

PROPERTY CONDITION ASSESSMENT

PROPERTY ASSESSED:

1 North San Antonio Road
Los Altos, Santa Clara County, California 94022



RSB Project No. 2403055

Report Date: May 3, 2024

**Prepared For:
Mr. Manny Hernandez**

Prepared by:



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TABLE 1: IMMEDIATE REPAIR TABLE

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Comments
4.1.4 Paving, Curbing and Parking						
Partial full depth asphalt repairs and overlay	4,900	SF	\$4.00	100%	\$19,600	Cracks were observed in the pavement at number of locations
5.5 Americans With Disabilities Act (ADA) Accessibility						
Provide handicapped-accessible parking spaces to bring property into compliance	1	EA	\$1,800.00	100%	\$1,800	RSB did not observe ADA sign on any vertical pole during the site survey
Total Repair Cost					\$21,400.00	

TABLE 2: REPLACEMENT RESERVE TABLE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total Cost
4.1.4 Paving, Curbing and Parking																					
Patching, crack sealing, seal coating and striping	5	3	2	7,371	SF	\$0.30	\$2,211	300%		\$2,211					\$2,211					\$2,211	\$6,633
4.2.3 Facades																					
Renewal of sealants, repainting and minor spot repairs	10	9	1	5,806	SF	\$4.00	\$23,224	200%	\$23,224										\$23,224		\$46,448
4.2.4 Roofing																					
Wood shake roof replacement	30	30	0	14,252	EA	\$25.00	\$356,300	100%	\$356,300												\$356,300
4.3 Interior Finishes and Components																					
Interior area refurbishment - SF	10	9	1	9,935	SF	\$6.00	\$59,610	200%	\$59,610										\$59,610		\$119,220
4.4.1 Building Plumbing																					
Boiler overhaul/ refurbishment	20	20	0	1	EA	\$15,450.00	\$15,450	100%	\$15,450												\$15,450
4.4.2 Heating, Ventilation, and Air Conditioning																					
HVAC unit replacement	18	18	0	1	EA	\$13,000.00	\$13,000	100%	\$13,000												\$13,000
Chiller overhaul/ refurbishment	20	20	0	1	EA	\$87,500.00	\$87,500	100%	\$87,500												\$87,500

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total Cost
Air-handler replacement/refurbishment	35	35	0	2	EA	\$80,000.00	\$160,000	100%	\$80,000		\$80,000										\$160,000
4.4.3 Building Electrical																					
Generator replacement cost - 100 to 200 kW	30	30	0	1	EA	\$50,300.00	\$50,300	100%	\$50,300												\$50,300
Total (Uninflated)									\$685,384.00	\$2,211.00	\$80,000.00	\$0.00	\$0.00	\$0.00	\$2,211.00	\$0.00	\$0.00	\$0.00	\$82,834.00	\$2,211.00	\$854,851.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	1.344	1.384	
Total (inflated)									\$685,384.00	\$2,277.33	\$84,872.00	\$0.00	\$0.00	\$0.00	\$2,640.05	\$0.00	\$0.00	\$0.00	\$111,321.97	\$3,060.54	\$889,555.89

Evaluation Period:	12
# of square feet:	9,935
Reserve per square feet per year (Uninflated)	\$7.17
Reserve per square feet per year (Inflated)	\$7.46

1.0 LIMITATIONS AND EXCEPTIONS OF THE ASSESSMENT

RSB Environmental (RSB) conducted a Property Condition Assessment of the Subject Property located at 1 North San Antonio Road, Los Altos, Santa Clara County, California 94022 (Subject Property). The scope of work for this report is based upon the terms and conditions agreed in proposal with Mr. Manny Hernandez and American Society for Testing and Materials (ASTM) Standard E 2018-15 set forth by RSB's proposal dated March 5, 2024.

This report has been prepared for the sole benefit of Mr. Manny Hernandez and may not be relied upon by any person or entity without the written authorization of RSB Environmental.

The contents of the *Report* are not intended to represent an in-depth acquisition analysis of the Subject Property, including, but not limited to, facades, roof, paving, mechanical, elevator, sprinkler, fire safety, and electrical systems or components. Anyone wanting information about the condition or characteristics of these property systems or components should consult the appropriate professional. That level of detail is beyond the scope of this *Report* prepared by RSB.

Where quantities cannot be determined from information provided or physical takeoffs, lump sum estimates, or allowances are used. The costs shown are based on professional judgment and the apparent or actual extent of the observed defect, including the cost to design, procure, construct, and manage the repair or replacement. Where property-unique or specialty equipment is present, RSB relies solely on data regarding maintenance and/or replacement costs provided by the designated site contact or on-site individuals with first-hand knowledge of the specific equipment.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

The survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The Report speaks only as of its date, in the absence of a specific written update of the Report, signed and delivered by RSB.

No destructive or invasive testing was included in the scope of this Assessment.

Costs associated with re-leasing or tenant improvement work are speculative and are not addressed within this report.

2.0 EXECUTIVE SUMMARY

2.1 General Description

RSB Environmental conducted a Property Condition Assessment of the Subject Property located at 1 North San Antonio Road, Los Altos, Santa Clara County, California 94022 (Subject Property) at the request of Mr. Manny Hernandez.

A summary of the property improvements is provided in the following table:

Executive Summary	
Project Name:	Los Altos Police Department
Property Address:	1 North San Antonio Road, Los Altos, Santa Clara County, California 94022
Property ID (APN):	17043001
Property Owner (per tax records):	Los Altos
Property Type:	General Public Use (Los Altos Police Department)
Site Acreage:	Approximately 1.70 (Calculated) - acres
Number of Buildings:	One (1)
Total Building Square Footage:	Approximately 9,935 - SF
Year Built:	1968 (Historic Aerials)
Number of Floors:	One (1)
Number of Units:	One (1)
Substructure (Foundation):	Slabs-on-grade
Superstructure (Building Frame):	Steel and wood
Facades (Exterior Walls):	Wood siding and stucco
Roof:	Pitched, wood shake roof
HVAC:	Chiller and roof-mounted HVAC unit
Elevators:	Not applicable
Fire and Life Safety:	Smoke detectors, illuminated exit signs, fire extinguishers and a wet-pipe, sprinkler system
Seismic Zone:	4
Flood Zone:	Flood zone X Unshaded
Wind Zone:	Zone I (130-mph)
Special Wind Region:	Yes
Hurricane Susceptible Region:	No

Site Assessment Details	
Site Assessment Date:	March 29, 2024
Property Contact:	Mr. Thein Quach
Field Assessor:	Mr. Koti Reddy, Professional Associate
Weather:	Clear, 52 degree Fahrenheit

2.2 General Physical Condition

The Subject Property is in overall fair condition, with some measurable defects noted or reported. Improvements are of average construction and are adequately maintained. It is RSB Environmental opinion that the Subject Property is comparable to other properties of similar age in this area and, subject to immediate repairs and a continued program of sustained preventative maintenance, the remaining economic life should exceed 35 years.

2.3 Opinions of Probable Costs

2.3.1 Deferred Maintenance and Physical Deficiencies

Deferred maintenance and physical deficiencies for which action is recommended represent material deferred maintenance, conspicuous defects, and items that require corrective work on a higher priority than routine work.

Based upon observations conducted during the property visit, items required as corrective work to remedy immediate physical needs are as follows:

Item	Quantity	Unit	Unit Cost	Immediate Cost
Partial full depth asphalt repairs and overlay	4,900	SF	\$4.00	\$19,600.00
Provide handicapped-accessible parking spaces to bring property into compliance	1	EA	\$1,800.00	\$1,800.00
Total Cost: \$21,400				

2.3.2 Replacement Reserve Analysis

Components or systems that will require replacement reserves during the term are itemized with opinions of probable cost on the attached schedule titled Replacement Reserve Analysis. The Replacement Reserve Analysis has been projected for the term of 10 years plus two years, for a total of 12 years, and is summarized as follows:

Reserve Summary	Total Uninflated	Total Inflated
Total Reserves	\$854,851	\$889,556
Per square feet Reserves (All Years)	\$86.04	\$89.52

Reserve Summary	Total Uninflated	Total Inflated
Per square feet Reserves (Per Year)	\$7.17	\$7.46

3.0 PURPOSE AND SCOPE

3.1 Purpose

This report summarizes the findings of the Subject Property Condition Assessment conducted for the Subject Property located at 1 North San Antonio Road, Los Altos, Santa Clara County, California 94022. As part of this assessment, a property visit was conducted on March 29, 2024 by Mr. Koti Reddy, Professional Associate of RSB Environmental with Mr. Thein Quach, Site Contact.

The purpose of this report is to assist the Client in evaluating the physical aspects of this property and how its condition may affect the Client's financial decisions over time. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

3.2 Scope of Work

The scope of work for this Property Condition Assessment is based upon the Mr. Manny Hernandez's Scope of Work and the American Society for Testing and Materials (ASTM) Standard E 2018-15 and includes the following:

- Visit the Property to evaluate the general physical condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates based on observed conditions, maintenance history and industry standard useful life estimates.
- Provide a description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Review maintenance procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior tenant spaces/units in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, safely accessible roofs, interior common areas, and mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Interview property management staff and code enforcement agencies for specific information relating to the physical property, code compliance, available maintenance procedures, available drawings, and other documentation.
- Limited assessment of accessible areas of the property for the presence of moisture-affected materials and conditions conducive to elevated moisture.
- Preparation of the Replacement Reserves Schedule based upon a reserve term provided by the Client.
- Statement on the property's Remaining Useful Life.
- Determination of FEMA Flood Zone and Uniform Building Code Seismic Zone.

- A review of the Insurable Value was not a part of the Scope of Work.

There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Whether or not the client elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the client. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with ASTM E 2018-15.

4.0 SYSTEM DESCRIPTION AND OBSERVATIONS

4.1 Site

4.1.1 Site Configuration

Description: The Subject Property consists of one (1) rectangular-shaped parcel, totaling approximately 1.70 (Calculated) - acres. The Subject Property is located on the northeast corner of intersection of North San Antonio Road and West Edith Avenue. The Subject Property is identified by the Santa Clara County with Parcel ID of 17043001. As per the *City of Los Altos* the property is zoned within PI - Public and Institutional District. The Subject Property appears to be a legal conforming use.

An area map locating the Subject Property is included in the appendices.

Condition: The Subject Property is located in mixed commercial and undeveloped area of City of Los Altos, California.

4.1.2 Topography

Description: Review of the United States Geological Survey (USGS) 7.5-minute series topographic quadrangle map of Mountain View, CA reveals that the elevation of the Subject Property is approximately 165 feet above mean sea level. Topography in the vicinity of the Subject Property appears to decline to the northeast.

An excerpt from the USGS 7.5-minute series topographic quadrangle map of Mountain View, CA locating the Subject Property, is included in the appendices.

Condition: Overall no significant effects on the operation of the Subject Property can be attributed to topographic particulars at this location. The topography is original and should be handled as part of routine maintenance.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.1.3 Storm water Drainage

Description: The storm water flow from the site is controlled via on-site structures discharging into the municipal system and is directed by the site topography, resulting in sheet flow dispersal to curbs extending along the perimeter of parking area and the adjacent road frontages. The building internal roof drains are tied to catch basins in the Subject Property parking areas. The parking lots are configured with slopes toward curbs controlling storm water flow.

Condition: No major drainage problems, such as ponding, erosion or water being directed toward the building, were noted by or reported to RSB. The storm water drainage should be handled as part of routine maintenance.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.1.4 Paving, Curbing and Parking

Description: A single entry drive provides access to the Subject Property from the adjacent road frontages. Parking areas are provided on the east side of the building. According to the site representative, the property is improved with parking areas for approximately 21 cars of which none are ADA parking spaces. See Section 5.5 Americans With Disabilities Act (ADA) Accessibility for additional handicapped-accessible parking information. The parking areas have asphalt pavement. The parking areas have cast-in-place concrete curbing. Parking stalls are defined by striping. The driveway aprons are of asphalt.

Condition: Overall the paving, curbing, and parking appeared to be in fair condition. Cracks were observed in the pavement at number of locations. Immediate Repairs are recommended for partial, full-depth repairs and asphalt overlay.

The parking area sealant and striping is in fair condition, with indications of average wear. Based on the observed condition of the parking and drive areas, and the average effective useful life of pavement and pavement sealants, seal coating, and striping, repairs to the asphalt, the application of sealants, seal coating, and striping of the parking and/or lane markings are recommended as a Replacement Reserve during the analysis term.

The curbs are in good condition.

Action	Yes	No
Immediate Repairs	✓	
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Partial full depth asphalt repairs and overlay	25	25	0	Immediate	\$19,600
Patching, crack sealing, seal coating and striping	5	3	2	2	\$2,211
				7	\$2,211
				12	\$2,211
Total					\$26,233

4.1.5 Landscaping, Site Improvements and Site Amenities

Description: The property has moderately-dense landscaping at the front of the site, the entrances to the property, and around the building and in islands throughout the parking areas.

Cast-in-place concrete sidewalks are provided adjacent to the subject building. Wheelchair cuts are provided where required for handicapped access. Exterior stairs provide access to the building and are constructed with cast-in-place concrete with metal railings.

Lighting is provided by pole-mounted fixtures mounted on aluminum poles, approximately 30 feet in height, and spaced around the site, parking areas, and along the main entrance drive. Building-mounted flood lights provide exterior building lighting.

Wrought-iron and/or wood fence is provided along property perimeter.

A painted, wood, storage shed is located on the west side of the property.

Condition: The property landscaping appears to be in good condition.

The flatwork was observed to be in good condition. No major concerns, heaving or settling of the flatwork, were noted by or reported to RSB. No significant trip hazards were noted by or reported to RSB. Only routine maintenance is recommended during the analysis term.

The property lighting appears to be in good condition. Interview with the site representative revealed no issues associated with property lighting.

The site fence appears to be in good condition.

The shed fence appears to be in good condition.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.1.6 Municipal Services and Utilities

Description: RSB Environmental was informed by Mr. Thein Quach, that the following companies and municipality or authorities currently provide utility and other services to the Subject Property:

Utility	Provider
Electricity	Pacific Gas and Electric Company
Natural Gas	Pacific Gas and Electric Company
Sewer	City of Los Altos
Water	City of Los Altos
Solid Waste	Mission Trail Waste Systems

Condition: There were no reported or observed problems with the Subject Property water, sewer, electric, gas or storm water drainage connections, systems, sizes, or capacities. The utilities appear to be configured and operated in a manner consistent with their intended use, adequate for the use type, and appear to be in good condition.

