	EACH	\$2,148.78	\$2,149	\$2,149
		135122	D2010	Deferred Maintenance	Replace Floor Mounted Water Closets	1	EACH	\$2,100.00	\$2,100	\$2,100
		135123	D2010	Deferred Maintenance	Replace Shower System - Head, Arm, Bypass, Stops, Handles	1	EACH	\$972.90	\$973	\$973
		135124	D2030	Deferred Maintenance	Replace Sanitary Water Gravity Discharge	1175	SF	\$2.47	\$2,902	\$2,902
		135125	D3050	Deferred Maintenance	Replace Packaged Outdoor - Cooling and Heating	3	TON	\$2,926.00	\$8,778	\$8,778

Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2016	\$164,675	135127	D5010	Deferred Maintenance	Replace Panelboard - 120/240volts, 100amp	100	AMP	\$26.50	\$2,650	\$2,650
		135130	D5020	Deferred Maintenance	Replace Interior Light Fixtures - Fluorescent	1175	SF	\$7.32	\$8,601	\$8,601
		135129	D5020	Deferred Maintenance	Replace Wiring Systems (Inc. Receptacles & Switches)	1175	SF	\$7.88	\$9,259	\$9,259
		135128	D5020	Deferred Maintenance	Replace Exterior Recessed Can Fixtures	6	EACH	\$612.50	\$3,675	\$3,675
2018	\$10,635	135108	B2010	Routine Maintenance	Repaint Exterior Wall Surfaces	1175	SF	\$1.50	\$1,763	\$1,763
		135117	C3020	Capital Renewal	Replace Vinyl Sheet	32	SF	\$7.20	\$230	\$230
		135120	C3030	Capital Renewal	Replace Acoustic Ceiling System - Standard	1175	SF	\$5.10	\$5,993	\$5,993
		135126	D5010	Capital Renewal	Replace Panelboard - 120/240volts, 60 to 2000amp	100	AMP	\$26.50	\$2,650	\$2,650
2021	\$25,657	135109	B2020	Capital Renewal	Replace Storefronts - Glazed Aluminum Framed with Swing Doors	372	SF	\$68.97	\$25,657	\$25,657
2024	\$8,896	135116	C3010	Routine Maintenance	Replace Painted Finish - Standard	4062	SF	\$2.19	\$8,896	\$8,896
Total									Total:	\$209,863

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



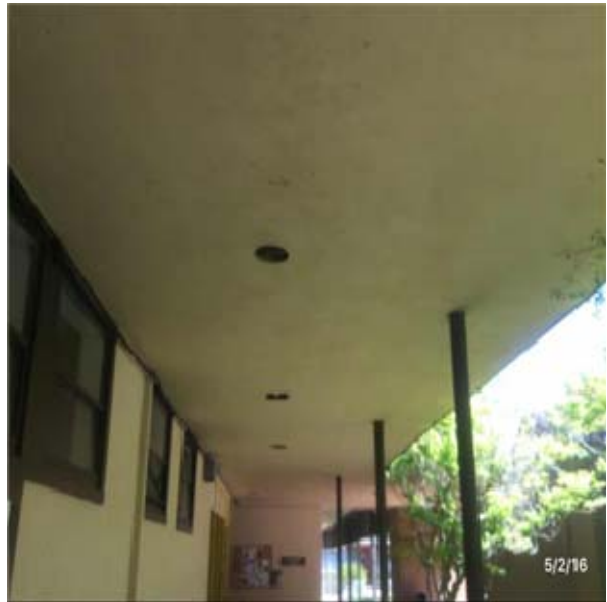
B1023 Canopies:- View of Canopies - Wood Joists Supporting Exterior Grade Plywood



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



B2011 Exterior Wall Construction:- View of Stucco over Stud Walls



B2016 Exterior Soffits:- View of Exterior Soffits



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



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



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



B2023 Storefronts:- View of Storefronts - Glazed Aluminum Framed with Swing 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



C1011 Fixed Partitions:- View of Wood framing with board finish



C3024 Flooring:- View of Ceramic Tile



C3024 Flooring:- View of Laminate Wood Floors



C3024 Flooring:- View of Vinyl Sheet



C3025 Carpeting:- View of Broadloom Standard without Padding



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



D2013 Lavatories:- View of Wall Hung Lavatories



D2017 Showers:- View of Shower System - Head, Arm,
Bypass, Stops, Handles



D2017 Showers:- View of Shower System - Head, Arm,
Bypass, Stops, Handles



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



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



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



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



D5012 Low Tension Service & Dist:- View of Panelboard -
120/240volts, 100amp



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



D5012 Low Tension Service & Dist:- View of Panelboard -
120/240volts, 100amp



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



D5012 Low Tension Service & Dist:- View of Panelboard -
120/240volts, 100amp



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



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



APPENDIX C:
DOCUMENT REVIEW AND
WARRANTY INFORMATION

The following documents were reviewed as part of the facility condition assessment of the Recreation /Administration Office facility:

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



APPENDIX D:
EQUIPMENT TABLES

Table D30 Summary of HVAC Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Exterior	Package AC Unit	Carrier	4855 036080521 AA	0896G10972	1298	3 Ton	Electric	1995



APPENDIX E:
GLOSSARY OF TERMS

Acronyms & Glossary of Terms

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

Acronyms & Glossary of Terms

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

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

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

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

Codes – See building codes.

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

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

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

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

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

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

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

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

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

The background features a complex geometric design. A large blue triangle is positioned in the upper left corner. A green shape, resembling a stylized 'T' or a cross-section of a road, is located in the center-left area. The rest of the page is primarily white, with a large green trapezoidal shape extending from the bottom left towards the center. Several thin, light gray lines intersect across the page, creating a grid-like structure.

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

Copy of Los Altos ADA Barrier Inventory, April 2014

LocationName April 2014	Barrier Location	Feature Type	Feature Code Number	Action Type Text	Action Cost
Bus Barn Theater					
Bus Barn Theater	Floor 1	Assembly Area	27 - 1	Provide accessible seating	\$2,500.00
Bus Barn Theater	Floor 1	Assembly Area	27 - 1	Provide an assistive listening system	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Replace stairs	\$6,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Install tread striping	\$500.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Replace stairs	\$6,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Install tread striping	\$500.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$500.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Classroom 13 - 15					
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 115	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Provide or modify door kickplate	\$500.00
Restroom					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition fixtures	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Widen corridor	\$10,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Modify stall partitions and doors	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition fixtures	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Widen corridor	\$10,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition urinal	\$3,000.00
Classroom 16-18					
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 67	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Widen corridor	\$10,000.00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Replace or modify door threshold	\$1,500.00

Copy of Los Altos ADA Barrier Inventory, April 2014

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

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