4.2 Building Conditions

4.2.1 Substructure

Description: The building contains a basement and portions of the substructure were partially visible from the basement. Based on RSB’s visual survey, the property appears to have cast-in-place, reinforced, concrete, foundations and footings supporting the load-bearing, exterior and interior, walls and columns.

Condition: Foundation and footing construction could not be verified at the time of the assessment due to hidden conditions. The substructure appears to be sound and in good condition.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.2.2 Superstructure

Description: The superstructure is partially obscured from view by interior and exterior finishes.

The superstructure reportedly consists of steel columns, steel beams, and steel, truss joists supporting open-web, steel, floor and roof joists. Roof structures consist of lightweight concrete on steel and/or wood decking, supported by the open-web, steel and/or wood, roof joists.

Condition: The superstructure was observed to be in good condition. No problems were noted or reported.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.2.3 Facades

Description: The primary exterior materials consist of painted, wood siding and stucco. The facades have trim bands of wood and/or metal trim around the windows, doors, and other façade penetrations. Exterior stairs provide access to the building and are constructed of cast-in-place concrete with metal railings.

Condition: The observed areas of the facades appear to be in fair condition overall. The observed sealants appear to be in good condition. The painted finishes appear to be in fair condition. Upkeep of exteriors generally includes periodic renewal of sealants, repainting, and minor spot repairs as warranted. An opinion of cost for this work is included in the Replacement Reserve schedule.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Renewal of sealants, repainting and minor spot repairs	10	9	1	11	\$23,224
					\$23,224
Total					\$46,448

4.2.4 Roofing

Description: During the site survey, representative areas of the roofs were observed. Pitched roofs were visually assessed and are not walked on due to safety concerns.

The Subject Property has a pitched, wood shake roof. The roof is flashed with metal flashing.

The age of roof was not provided. Based on the onsite observations and Google Earth historical aerial photography, it appears that the roof is approximately 30 years old. The roof pitches toward internal drains and leaders.

Condition: No current roofing leaks were reported and RSB observed no evidence of roof leaks within the building interior.

The wood shake roof appears to be in satisfactory condition. Roofs of this type typically have an average, effective useful life of approximately 30 years, depending on the property's location, material type and quality, quality of installation, roof maintenance and exposure, amount of roof traffic, and regional climatic conditions. Based on its current condition, and expected useful life, the roof is expected to reach its life expectancy during the evaluation period covered by this report. Accordingly, Replacement Reserves are recommended for roof replacement during the analysis term.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Wood shake roof replacement	30	30	0	1	\$356,300
Total					\$356,300

4.2.5 Doors and Windows

Description: The exterior doors consist of average-quality, commercial-grade, aluminum and glass doors accessing the lobby. Service and access doors are hollow metal.

An aluminum-framed, storefront system with fixed, insulating windows is present at the lobby. Fixed windows are located at all facades of the building. The windows are aluminum-framed, glass windows.

Condition: The doors and windows were observed to be in weather-tight and good condition.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.3 Interior Finishes and Components

4.3.1 Unit Mix

Description: The subject property unit mix is listed in the table below:

Unit Type	Number of Units	Area (Sq. Ft.)
General Public Use (Los Altos Police Department)	One (1)	9,935

4.3.2 Typical Interior Finishes

Description: The interior areas into which entry was made possible by the property contact are finished with average quality materials consistent with similar property use types. The finishes generally consist of the materials listed in the table below:

Area	Floor	Walls	Ceiling
Hallway, lobby, reception, office space, conference room, storage room	Carpeting	Painted GWB	Painted GWB and/or suspended ceiling tile
Basement. mechanical area	Exposed concrete	Painted GWB	Exposed structure

Condition: A visual inspection of the common areas, office space and support areas were surveyed, and comments regarding their condition are listed below:

Address or Suite Number	Tenant Name	Comments
1 North San Antonio Road	Los Altos Police Department	Occupied. Good condition.

The interior finishes appeared to be in good condition. Based on the observed conditions and estimated useful life of the interior finishes, Replacement Reserves are recommended for interior refurbishments including but not limited to replacing carpet tiles and ceilings during the analysis term.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Interior area refurbishment - SF	10	9	1	1	\$59,610
				11	\$59,610
Total					\$119,220

4.4 Building Systems

4.4.1 Building Plumbing

Description: The observed supply piping is copper and the waste lines are reportedly PVC and cast iron. The plumbing fixtures are vitreous china and cast iron with chrome fixtures.

One (1), gas-fired, water heater, 42 gallons in size, and 55,000-BTUH in heating capacity, and one (1), gas-fired, water boiler, 330,000-BTUH in heating capacity are located in the basement and supply domestic hot water to the Subject Property.

Condition: The plumbing systems and equipment appear to be adequate for the demands of this property. No plumbing problems were reported by management. The restroom finishes, and fixtures are observed to be in good condition and in working order.

The water heater is approximately seven (7) years old, and based on their average, effective useful life and current condition, only routine maintenance is recommended during the analysis term.

The water boilers are approximately 35 years old and appears to be in fair to poor condition. Due to the capacity and size of the boilers and the ability to replace their internal components, the units have a long effective useful life, which can be extended when properly maintained. Based on its observed condition, reported age and average effective useful life, overhaul/refurbishment of the boilers unit can be anticipated during the analysis term. Replacement Reserves are recommended accordingly.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Boiler overhaul/refurbishment	20	20	0	1	\$15,450
Total					\$15,450

4.4.2 Heating, Ventilation, and Air Conditioning

Description: The Subject Property is heated and cooled by the following approximate count and size of units:

Location	Manufacturer	# of Units	Approx. Tonnage	Approx. Age	Type and Comments
Subject Property	Trane	1	Unknown	40	Chiller
Subject property	Unknown	1	3 - 10	Unkwown	Roof-mounte d HVAC unit

Location	Manufacturer	# of Units	Approx. Tonnage	Approx. Age	Type and Comments
Subject property		2			Air handler units

Condition: The heating and cooling components are 40 years old. The average effective useful life of condensers of this size and type is 18 years, chillers is 20 years and air handlers with electric heat is 30 to 35 years. Due to the capacity and size of the chiller and boiler and the ability to replace their internal components, the units have a long effective useful life, which can be extended when properly maintained. Based on their observed condition, reported age and average effective useful life, replacement of HVAC components, overhaul/refurbishment of the chiller, replacement of air handler units can be anticipated during the analysis term. Replacement Reserves are recommended accordingly.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
HVAC unit replacement	18	18	0	1	\$13,000
Chiller overhaul/refurbishment	20	20	0	1	\$87,500
Air-handler replacement/refurbishment	35	35	0	1 3	\$80,000 \$80,000
Total					\$260,500

4.4.3 Building Electrical

Description: Electrical service at the main distribution panel (MDP) is rated at 500 amps, three-phase, four-wire, 120/208 volts, alternating current feeding circuit breaker panels. The distribution wiring within the building was reported to be copper. One (1), emergency power generator serves the Subject Property.

Condition: The electrical system was observed to be in good condition. No problems were reported.

Ground Fault Circuit Interrupter (GFCI) outlet was observed in the breakrooms.

The generator appears to be in fair condition. Based on the reported age, observed condition, and average effective useful life of the generator, replacement reserves are recommended during the analysis term.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Generator replacement cost - 100 to 200 kW	30	30	0	1	\$50,300
Total					\$50,300

4.5 Elevators

Description: There are no elevators at the property.

Condition: Not applicable.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.6 Fire and Life Safety

Description: Observed fire and life safety systems serving the building include smoke detectors, illuminated exit lights with battery-backup, fire extinguishers, and a wet-pipe, sprinkler system with check valves and tamper and flow switches.

Condition: There were no reported or observed problems with the life safety system sizes or configuration. The fire alarm systems, and sprinkler systems are reportedly tested annually, were last tested in October, 2023, and appear to be in good condition. The fire extinguishers are tested annually and were observed with current inspection tags (October 2023).

The *U.S. Consumer Product Safety Commission* has recalled approximately 35 million sprinkler heads manufactured by *Central Sprinkler Co.* A complete list of the recalled sprinklers can be found at <http://www.sprinklerreplacement.com> or by calling (866) 505-8553. The recall involves mostly “wet” sprinkler heads manufactured from 1989-2000, and “dry” sprinkler heads manufactured from the mid-1970s to 2001. The sprinkler heads observed at the property do not appear to be on the recall list.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

5.0 NATURAL HAZARDS AND REGULATORY COMPLIANCE

5.1 *Seismic Zone Classification*

Based on a review of the Seismic Zone Map of the U.S. Figure 16-2 of the Uniform Building Code, the Subject Property is located in a Seismic Zone 4. Seismic zone 4, defined as the areas with a high probability of damaging ground motion.

5.2 *Flood Zone Classification*

Based on a review of the National Flood Insurance Program's Flood Insurance Rate Map (Community-Panel No. 06085C0038H, dated May 18, 2009) for Santa Clara County, California, the Subject Property is located in Flood Zone Flood zone X Unshaded. Flood zone X Unshaded, defined as areas of minimal flood hazard.

5.3 *Wind Zone Classification*

Based on a review of the FEMA, Wind Zones in the United States, the Subject Property is located in a Wind Zone I (130-mph).

5.4 *Termites*

A visual screening for signs of wood destroying insects, pests and vermin was conducted. The screening was limited to observations in the areas walked and should not be considered a comprehensive survey of The Subject Property. No sampling was conducted. No assessment or investigation behind walls or in any other generally inaccessible areas was performed. Inquiries were made of the owner and/or property manager regarding any knowledge of termite, pest, or vermin activity or damage.

According to Termite Infestation Probability Map, the Subject Property is located in a Termite Infestation Probability (TIP) Zone of Very heavy.

RSB did not observe signs of wood-damaging insects or other pests and vermin during the reconnaissance. Based on our interview with on-site management no termite, pest, or vermin activity or damage was reported.

5.5 *Americans With Disabilities Act (ADA) Accessibility*

Description: The Americans with Disabilities Act ("ADA") is a civil rights law that was enacted in 1990 to provide persons with disabilities with accommodations and access equal to, or similar to, that available to the general public. Title III of the ADA requires that owners of buildings that are considered to be places of public accommodations remove those architectural barriers and communications barriers that are considered readily achievable in accordance with the resources available to building ownership to allow use of the facility by the disabled. The obligation to remove barriers where readily achievable is an ongoing one. The determination as to whether removal of a barrier or an implementation of a component or system is readily achievable is often a business decision, which is based on the resources available to the owner or tenants, and contingent upon the timing of implementation as well. Determination of whether barrier removal is readily achievable is on a case-by-case basis; the United States Department of Justice did not provide numerical formulas or thresholds of any kind to determine whether an action is readily achievable.

The ADA became effective on January 26, 1992. As defined under Title III of the ADA, facilities that existed prior to the effective date that are considered to be a “place of public accommodations” must take steps to remove architectural and communication barriers that are deemed “readily achievable” under the retroactive requirements. Buildings constructed after the 1992 effective date of the ADA are required to provide barrier free access to accessible areas of the building.

The subject property meets the ADA definition of “Places of Public Accommodations”. The Subject Property was constructed in 1968 (Historic Aerials), before the effective date of the ADA and is subject to the retroactive requirements of the ADA guidelines.

While a Full Accessible Survey is beyond the scope of this assessment, a Limited Visual Accessibility Survey of general compliance was conducted. The survey did not include the taking of measurements or counts. The following areas were surveyed:

- Path of Travel
- Parking
- Public Restrooms

Condition: The paths of travel appear wide enough for a wheelchair and appears free of obstructions, wheelchair accessible public toilets appear available, and there is a path of travel that does not require the use of stairs.

There are approximately 21 total parking spaces at the property, of which none are ADA accessible. The number of on-site ADA designated spaces is sufficient with respect to the total number of reported spaces. However, RSB did not observe ADA sign on any vertical pole during the site survey. Immediate Repairs are recommended to at least one handicapped-accessible parking spaces. An allowance is included in the cost table.

The public restrooms are ADA accessible and are provided with satisfactory facilities.

Action	Yes	No
Immediate Repairs	✓	
Replacement Reserves		✓

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Provide handicapped-accessible parking spaces to bring property into compliance	-	-	-	Immediate	\$1,800
Total					\$1,800

5.6 Suspect Mold and Moisture

Description: Interior areas of the Subject Property buildings to which access was provided, and in which building elements were readily observable, were reviewed for the presence of moisture and visible or olfactory evidence of microbial development (suspect mold). No observations were conducted within concealed locations (construction elements behind wall and ceiling finishes, and other building

components, etc.). No sampling or testing was performed to confirm the presence of invisible airborne microbial elements. In addition to RSB’s observation efforts, property personnel did not indicate the presence of moisture or suspect mold during the survey.

Condition: Representative Subject Property observations and interviews revealed no obvious visual or olfactory indications of the presence of active moisture or suspect mold. No recommendations concerning moisture or suspect mold are made at this time.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

5.7 Regulatory Compliance

The following individuals at state, county, or local municipal departments were consulted. Documentation applicable to the Subject Property in those departments was requested and reviewed when and where available and/or reasonably ascertainable.

Agency Contacted	Date	Significance
County Clerk- City of Los Altos	April 22, 2024	To identify property use and any open violations.

At the time this report was prepared, the above-mentioned agencies have not responded to our information request.

Upon receipt of the agency response, if the provided information has a material effect on the findings of this report, RSB will forward this information as an addendum to this report. If no response is received, or no material information is identified, our report will not be modified.

5.8 Other Considerations

No other considerations were revealed during the Subject Property visit.

6.0 DOCUMENT REVIEW AND INTERVIEWS

6.1 Document Review

RSB Environmental was provided with following documents in connection with the Subject Property:

- ALTA survey
- Floor plan
- Facility Condition Assessment by Faithful Gould Inc dated on September 16, 2016

6.2 Interviews

RSB Environmental interviewed, Mr. Thein Quach, Site Contact regarding the Subject Property. Mr. Thein Quach stated that he was not aware of any fire, building, or other code violations, such as ADA or identify the issue. Mr. Thein Quach provided access to the mechanical components and stated that there were no complaints received for the adequacies of the mechanical components. Mr. Thein Quach was not aware of concerns relating to water infiltration or mold.

No concerns were identified during the interview with Mr. Thein Quach.

7.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

7.1 *Deferred Maintenance and Physical Deficiencies*

Deferred maintenance and physical deficiencies for which action is recommended represent material deferred maintenance, conspicuous defects, and items that require corrective work on a higher priority than routine work.

Based upon observations conducted during the property visit, items required as corrective work to remedy immediate physical needs are as follows:

Item	Quantity	Unit	Unit Cost	Immediate Cost
Partial full depth asphalt repairs and overlay	4,900	SF	\$4.00	\$19,600.00
Provide handicapped-accessible parking spaces to bring property into compliance	1	EA	\$1,800.00	\$1,800.00
Total Cost: \$21,400				

7.2 *Replacement Reserve Analysis*

Components or systems that will require replacement reserves during the term are itemized with opinions of probable cost on the attached schedule titled Replacement Reserve Analysis. The Replacement Reserve Analysis has been projected for the term of 10 years plus two years, for a total of 12 years, and is summarized as follows:

Reserve Summary	Total Uninflated	Total Inflated
Total Reserves	\$854,851	\$889,556
Per square feet Reserves (All Years)	\$86.04	\$89.52
Per square feet Reserves (Per Year)	\$7.17	\$7.46

8.0 REFERENCES

1. United States Geological Survey's 7.5-minute topographic quadrangle map of Mountain View, CA.
2. Flood Insurance Rate Map (Community-Panel No. 06085C0038H, dated May 18, 2009) for Santa Clara County, California.
3. Santa Clara County Assessor website: <https://www.santaclaracounty.gov/home>

9.0 TERMINOLOGY

Terminology	Definition
Excellent	New or like new requiring routine maintenance.
Good	Satisfactory as is, requiring routine maintenance. Component or system is sound and performing its function. Other than routine preventive maintenance, no repairs or improvements are required at this time.
Satisfactory	Component or system is performing adequately at this time but exhibits normal wear and tear expected for the specific type of material, component, or equipment and the use or exposure to the elements for the given locale. Although it may show signs of normal wear and tear, commensurate with its age, some minor remedial work may be required.
Fair	Acceptable as is for the most part but some aspects demand attention in the future. Component or system is performing adequately at this time but: exhibits deferred maintenance, evidence of previous repairs, workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical useful life. Repair or replacement is required to prevent further deterioration, restore it to good conditions, prevent premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency that is best remediated by a program of increased preventive maintenance or periodic repairs.
Poor	Requires immediate repair, replacement or significant maintenance. Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required.

10.0 LIST OF COMMONLY USED ACRONYMS

Terminology	Definition
AHU	Air Handling Unit
BUR	Built-up Roof System
BTU	British Thermal Unit (a measurement of heat)
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
FCU	Fan Coil Unit
FHA	Forced Hot Air
FHW	Forced Hot Water
GFI	Ground Fault Interrupt (circuit)
GWB	Gypsum Wall Board
MDP	Main Distribution Panel
PTAC	Packaged Through-wall Air Conditioning (Unit)
SF	Square Feet
TPO	Thermoplastic Polyolefin Roof Membrane
VAV	Variable Air Volume Box
ADA	The Americans with Disabilities Act
ASTM	American Society for Testing and Materials
BOMA	Building Owners and Managers Association
DWV	Drainage, Waste, Ventilation
EIFS	Exterior Insulation and Finish System
EMF	Electro Magnetic Fields
EMS	Energy Management System
EUL	Expected Useful Life
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
FIRMS	Flood Insurance Rate Maps
FRT	Fire Retardant Treated
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL	Freedom of Information Letter
FM	Factory Mutual
HVAC	Heating, Ventilating and Air Conditioning

Terminology	Definition
IAQ	Indoor Air Quality
MEP	Mechanical, Electrical and Plumbing
NFPA	National Fire Protection Association
PCA	Property Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
RTU	Rooftop Unit
RUL	Remaining Useful Life

Appendix A

Figures

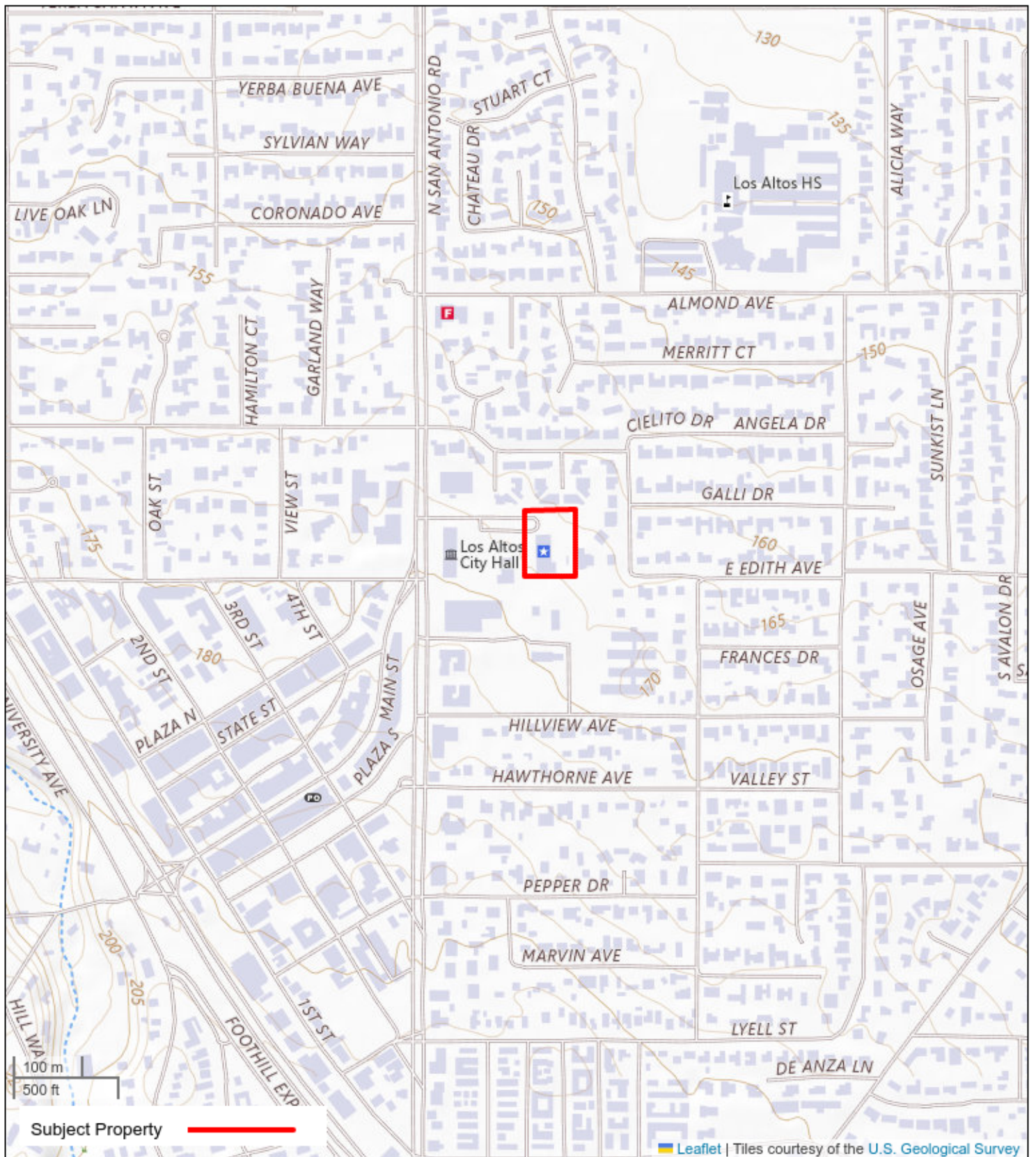


Figure 1: Topographic Map

1 North San Antonio Road
Los Altos, California 94022



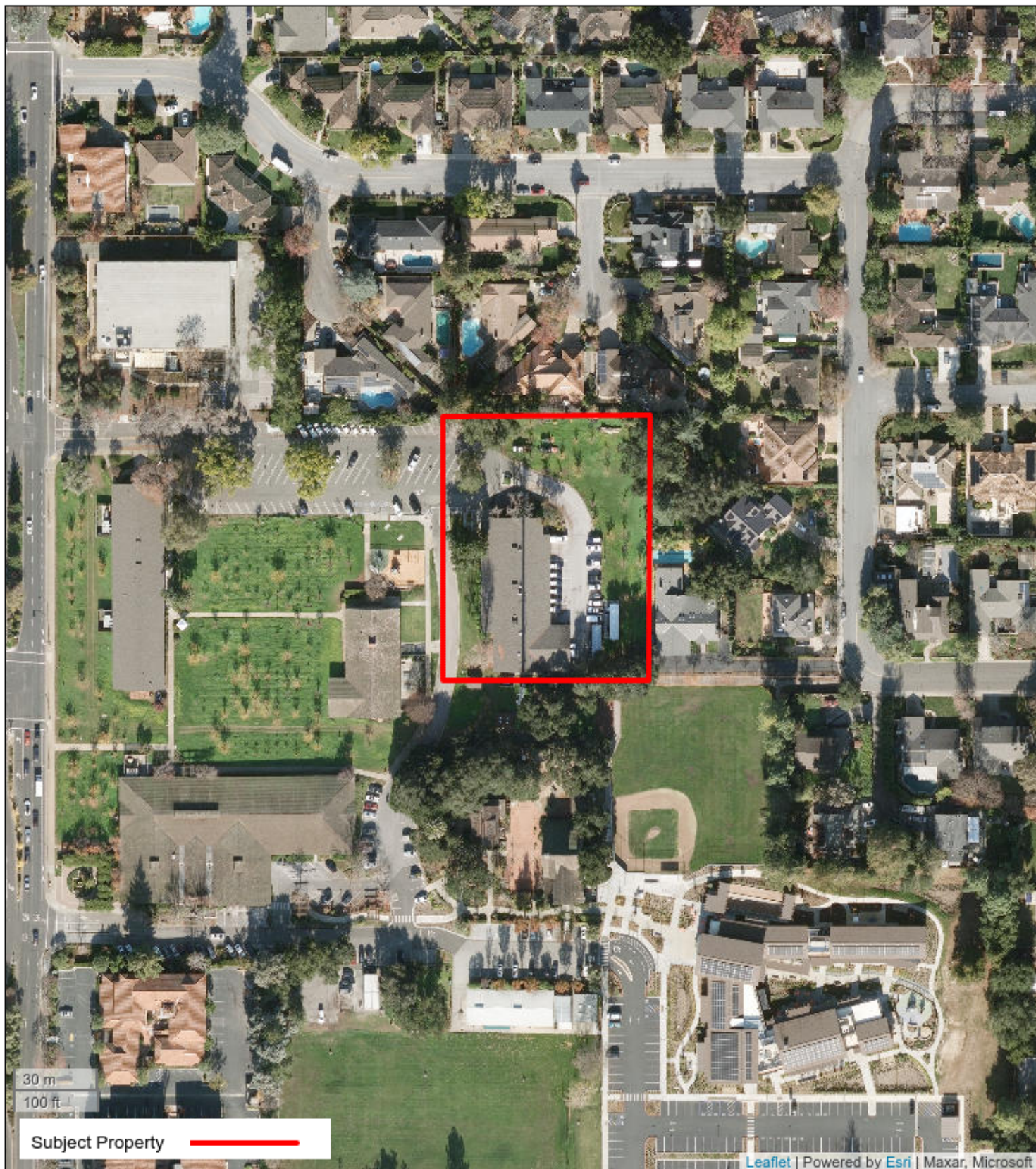


Figure 2: Site Map

1 North San Antonio Road
Los Altos, California 94022



Appendix B

Property Photographs



1. View of subject property



2. View of subject property



3. View of subject property



4. Building exterior



5. Building exterior, paved parking



6. Building exterior



7. Building exterior



8. Building exterior



9. Building exterior, paved parking



10. Building exterior, paved parking



11. Building exterior



12. Building exterior



13. Building exterior



14. Paved parking



15. Building entrance



16. Hallway



17. Hallway



18. Building interior



19. Building interior



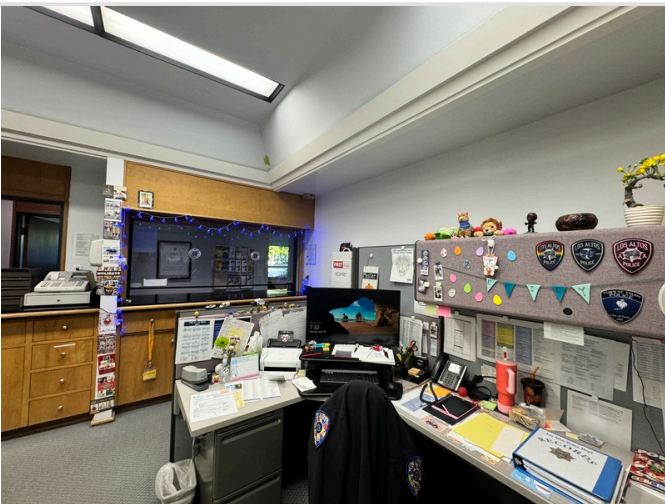
20. Building interior



21. Office interior



22. Office interior



23. Office interior



24. Office interior



25. Conference room interior



26. Conference room interior



27. Breakroom interior



28. Building interior



29. Basement interior



30. Basement interior



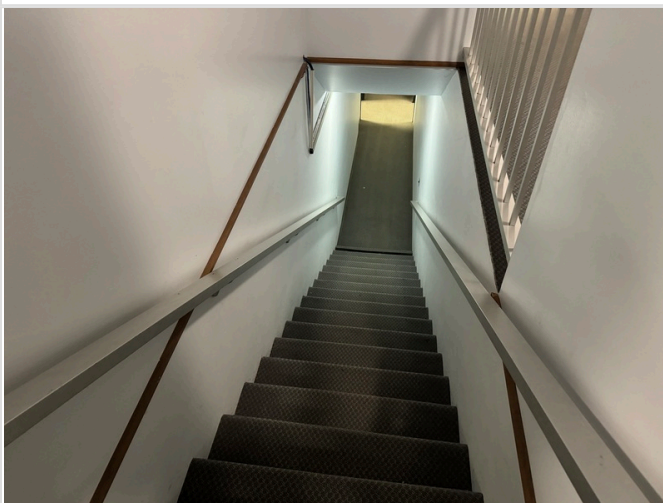
31. Mechanical room interior



32. Storage shed



33. Restroom



34. Interior staircase



35. Observed drain



36. Main distribution panel



37. Electric breaker panel



38. Electric breaker panel



39. Transformer



40. Water heater



41. Gas-fired boiler



42. Transfer switch



43. Illuminated exit sign



44. Fire extinguisher



45. Cracks and alligating observed on the pavement

Appendix C
Other Supporting Documents

Located at: 1 North San Antonio Road, Los Altos, CA 94022, USA

Shashank Akhade <sakhade@rsbenv.com>

Mon 4/22/2024 4:09 PM

To:ClerkRecorder@rec.sccgov.org <ClerkRecorder@rec.sccgov.org>

Cc:Navaneetha Murugadoss <nmurug@rsbenv.com>

Hello,

RSB Environmental is currently conducting a **Property Condition Assessment** for the below-mentioned property.

Located at: 1 North San Antonio Road, Los Altos, CA 94022, USA

As a part of these assessments, we wish to determine whether government agencies possess records on the subject property that may include potential concerns. We request the following information:

- Copies of any records of outstanding or open building or fire code violations at the property.
- Copies of any records indicating that the fire department has responded to the property for the purpose of cleaning up a release of hazardous materials.
- Copies of any building permits or any open building permits at the property.
- Copies of Certificates of Occupancy for the property.
- Additionally, **copies of any recent reports on testing done on water well or septic systems near the properties from the Health Department.**

Please call (409.499.9364) or email (Sakhade@rsbenv.com) to discuss the file information or if you require any further information.

Thank you for your time and attention regarding this matter. Have a great day!

Thank you,

Shashank Akhade

Environmental Scientist



Corporate Office: 6001 Savoy Dr., Ste. 110

Houston, Texas 77036

O: 832.291.3473

M: 409.499.9364

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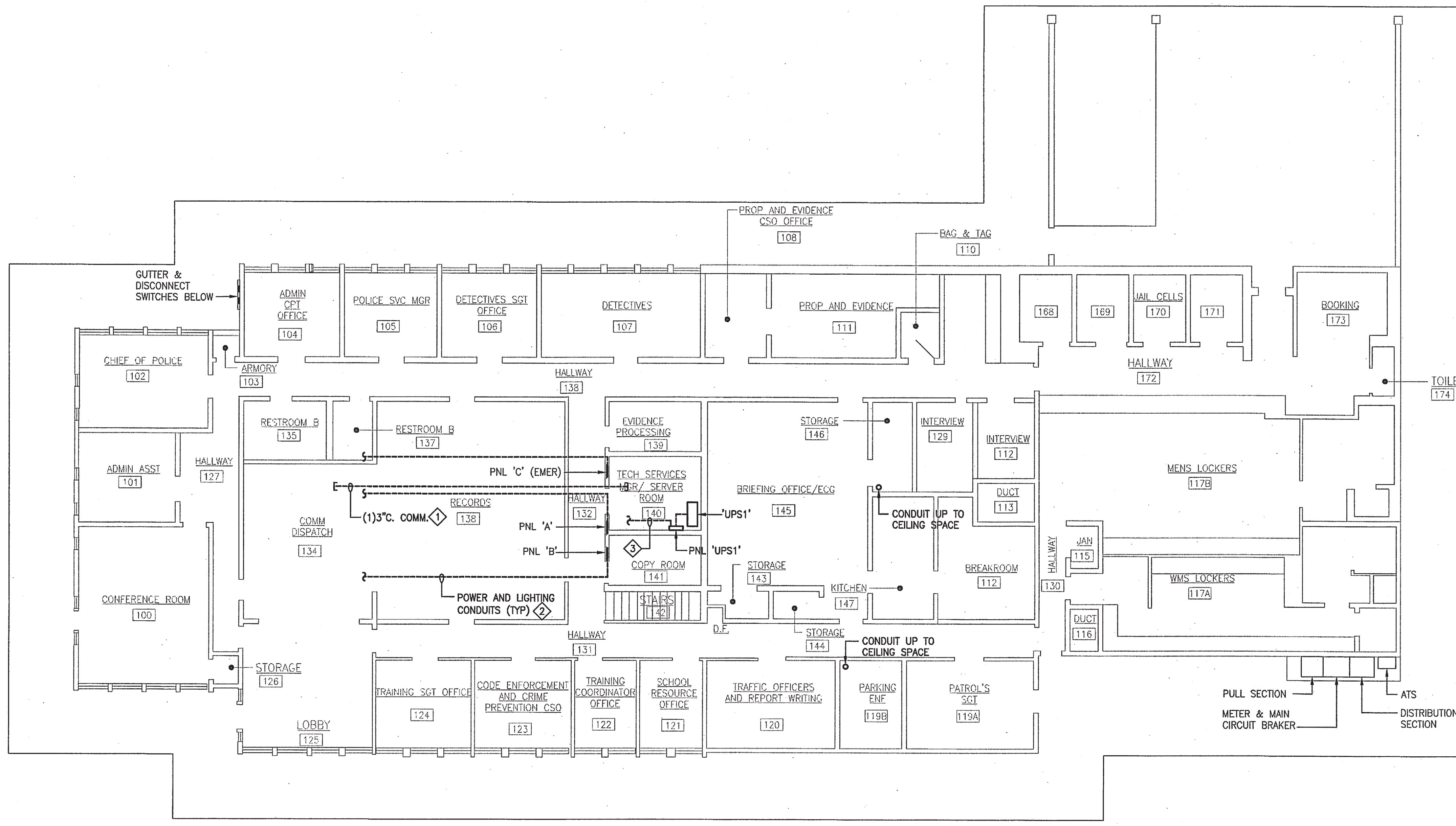
1/2" = 1'-0"

1/4" = 1'-0"

1/8" = 1'-0"

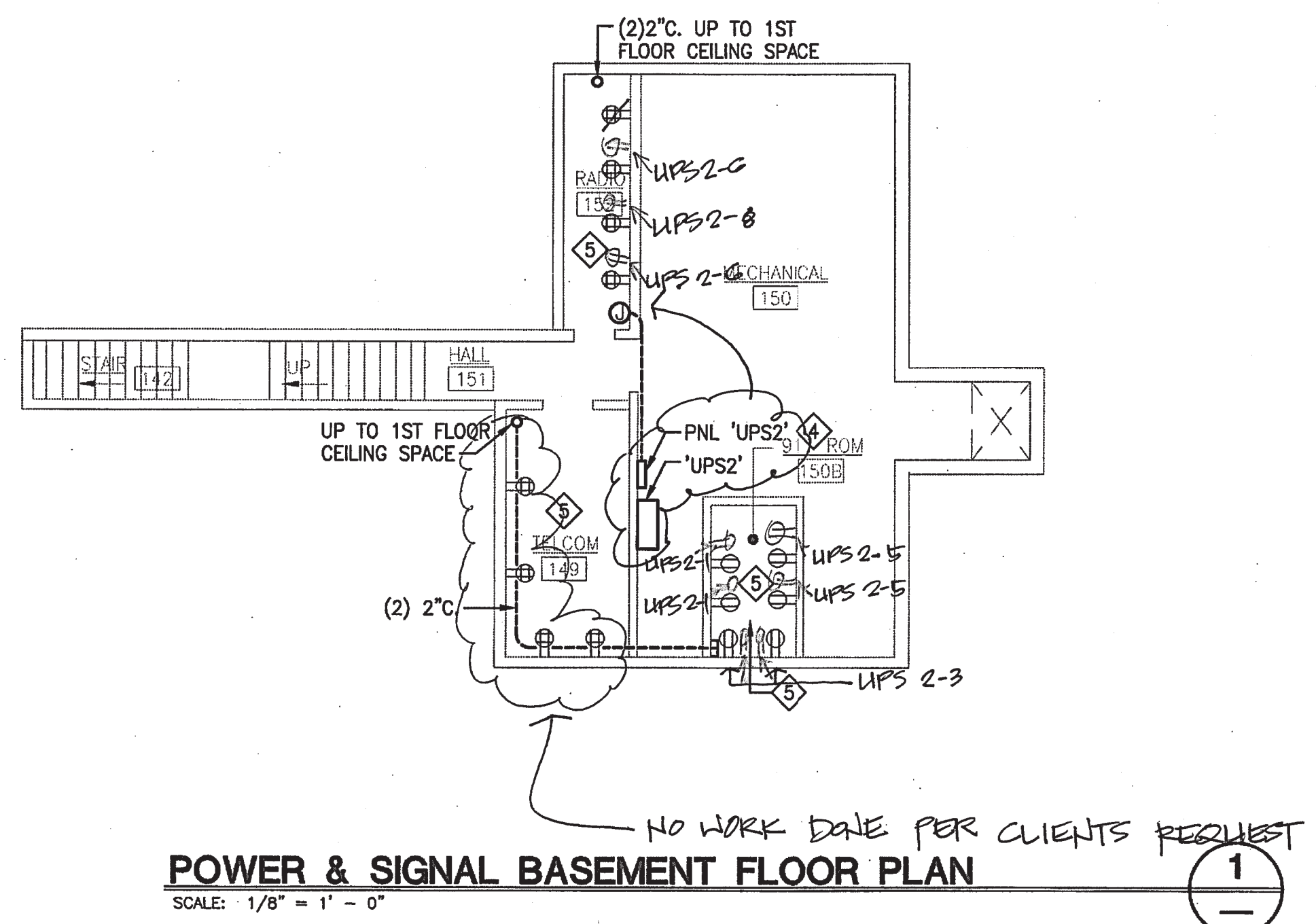
1" = 30'-0"

1" = 50'-0"



POWER & SIGNAL 1ST FLOOR PLAN
SCALE: 1/8" = 1' - 0"

2



POWER & SIGNAL BASEMENT FLOOR PLAN
SCALE: 1/8" = 1' - 0"

1

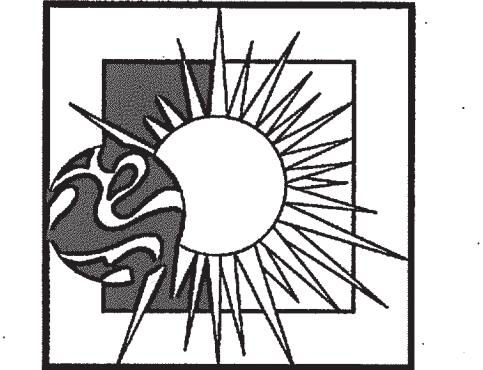
REFERENCE SHEET NOTES

- 1. ROUTE CONDUIT IN CEILING SPACE BETWEEN COMM DISPATCH RM (134) AND TECH SERVICES RM (140). RUN CABLING LOOSE IN CEILING OF COMM DISPATCH RM TO FINAL OUTLET LOCATIONS. SEE E-1.1, E-6.1 AND E-7.1 FOR DETAILS.
- 2. PROVIDE (2) 3/4" HOMERUN FROM DISPATCH TO ELECTRICAL PANELS, SEE POWER & LIGHTING PLANS FOR CIRCUITING.
- 3. PROVIDE 1/2" FROM UPS PANEL TO DISPATCH, EXTEND RACEWAY TO CIRCUITS SUPPLIED FROM UPS.
- 4. REMOVE AND REPLACE 'EM1' W/ PNL 'UPS2'.
- 5. INTERCEPT EXISTING CIRCUITS TO RECEPTACLE OUTLETS. *REMAINED.* REROUTE TO NEW PNL 'UPS2'.
- 6. *ADDITIONAL RECEPTABLES INSTALLED AND CIRCUITED FROM UPS PANELS.*

GENERAL SHEET NOTES

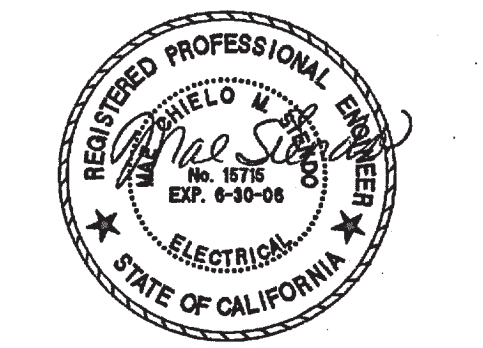
- 1. PROVIDE & INSTALL INSULATED BUSHINGS AT ALL CONDUIT STUB-OUTS.
- 2. PROVIDE CONDUIT ONLY FOR LOW VOLTAGE SYSTEMS. CABLING BY OTHERS.

AS-BUILT
ZOLMAN CONSTRUCTION & DEVELOPMENT, INC.
BY: J. I. MAGSOMBOL
DATE: 5/9/07



SALAS O'BRIEN ENGINEERS, INC.

305 South 11th Street
San Jose, CA 95112-2218
436 14th STREET, Suite 915
Oakland, CA 94612-2725
498 Foam Street
Monterey, CA 93940-1410
(408) 282-1500
FAX: (408) 297-2995
www.salasobrien.com



CITY OF LOS ALTOS

One North San Antonio RD.
LOS ALTOS, CA 94022-3088



LOS ALTOS POLICE DISPATCH CENTER RENOVATION

MARK	DATE	DESCRIPTION
	10/18/05	30% PROCESS SUBMITTAL
	11/04/05	95% CD SUBMITTAL
	11/16/06	100% CD Submittal

SOBE PROJECT NO:	05227
DATE:	
XREF FILE(S):	X5227BORD
CONFIG. SCR:	
CAD FILE:	5227E-1.0.DWG
DRAWN BY:	SC, BN, MT, MG, CM, DO
CHECKED BY:	BN
APPROVED BY:	MS

SHEET TITLE
POWER & SIGNAL BASEMENT & 1ST FLOOR PLANS

SCALE: AS NOTED
THIS DRAWING IS 24" x 36" AT FULL SIZE

E-10
SHEET OF x

Facility Condition Assessment Services

Tier 1 Report of

Facility Condition Assessment

For
City of Los Altos
Police Department
1 N. San Antonio Road
Los Altos,
California 94022-3000



Date of Report: September 16, 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 Police Department located at 1 N. San Antonio Road, Los Altos, California, 94022-3000 (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 2136-015 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 July 28, 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) who is associated with the City of Los Altos.

BUILDING DETAILS

Item	Description
Project Name	Police Department
Property Type	Law Enforcement
Full Address	1 N. San Antonio Road Los Altos, California 94022-3000
Onsite Date	July 28, 2016
Historic District	No
Historic Building	No
Year Built	1968
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	9,935
Current Replacement Value (CRV)	\$ 3,477,250
ARV/GSF (\$/Sq Ft)	\$350.00 / Sq Ft

BUILDING DESCRIPTION

PROPERTY EXECUTIVE SUMMARY

The City of Los Altos Police Station Building is located at 1 N. San Antonio Road, Los Altos, California, 94022.

The facility was constructed in 1968 and we are not aware of any interior floor plan modifications other than the modular buildings added in 2010 and 2015.

ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY

The building contains a reinforced concrete slab-on-grade at the basement floor level and a combination of suspended cast-in-place concrete slab and slab on grade at the first floor levels. There are reinforced concrete spread footings supporting the exterior reinforced concrete foundation wall constructions. The building's exterior walls are comprised of Concrete Masonry Units (CMUs), steel and wood construction, and contain fixed aluminum frame windows, entrance door systems and one aluminum sectional overhead door system. The low slope roof level of the building is comprised of steel beams and wood trusses supporting a wood deck and finished with wood shakes.

Interior partitions consist generally of gypsum wall board (GWB) with a painted finish and exposed painted wood and steel at the interior of the exterior walls. Floor finishes are generally carpet, sealed concrete, ceramic tile and Vinyl Composition Tile (VCT).

MECHANICAL EXECUTIVE SUMMARY

Primary Heating, Ventilation and Air Conditioning (HVAC) at the building is provided by two constant volume Air Handler Units (AHUs) located in the basement mechanical room. Chilled water is provided to the AHUs via a direct expansion 25 Ton air cooled liquid chiller. Heating for the AHUs is provided by a 350 MBH natural gas-fired hot water boiler located in the basement. One split system unit serves the data/telecom room.

Domestic Hot Water is provided by a natural gas fired water heater with a 50 gallon holding tank.

ELECTRICAL EXECUTIVE SUMMARY

The building contains a General Electric 120/208 volt, 500 amp Main Distribution Panel (MDP) located in the electrical closet along with a number of General Electric 120/208 volt panelboards with capacities ranging from 100 amp to 225 amp located in the basement mechanical room.

Interior lighting throughout the building is generally recessed 2' x 4' and surface mount fluorescent fixtures within the open plan areas and individual office areas. A number of recessed can light fixtures were also present



throughout the facility. Exterior lighting is provided by wall packs and metal halide spotlights.

The building contains a wet pipe sprinkler system and a fire alarm system that is self-monitored by the police personnel.

SITE EXECUTIVE SUMMARY

The building has a reinforced concrete slab loading bay area, exterior concrete stairs and ramps and asphalt road surfaces. The exterior surfaces are in fair condition overall.

A site / building diesel fuel emergency power generator is present with a capacity of 125 kW / 156 KVA.



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	9.76
Immediate Capital Needs (Year 1) (included in FCNI)	\$339,325
Future Capital Needs (Year 2 to Year 10)	\$492,921

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 Police Department 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 \$832,246.

Expenditure Forecast Over Study Period



KEY FINDINGS

- + B Shell: ADA Modifications to Concrete Ramps and Stairs at an estimated cost of \$40,175 in year 2016
- + B Shell: ADA Modifications to Exterior Doors at an estimated cost of \$5,000 in year 2016
- + B Shell: Repaint Exterior Walls at an estimated cost of \$23,716 in year 2020
- + B Shell: Replace Wood Shake Roof at an estimated cost of \$317,089 in year 2021
- + C Interiors: Replace Carpet Tiles - Standard at an estimated cost of \$30,864 in year 2019
- + C Interiors: Repaint Ceilings at an estimated cost of \$27,321 in year 2022
- + D Services: ADA Modifications to Drinking Fountain at an estimated cost of \$5,000 in year 2016
- + D Services: Replace Air Cooled Water Chiller Unit - Outdoor Unit at an estimated cost of \$84,351 in year 2016
- + D Services: Replace Domestic Hot Water Boiler - Gas at an estimated cost of \$14,846 in year 2016
- + D Services: Replace AHU - Constant Volume #1 at an estimated cost of \$95,248 in year 2016
- + D Services: Replace AHU - Constant Volume #2 at an estimated cost of \$81,106 in year 2016
- + D Services: Replace Split-System (Outdoor and Indoor Unit) at an estimated cost of \$12,123 in year 2020
- + D Services: Replace Emergency Transfer Switch at an estimated cost of \$8,610 in year 2021
- + D Services: Replace Exhaust Fan #4 at an estimated cost of \$19,778 in year 2021
- + G Building Sitework: Replace Generator Sets, Diesel Engine - 100 to 200 kW at an estimated cost of \$47,301 in year 2021

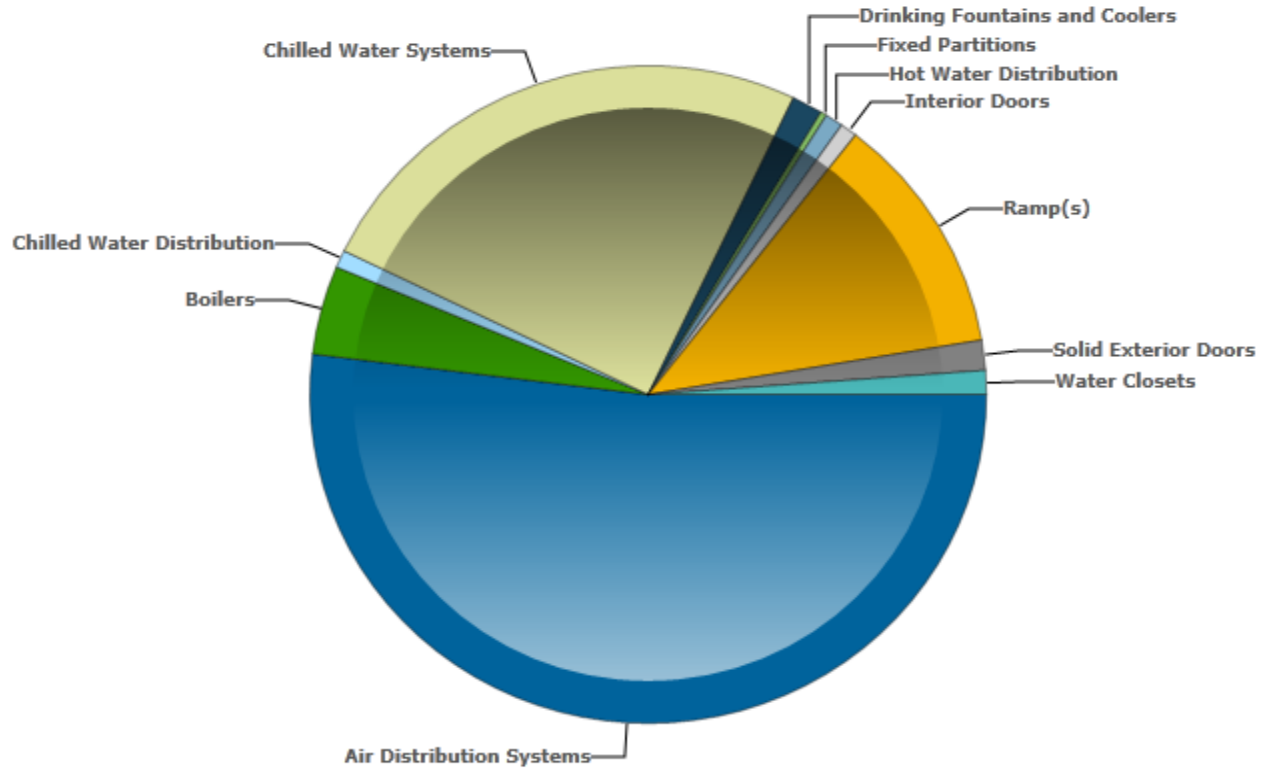
1 All costs presented in present day values

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

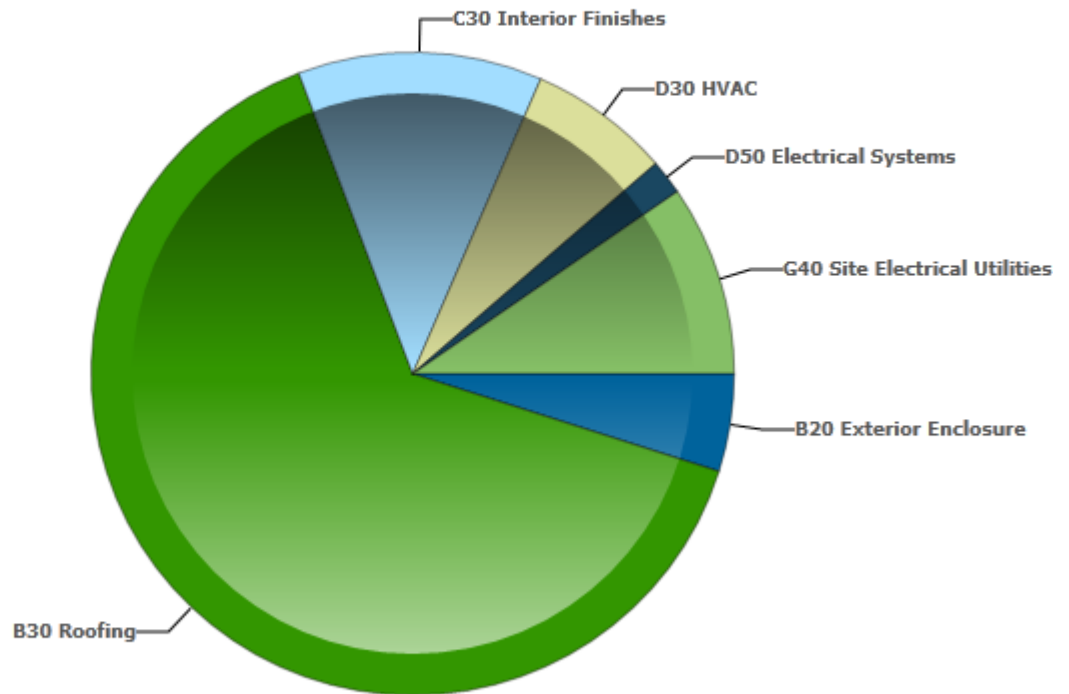
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Air Distribution Systems	\$176,354	52.0%
Boilers	\$14,846	4.4%
Chilled Water Distribution	\$2,924	0.9%
Chilled Water Systems	\$84,351	24.9%
Drinking Fountains and Coolers	\$5,000	1.5%
Fixed Partitions	\$1,000	0.3%
Hot Water Distribution	\$2,924	0.9%
Interior Doors	\$2,750	0.8%
Ramp(s)	\$40,175	11.8%
Solid Exterior Doors	\$5,000	1.5%
Water Closets	\$4,000	1.2%
Total	\$339,325	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	\$24,189	4.9%
B30 Roofing	\$317,089	64.3%
C30 Interior Finishes	\$60,568	12.3%
D30 HVAC	\$35,165	7.1%
D50 Electrical Systems	\$8,610	1.8%
G40 Site Electrical Utilities	\$47,301	9.6%
Total	\$492,921	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.

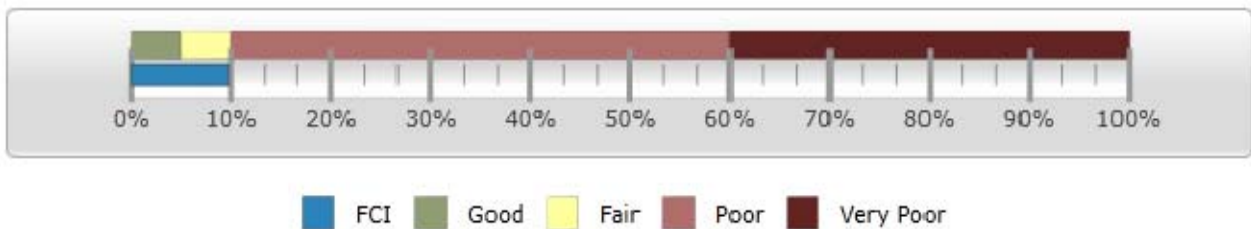
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV)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

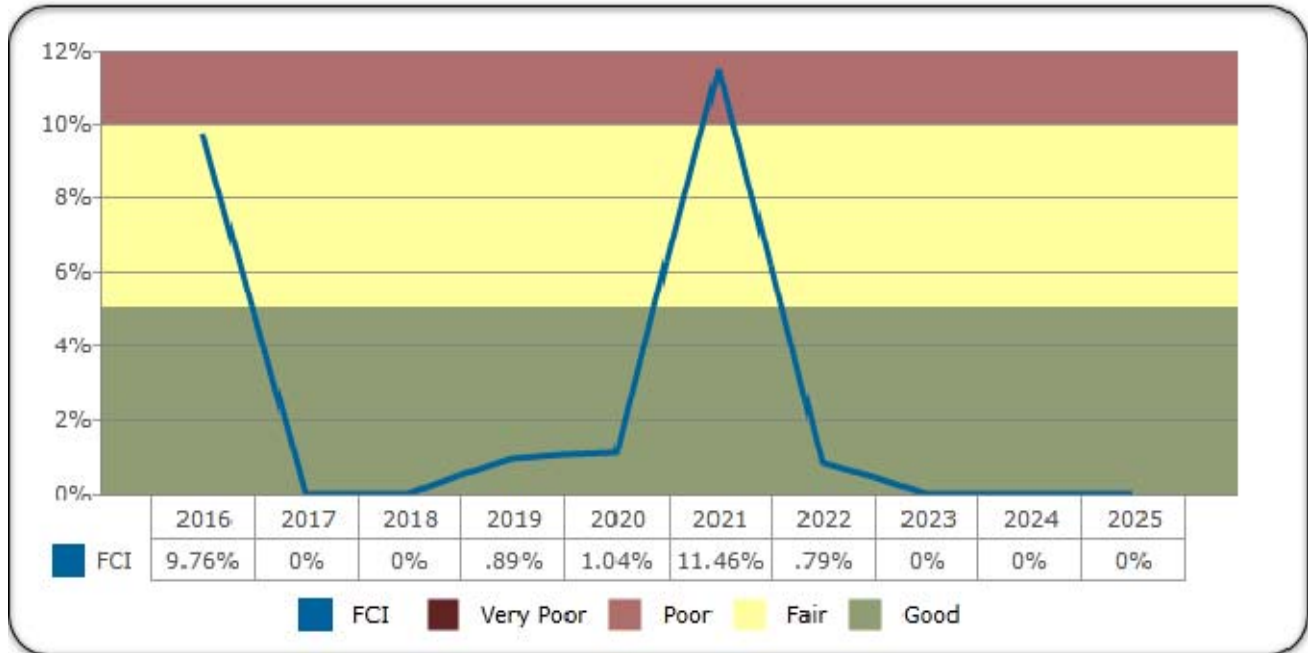
The chart below indicates the current FCNI ratio of the Police Department building.



Police Department, FCNI: 9.76%

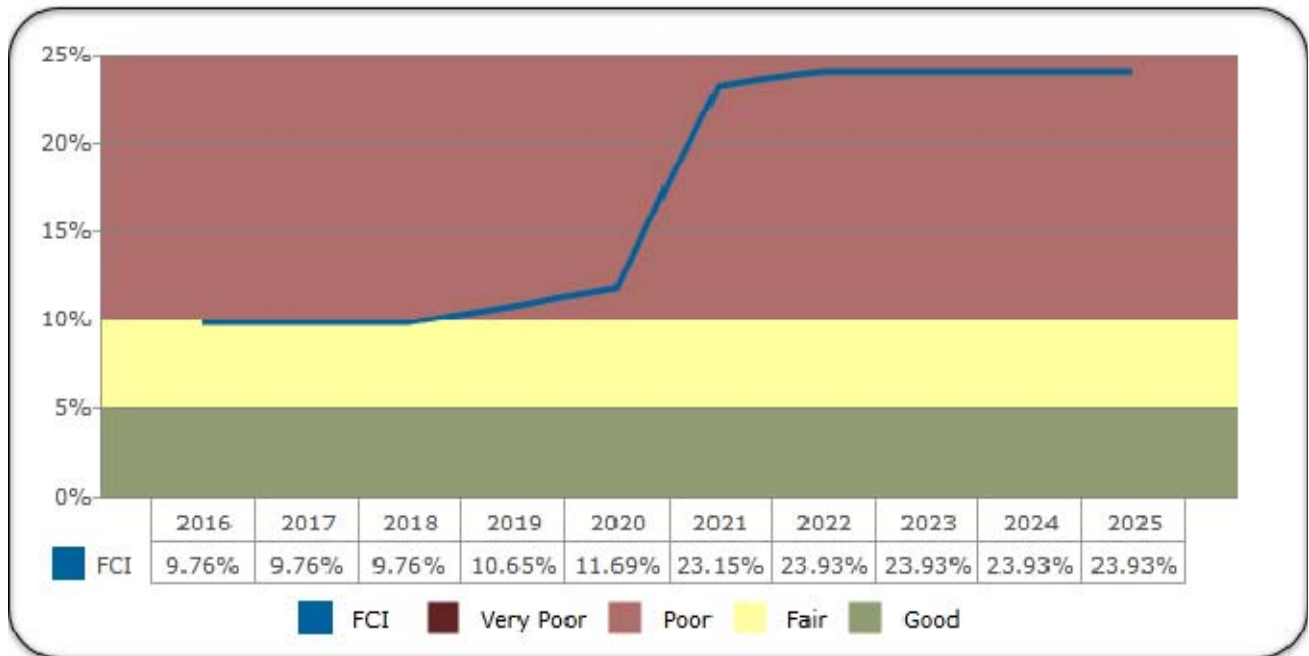
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures ARE made to address the identified actions each year.

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



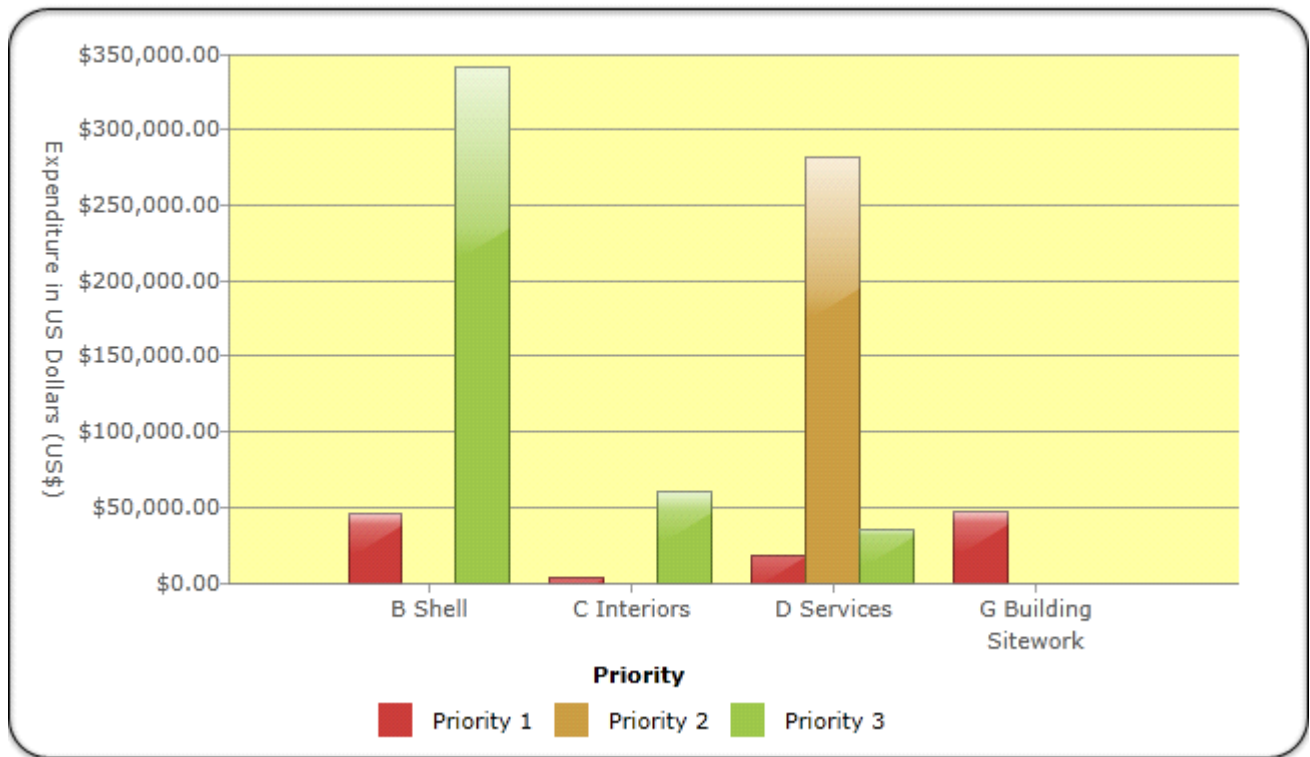
NEEDS SORTED BY PRIORITIZATION OF WORK

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	\$45,175	\$0	\$341,278	\$386,453
C Interiors	\$3,750	\$0	\$60,568	\$64,318
D Services	\$17,610	\$281,400	\$35,165	\$334,174
G Building Sitework	\$47,301	\$0	\$0	\$47,301
Totals	\$113,836	\$281,400	\$437,010	\$832,246

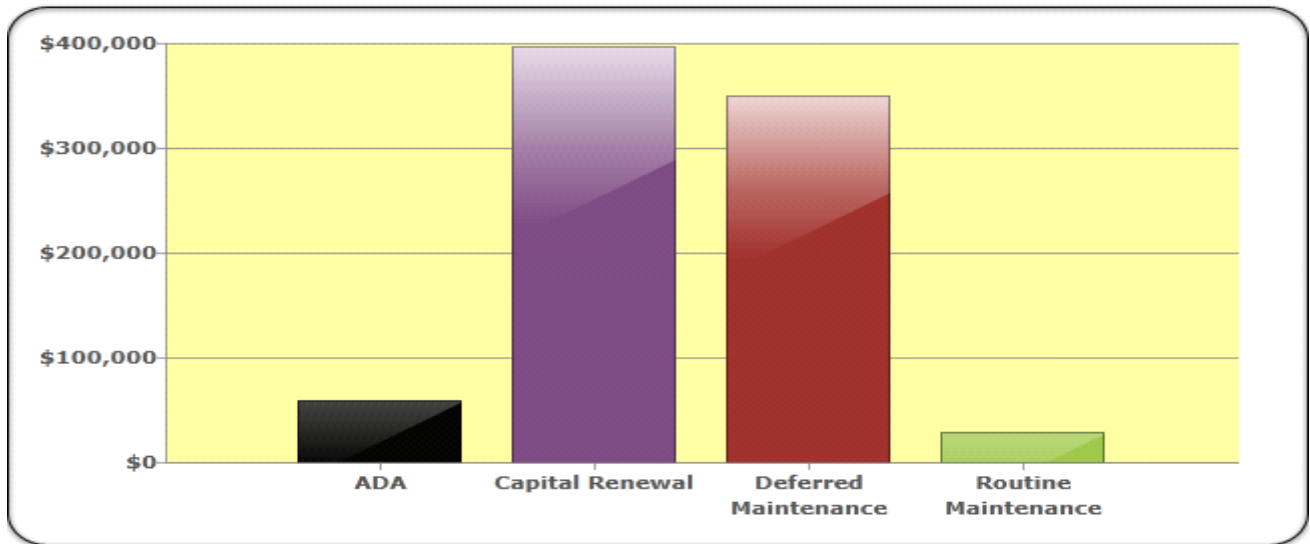
NEEDS SORTED BY PLAN TYPE

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	\$349,811
Capital Renewal	\$396,716
Routine Maintenance	\$27,794
ADA	\$57,925
Total	\$832,246

^ SUBSTRUCTURE SYSTEMS

A10 FOUNDATIONS

A1032 Structural Slab on Grade

DESCRIPTION

The exposed lower level of the building is a reinforced 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 approximately 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. While the majority of the slab was not visible there were no signs of undue settling or major cracks noted.

A20 BASEMENT CONSTRUCTION

A2021 Basement Wall Construction

DESCRIPTION

The exterior perimeter cast-in-place reinforced concrete strip footing and cast-in-place reinforced concrete foundation wall construction supports the building superstructure and exterior walls. The compressive strength of the concrete is unknown.

CONDITION

The building perimeter cast-in-place reinforced concrete strip footings and foundation walls were not fully visible due to their location below finished grade. There does not appear to be any areas of structural degrading and we believe them to be in fair to good condition with no actions anticipated during the study period.

B SHELL SYSTEMS

B10 SUPERSTRUCTURE

B1014 Ramp(s)

DESCRIPTION

There are two exterior concrete ramps present that access the building.

CONDITION

The concrete ramps were observed to be in fair to good condition and no actions are generated aside from ADA modifications.

B1022 Pitched Roof Construction

DESCRIPTION

The main roof construction at the building is assumed to be comprised of sloped steel trusses and wood rafters with wood decking covered with wood shakes. There are open deep eaves which overhang the building on all sides.

CONDITION

The roof structure was not visible due to location and concealment with finish materials. However, there were no signs of any deterioration to the building that would indicate any problems with the roof structure. No actions are anticipated during the study period.

B1031 Steel Frame Structure

DESCRIPTION

A portion of the exterior wall construction consists of steel 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 and no actions are anticipated 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
149936	B1010	ADA Modifications to Concrete Ramps and Stairs	Priority 1	2016	\$40,175

TOTALS BY YEAR

Year	Total Expenditures
2016	\$40,175

B20 EXTERIOR ENCLOSURE

B2011 Exterior Wall Construction

DESCRIPTION

The building's exterior consisted of a combination of wood clapboard siding and stucco plaster on metal laths.

CONDITION

The exterior stucco over stud wall was observed to be in fair condition. Repainting of the stucco is anticipated mid-term of the study period to maintain professional appearance and to provide a protective sealant.

B2021 Windows

DESCRIPTION

The building contains single glazed anodized aluminum window units set in a structural wood frame.

CONDITION

The window systems appeared generally to be in fair condition and are believed to be original to the building. No deterioration of the frame or glass was noted that would require any actions during the study period.

B2031 Glazed Doors & Entrances

DESCRIPTION

The building contains aluminum glazed storefronts with automatic doors at the entrance/exit and are believed to be original to the construction.

CONDITION

The storefronts and automatic doors were observed to be in fair condition with no actions generated during the study period.

B2032 Solid Exterior Doors

DESCRIPTION

There are approximately five exterior painted solid core wood doors present at the building, some with glazing panels.

CONDITION

The exterior doors we observed to be in fair condition. No actions are anticipated aside from ADA modifications and repainting as part of routine maintenance.

B2034 Overhead Doors

DESCRIPTION

The building contains two automatic roll-up doors installed as part of the original construction.

CONDITION

The automatic roll-up doors appeared to be in fair condition. The typical EUL for this type of equipment is thirty-years and based on observed condition no actions are generated 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
149937	B2010	Repaint Exterior Walls	Priority 3	2020	\$23,716
149938	B2030	Repaint Exterior Doors	Priority 3	2020	\$473
149939	B2030	ADA Modifications to Exterior Doors	Priority 1	2016	\$5,000

TOTALS BY YEAR

Year	Total Expenditures
2016	\$5,000
2020	\$24,189

B30 ROOFING

B3011 Roof Finishes

DESCRIPTION

The roof has a 2-ply wood shake finish supported on a wood deck.

CONDITION

The wood shake roof appeared to be poor to fair condition, although with no observed or reported leaks. Replacement is anticipated in the mid-term 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
149940	B3010	Replace Wood Shake Roof	Priority 3	2021	\$317,089

TOTALS BY YEAR

Year	Total Expenditures
2021	\$317,089

C INTERIORS SYSTEMS

C10 INTERIOR CONSTRUCTION

C1011 Fixed Partitions

DESCRIPTION

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

CONDITION

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

C1021 Interior Doors

DESCRIPTION

The building contains approximately nineteen single solid core wood doors with a painted finish and various latch and lock sets.

CONDITION

The single solid core wood doors were observed to be in fair condition and are assumed to be original to the building. No actions are anticipated during the study period aside from repainting as part of routine maintenance.

C1021 Interior Doors

DESCRIPTION

The building contains approximately three single solid core wood doors with a painted finish and various latch and lock sets.

CONDITION

The single solid core wood doors were observed to be in fair condition and are assumed to be original to the building. No actions are anticipated during the study period aside from ADA modifications and repainting as part of routine maintenance.

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
149941	C1010	ADA Modifications to Wall Mounted Defibrillator	Priority 1	2016	\$1,000
149942	C1020	ADA Modifications to Interior Doors	Priority 1	2016	\$2,750

TOTALS BY YEAR

Year	Total Expenditures
2016	\$3,750

C20 STAIRS

C3012 Wall Finishes to Interior Walls

DESCRIPTION

The building contains ceramic wall tile at the restroom locations.

CONDITION

The ceramic wall tile was observed to be in fair to good condition and no actions are anticipated during the study period.

C3024 Flooring

DESCRIPTION

The building contains ceramic floor tile at the restroom locations.

CONDITION

The ceramic floor tile was observed to be in fair to good condition and no actions are anticipated over the study period.

C3024 Flooring

DESCRIPTION

There is a combination of flooring material throughout the building to include Vinyl Composition Tile (VCT), vinyl sheet goods and exposed concrete in the mechanical room.

CONDITION

The floor finishes were observed to be in fair condition and sheet vinyl replacement is anticipated in the mid-term of the study period,.

C3025 Carpeting

DESCRIPTION

In addition to the vinyl flooring, areas of standard carpet tiles were present throughout the building.

CONDITION

The carpet was observed to be in poor to fair condition and replacement is anticipated early in the study period to maintain functionality and appearance.

C3031 Ceiling Finishes

DESCRIPTION

Ceilings throughout the building are generally composed of painted gypsum wall board.

CONDITION

The interior ceilings were observed to be fair to good condition and no actions are necessary during the study period aside from painting as part of routine maintenance.

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
149943	C3020	Replace Carpet Tiles - Standard	Priority 3	2019	\$30,864
149944	C3020	Replace Vinyl Sheet	Priority 3	2021	\$2,382
149945	C3030	Repaint Ceilings	Priority 3	2022	\$27,321

TOTALS BY YEAR

Year	Total Expenditures
2019	\$30,864
2021	\$2,382
2022	\$27,321

D SERVICES SYSTEMS

D20 PLUMBING

D2011 Water Closets

DESCRIPTION

The single user restroom contains one tank-less type vitreous china water closet with a manual flush valve and plastic seat.

CONDITION

The water closet was observed to be in fair condition and no actions are anticipated during the study period aside from ADA modifications.

D2011 Water Closets

DESCRIPTION

The building contains two floor and two wall mounted vitreous china water closets in the restrooms with plastic seats and manual flush valves.

CONDITION

The water closets were observed to be in fair condition. The water closets flushed properly and appeared not to have any cracks in the china. Based on a typical EUL of thirty-five years and observed condition, no actions are anticipated during the study period.

D2012 Urinals

DESCRIPTION

The building contains two vitreous china wall mounted urinals with manual flush valves.

CONDITION

The wall mounted urinals were observed to be in fair condition. The urinals flushed properly and did not have any cracks in the china. No actions are anticipated during the study period.

D2013 Lavatories

DESCRIPTION

There are four vanity top lavatories with single faucet control and one wall mounted lavatory with dual lever metal handles.

CONDITION

The lavatories were all observed to be in fair to good condition showing no cracks or deterioration to the china. No actions are anticipated during the study period.

D2014 Sinks

DESCRIPTION

There are two single bowl stainless steel kitchen sinks with dual lever metal handles present in the building.

CONDITION

The kitchen sinks were observed to be in good condition and no actions are anticipated during the study period.

D2017 Showers

DESCRIPTION

The building contains two three wall ceramic tile showers with a dial type faucet that were installed as part of original construction.

CONDITION

The shower components were observed to be in fair condition. The equipment worked properly and there were no reported issues and no replacement actions are anticipated. The shower components may fail during the study period and therefore to maintain function they may need to be either, rebuilt or in some cases replaced as part of routine maintenance.

D2018 Drinking Fountains and Coolers

DESCRIPTION

The facility contains one single level stainless steel wall mounted drinking fountain.

CONDITION

The drinking fountain was observed to be in fair condition and no actions are anticipated within the study period aside from ADA modifications..

D2021 Cold Water Service

DESCRIPTION

The domestic cold water system is supplied directly from the local public utility and was installed as part of the original construction.

CONDITION

The domestic water system at the building appears to be in fair condition with no reported issues. No known corrosion was observed that could be attributed to age or deferred maintenance. No actions are anticipated during the study period.

D2022 Hot Water Service

DESCRIPTION

Domestic hot water is provided via one natural gas fired GE water heater with a 50 gallon storage capacity.

CONDITION

The water heater was replaced in 2015 and observed to be in good condition so no actions are anticipated in the study period.

D2031 Waste Piping

DESCRIPTION

Sanitary waste piping is believed to be cast iron piping throughout the building.

CONDITION

There are no visually apparent problems with the sanitary waste piping. The system can be serviceable through the end of the study period with regular maintenance. No actions have been generated 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
149946	D2010	ADA Modifications to Drinking Fountain	Priority 1	2016	\$5,000
149947	D2010	ADA Single User Restroom Modifications	Priority 1	2016	\$4,000

TOTALS BY YEAR

Year	Total Expenditures
2016	\$9,000

D30 HVAC

D3021 Boilers

DESCRIPTION

The building contains one 350 MBH Ajax natural gas fired boiler in the basement mechanical room providing heating hot water to the air handling units.

CONDITION

The boiler was observed to be in poor to fair condition and as being original to the building has exceeded EUL. Replacement is anticipated at the beginning of the study period.

D3031 Chilled Water Systems

DESCRIPTION

The building contains one Trane exterior pad mounted direct expansion air cooled chiller providing chilled water to the air handling unit.

CONDITION

The chiller unit was installed with the original construction and was observed to be in poor to fair condition. The typical EUL for chiller system is twenty years and replacement is anticipated at the beginning of the study period.

D3032 Direct Expansion Systems

DESCRIPTION

The building contains one 2 ton split-system condenser located on the roof providing cooling to the telecom/ data rooms.

CONDITION

The split-system was observed to be in poor to fair condition and replacement is anticipated towards the mid-term of the study period.

D3041 Air Distribution Systems

DESCRIPTION

The building contains two Air Handling Units (AHUs) providing cooling and heating throughout the building via concealed sheet metal ductwork

CONDITION

The AHUs were installed with the original construction and were observed to be in poor to fair condition. Based on EUL and observed condition, replacement is anticipated at the beginning of the study period as part of deferred maintenance.

D3042 Exhaust Ventilation Systems

DESCRIPTION

The building contains four roof mounted exhaust fans believed to be part of the original construction.

CONDITION

The exhaust fans were observed to be in fair condition, with no known operating issues at the time of the assessment. The typical EUL for this type of exhaust fan is fifteen-years and based on the observed condition, replacement is anticipated in the mid-term of the study period.

D3044 Hot Water Distribution

DESCRIPTION

The facility contains one heating water circulation pump that is believed to be original to the building.

CONDITION

The circulation pump was observed to be in fair to poor condition and replacement is anticipated at the beginning of the study period in conjunction with the boiler replacement.

D3045 Chilled Water Distribution

DESCRIPTION

The facility contains one chilled water circulation pump that was installed with the original construction.

CONDITION

The chilled water pump was observed to be in poor to fair condition and replacement is anticipated at the beginning of the study period in conjunction with the chiller replacement.

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
149948	D3020	Replace Domestic Hot Water Boiler - Gas	Priority 2	2016	\$14,846
149949	D3030	Replace Split-System (Outdoor and Indoor Unit)	Priority 3	2020	\$12,123
149950	D3030	Replace Air Cooled Water Chiller Unit - Outdoor Unit	Priority 2	2016	\$84,351
149951	D3040	Replace HW Circulation Pump/Motor 1-2 HP	Priority 2	2016	\$2,924
149952	D3040	Replace CW Circulation Pump/Motor 1-2 HP	Priority 2	2016	\$2,924
149953	D3040	Replace Exhaust Fan #1	Priority 3	2021	\$791
149954	D3040	Replace AHU - Constant Volume #1	Priority 2	2016	\$95,248
149955	D3040	Replace AHU - Constant Volume #2	Priority 2	2016	\$81,106
149956	D3040	Replace Exhaust Fan #2	Priority 3	2021	\$494
149957	D3040	Replace Exhaust Fan #3	Priority 3	2021	\$1,978
149958	D3040	Replace Exhaust Fan #4	Priority 3	2021	\$19,778

TOTALS BY YEAR

Year	Total Expenditures
2016	\$281,400
2020	\$12,123
2021	\$23,042

D40 FIRE PROTECTION SYSTEMS

D4011 Sprinkler Water Supply

DESCRIPTION

The building is protected with an automatic wet-pipe fire suppression system utilizing standard pendant and up-right commercial sprinkler heads fixed to fire-line pipes which are supported via the upper structure. The system is monitored by water flow and tamper switches connected to the fire alarm system.

CONDITION

The sprinkler system was observed to be in fair condition and all inspections up to date. No visible corrosion or leaks were observed. Given the observed condition and operational reliability we have extended the RUL and do not anticipate any work within the cost study period, aside from regular and routine maintenance and testing of the system.

D50 ELECTRICAL SYSTEMS

D5012 Low Tension Service & Dist

DESCRIPTION

A Cummins emergency power transfer switch is present in the basement mechanical room.

CONDITION

The transfer switch appears to be in fair condition and replacement is anticipated mid-term in the study period in conjunction with the emergency generator replacement.

D5012 Low Tension Service & Dist

DESCRIPTION

The building contains a General Electric (GE) 208Y/120 volt, 500 amp main switchboard along with various sub panels ranging in capacity from 100 amp to 225 amp.

CONDITION

The electrical service distribution panel boards were observed to be in fair condition with no signs of deterioration or issues noted at any of the equipment. No actions are anticipated during the study period.

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 fair condition with no broken outlets or switches. No actions will be generated during the study period.

D5022 Lighting Equipment

DESCRIPTION

Interior lighting is provided via recessed can fixtures and surface and recessed fluorescent light fixtures. Exterior lighting is provided by metal halide and wall pack fixtures.

CONDITION

Interior and exterior lighting for the building was observed to be in fair condition and no actions are anticipated during the study period.

D5037 Fire Alarm Systems

DESCRIPTION

There is a fire detection system with addressable Fire Alarm Control Panel (FACP) present at the building.

CONDITION

The fire alarm system appeared to be in good condition with no operational issues observed or noted to us. There is no action anticipated for either the system or FACP replacement during the study period.

D5092 Emergency Light & Power Systems

DESCRIPTION

Emergency exit signs are present at each egress point throughout the building.

CONDITION

The exit signs were observed to be in fair condition and no actions are anticipated 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
149959	D5010	Replace Emergency Transfer Switch	Priority 1	2021	\$8,610

TOTALS BY YEAR

Year	Total Expenditures
2021	\$8,610

E EQUIPMENT & FURNISHING SYSTEMS

E10 EQUIPMENT

E1026 Detention Equipment

DESCRIPTION

The interior holding cell consists of metal plate cell doors.

CONDITION

The holding cell doors appeared to be in fair condition, and assumed to be original to the building. The doors do not show signs of any major damage, with no known operating issues. The typical EUL for this type of equipment is thirty-years; however, based on the observed condition, we are extending the RUL beyond the study period.

F SPECIAL CONSTRUCTION AND DEMOLITION SYSTEMS

F10 SPECIAL CONSTRUCTION

F1012 Pre-engineered Structures

DESCRIPTION

There are two modular building is comprised of thirty 10'- 9" X 40'-0" with components supported by regularly spaced steel piers approximately 3' above finished grade. Exterior walls are comprised of L.P Smart Board panels and contain fixed aluminum windows, hollow metal doors and glazed aluminum doors. Roofing material consists of a TPO single ply membrane draining to regularly spaced galvanized downspouts and interior consist generally of painted gypsum wall board (GWB) with fiberglass reinforced plastic (FRP) wainscot present in the restrooms. The exterior doors hollow metal and interior are present throughout the building. Floor finishes include carpet tile in the office areas and vinyl sheet throughout the restrooms. Plastic laminate wall and base cabinets are provided in the break room with a plastic laminate countertop and single bowl stainless kitchen sink. Ceiling finishes generally consist of standard suspended acoustic tile.

CONDITION

The two modular building were installed in 2010 and 2015 and the structures appeared to be in good condition; therefore, we do not anticipate a requirement for any major repairs or replacement during the study period.

G BUILDING SITEWORK SYSTEMS

G40 SITE ELECTRICAL UTILITIES

G4092 Site Emergency Power Generation

DESCRIPTION

A Cummins diesel emergency power generator set is present at the building exterior on the west side..

CONDITION

The emergency generator was observed to be in fair condition. Based on the age and the observed condition, replacement is anticipated in the mid-term 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
149960	G4090	Replace Generator Sets, Diesel Engine - 100 to 200 kW	Priority 1	2021	\$47,301

TOTALS BY YEAR

Year	Total Expenditures
2021	\$47,301



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 Study



APPENDIX A:
CAPITAL EXPENDITURES

Deficiency Report

Police Department

GSF: 9,935

Year Built: 1968

Renew Year :

Replacement Cost: \$3,477,250

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials				Estimate	\$
						Qty	Units	Cost	Assessed Cost		
2016	\$339,325	149936	B1010	ADA	ADA Modifications to Concrete Ramps and Stairs	1	EACH	\$40,175.00	\$40,175		\$40,175
		149939	B2030	ADA	ADA Modifications to Exterior Doors	1	EACH	\$5,000.00	\$5,000		\$5,000
		149941	C1010	ADA	ADA Modifications to Wall Mounted Defibrillator	1	EACH	\$1,000.00	\$1,000		\$1,000
		149942	C1020	ADA	ADA Modifications to Interior Doors	1	LS	\$2,750.00	\$2,750		\$2,750
		149946	D2010	ADA	ADA Modifications to Drinking Fountain	1	EACH	\$5,000.00	\$5,000		\$5,000
		149947	D2010	ADA	ADA Single User Restroom Modifications	1	EACH	\$4,000.00	\$4,000		\$4,000
		149948	D3020	Deferred Maintenance	Replace Domestic Hot Water Boiler - Gas	350	MBH	\$42.42	\$14,846		\$14,846
		149950	D3030	Deferred Maintenance	Replace Air Cooled Water Chiller Unit - Outdoor Unit	25	TON	\$3,374.05	\$84,351		\$84,351
		149951	D3040	Deferred Maintenance	Replace HW Circulation Pump/Motor 1-2 HP	1	EACH	\$2,924.18	\$2,924		\$2,924
		149952	D3040	Deferred Maintenance	Replace CW Circulation Pump/Motor 1-2 HP	1	EACH	\$2,924.18	\$2,924		\$2,924
		149954	D3040	Deferred Maintenance	Replace AHU - Constant Volume #1	8850	CFM	\$10.76	\$95,248		\$95,248
		149955	D3040	Deferred Maintenance	Replace AHU - Constant Volume #2	7536	CFM	\$10.76	\$81,106		\$81,106
		2019	\$30,864	149943	C3020	Deferred Maintenance	Replace Carpet Tiles - Standard	370.56	SY	\$83.29	\$30,864

Deficiency Report

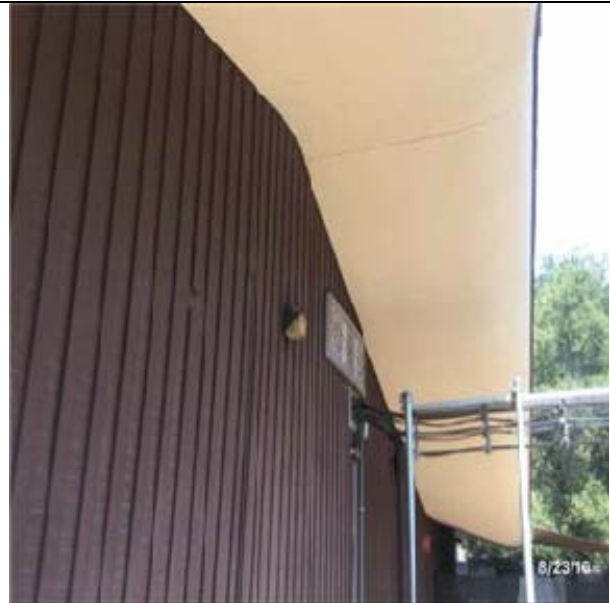
Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2020	\$36,311	149937	B2010	Capital Renewal	Repaint Exterior Walls	13552	SF	\$1.75	\$23,716	\$23,716
		149938	B2030	Routine Maintenance	Repaint Exterior Doors	210	SF	\$2.25	\$473	\$473
		149949	D3030	Deferred Maintenance	Replace Split-System (Outdoor and Indoor Unit)	2	TON	\$6,061.44	\$12,123	\$12,123
2021	\$398,424	149940	B3010	Capital Renewal	Replace Wood Shake Roof	14322	SF	\$22.14	\$317,089	\$317,089
		149944	C3020	Deferred Maintenance	Replace Vinyl Sheet	269	SF	\$8.86	\$2,382	\$2,382
		149953	D3040	Deferred Maintenance	Replace Exhaust Fan #1	320	CFM	\$2.47	\$791	\$791
		149956	D3040	Deferred Maintenance	Replace Exhaust Fan #2	200	CFM	\$2.47	\$494	\$494
		149957	D3040	Deferred Maintenance	Replace Exhaust Fan #3	800	CFM	\$2.47	\$1,978	\$1,978
		149958	D3040	Deferred Maintenance	Replace Exhaust Fan #4	8000	CFM	\$2.47	\$19,778	\$19,778
		149959	D5010	Capital Renewal	Replace Emergency Transfer Switch	1	EACH	\$8,610.00	\$8,610	\$8,610
		149960	G4090	Capital Renewal	Replace Generator Sets, Diesel Engine - 100 to 200 kW	100	KW	\$473.01	\$47,301	\$47,301
2022	\$27,321	149945	C3030	Routine Maintenance	Repaint Ceilings	9935	SF	\$2.75	\$27,321	\$27,321
Total									Total:	\$832,246

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



B1031 Steel Frame Structure:- View of Steel Frame Structure



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



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



B2031 Glazed Doors & Entrances:- View of Storefronts - Glazed Aluminum Framed with Sliding Door Panels



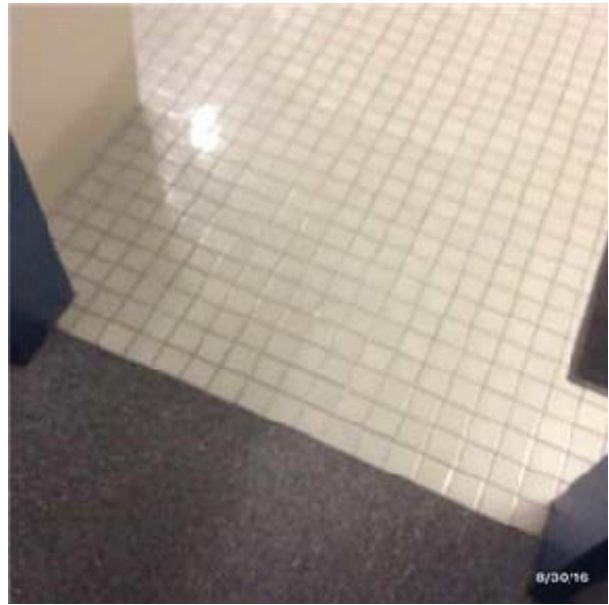
B2034 Overhead Doors:- View of Rolling Overhead Doors, Electric



B3011 Roof Finishes:- View of Wood Shake Roof



C3012 Wall Finishes to Interior Walls:- View of Ceramic Wall Tiles



C3024 Flooring:- View of Ceramic Tile



D2011 Water Closets:- View of Wall Mounted Water Closets



D2012 Urinals:- View of Wall Hung Urinals



D2013 Lavatories:- View of Vanity Top Lavatories



D2014 Sinks:- View of Single Bowl Kitchen Sink



D2017 Showers:- View of Shower - Three Wall Ceramic Tile



D2018 Drinking Fountains and Coolers:- View of Wall Mounted Standard Drinking Fountain (Single)



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



D3021 Boilers:- View of Domestic Hot Water Boiler – Gas



D3031 Chilled Water Systems:- View of Air Cooled Water Chiller Unit - Outdoor Unit



D3032 Direct Expansion Systems:- View of Split-System (Outdoor and Indoor Unit)



D3041 Air Distribution Systems:- View of AHU - Constant Volume #1



D3041 Air Distribution Systems:- View of AHU - Constant Volume #2



D3044 Hot Water Distribution:- View of HW Circulation Pump/Motor 1-2 HP



D3045 Chilled Water Distribution:- View of CW Circulation Pump/Motor 1-2 HP



D5012 Low Tension Service & Dist:- View of Emergency Transfer Switch



D5012 Low Tension Service & Dist:- View of Panelboard - 120/208volt, 60 to 2000amp



D5022 Lighting Equipment:- View of Exterior Wall Pack Light Fixtures



D5022 Lighting Equipment:- View of Flood Lights - Metal Halide Fixtures



D5022 Lighting Equipment:- View of Interior Fluorescent Light Fixtures



D5022 Lighting Equipment:- View of Recessed Can Light Fixtures



D5037 Fire Alarm Systems:- View of Fire Alarm System (Full System Inc. Panel)



F1012 Pre-engineered Structures:- View of PreFab Modular Building #1



F1012 Pre-engineered Structures:- View of PreFab Modular Building #2



APPENDIX C:
DOCUMENT REVIEW AND
WARRANTY INFORMATION

The following documents were reviewed as part of the facility condition assessment of the Police Department facility:

+ No documents were reviewed as a part of this assessment.



APPENDIX D:
EQUIPMENT TABLES



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 STUDY

Appendix F PH2, April 2014

LocationName April 2014	Barrier Location	Feature Type	Feature Code Number	Action Type Text	Action Cost
Blach Gym					
Blach Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250.00
Blach Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$500.00
Blach Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000.00
Blach Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250.00
Blach Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$500.00
Blach Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250.00
Blach Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$500.00
Blach Gym	Floor 1	Door/Gate	8 - 2	Provide sign(s) indicating accessible entries and facilities	\$1,000.00
Blach Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250.00
Blach Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$500.00
Blach Gym	Exterior	Stairway	6 - 1	Install tread striping	\$100.00
City Hall					
City Hall	Exterior	Walk	4 - 1	Widen walk	\$5,100.00
City Hall	Exterior	Ramp	5 - 1	Provide level landing	\$5,000.00
City Hall	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000.00
City Hall	Exterior	Ramp	5 - 2	Regrade or replace ramp	\$25,000.00
City Hall	Exterior	Ramp	5 - 2	Install warning curb	\$1,500.00
City Hall	Exterior	Ramp	5 - 2	Install or modify handrails	\$5,000.00
City Hall	Exterior	Ramp	5 - 3	Provide level landing	\$5,000.00
City Hall	Exterior	Ramp	5 - 3	Install warning curb	\$1,500.00
City Hall	Exterior	Ramp	5 - 3	Regrade or replace ramp	\$50,000.00
City Hall	Exterior	Stairway	6 - 1	Install tread striping	\$75.00
City Hall	Exterior	Stairway	6 - 1	Install or modify handrails	\$5,000.00
City Hall	Exterior	Stairway	6 - 4	Replace stairs	\$15,000.00
City Hall	Exterior	Stairway	6 - 4	Install tread striping	\$50.00
City Hall	Exterior	Stairway	6 - 4	Install or modify handrails	\$5,000.00
City Hall	Exterior	Outdoor Constructed Features	33 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
City Hall	Exterior	Outdoor Constructed Features	33 - 2	Increase or provide maneuvering or clear floor area	\$2,000.00
City Hall	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250.00
City Hall	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000.00
City Hall	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250.00
City Hall	Floor 1	Door/Gate	8 - 2	Provide or modify door kickplate	\$1,000.00
City Hall	Floor 1	Door/Gate	8 - 2	Provide additional strike edge clearance	\$5,000.00
City Hall	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250.00
City Hall	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250.00
City Hall	Floor 1	Door/Gate	8 - 3	Provide additional strike edge clearance	\$5,000.00
City Hall	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250.00
City Hall	Floor 1	Door/Gate	8 - 4	Provide sign(s) indicating accessible entries and facilities	\$1,000.00
City Hall	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250.00
City Hall	Floor 1	Stairway	6 - 2	Install tread striping	\$50.00
City Hall	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000.00
City Hall	Floor 1	Stairway	6 - 2	Replace stairs	\$20,000.00
City Hall	Floor 1	Stairway	6 - 3	Install tread striping	\$50.00
City Hall	Floor 1	Stairway	6 - 3	Install or modify handrails	\$0.00
City Hall	Floor 1	Stairway	6 - 3	Replace stairs	\$0.00
City Hall	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$7,500.00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500.00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300.00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500.00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide additional strike edge clearance	\$5,000.00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition clothing hooks	\$100.00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000.00
City Hall	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000.00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500.00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$300.00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500.00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide additional strike edge clearance	\$5,000.00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Reposition clothing hooks	\$100.00
City Hall	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
City Hall	Exterior	Ramp	5 - 4	Regrade or replace ramp	\$30,000.00
City Hall	Exterior	Ramp	5 - 4	Install or modify handrails	\$5,000.00
City Hall	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000.00
Egan Gym					
Egan Gym	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000.00
Egan Gym	Exterior	Ramp	5 - 1	Regrade or replace ramp	\$15,000.00
Egan Gym	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250.00
Egan Gym	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250.00
Egan Gym	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000.00
Egan Gym	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250.00
Egan Gym	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250.00
Egan Gym	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250.00

Appendix F PH2, April 2014

Egan Gym	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250.00
Egan Gym	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250.00
Egan Gym	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250.00
Egan Gym	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250.00
Egan Gym	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250.00
Garden House	Floor 1				
Garden House	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000.00
Garden House	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000.00
Garden House	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000.00
Garden House	Floor 1	Single User Restroom	20 - 1	Install sign	\$500.00
Garden House	Floor 1	Single User Restroom	20 - 2	Provide an accessible path of travel	\$25,000.00
Garden House	Floor 1	Single User Restroom	20 - 2	Install sign	\$500.00
Garden House	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000.00
Garden House	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500.00
Garden House	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500.00
Garden House	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000.00
Garden House	Floor 1	Stairway	6 - 3	Replace stairs	\$25,000.00
Garden House	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$5,000.00
Garden House	Floor 1	Drinking Fountain	10 - 1	Adjust water stream	\$100.00
Garden House	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$500.00
Garden House	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250.00
Garden House	Floor 1	Door/Gate	8 - 1	Enlarge door opening	\$5,000.00
Garden House	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250.00
Garden House	Floor 1	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000.00
Garden House	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250.00
Garden House	Floor 1	Door/Gate	8 - 2	Replace or modify door threshold	\$1,500.00
Garden House	Floor 1	Door/Gate	8 - 3	Replace or adjust door hardware	\$500.00
Garden House	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500.00
Garden House	Floor 1	Door/Gate	8 - 4	Enlarge door opening	\$5,000.00
Garden House	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250.00
Garden House	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250.00
Garden House	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500.00
Garden House	Floor 1	Door/Gate	8 - 5	Enlarge door opening	\$5,000.00
Garden House	Floor 1	Door/Gate	8 - 5	Replace or modify door threshold	\$1,500.00
Garden House	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250.00
Garden House	Floor 1	Door/Gate	8 - 6	Adjust door closer	\$250.00
Garden House	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500.00
Garden House	Floor 1	Door/Gate	8 - 6	Replace or modify door threshold	\$1,500.00
Grant Park Center	Floor 1				
Grant Park Center	Floor 1	Stairway	6 - 1	Replace stairs	\$6,000.00
Grant Park Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000.00
Grant Park Center	Floor 1	Stairway	6 - 2	Replace stairs	\$6,000.00
Grant Park Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 7	Adjust door closer	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 3	Provide or modify door kickplate	\$500.00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Adjust door closer	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500.00
Grant Park Center	Floor 1	Door/Gate	8 - 2	Provide an accessible path of travel	\$10,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 8	Provide an accessible path of travel	\$10,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide an accessible path of travel	\$10,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500.00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide an accessible path of travel	\$10,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500.00
Grant Park Center	Floor 1	Door/Gate	8 - 9	Adjust door closer	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Adjust door closer	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 10	Provide additional strike edge clearance	\$5,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Replace or adjust door hardware	\$1,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Provide sign(s) indicating accessible entries and facilities	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Install or modify permanent room signs	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 11	Adjust door closer	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Replace or adjust door hardware	\$1,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 12	Adjust door closer	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$1,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 13	Install or modify permanent room signs	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Replace or adjust door hardware	\$1,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Install or modify permanent room signs	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 14	Adjust door closer	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Replace or adjust door hardware	\$1,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Provide additional strike edge clearance	\$5,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 15	Install or modify permanent room signs	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500.00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$1,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Adjust door closer	\$250.00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Increase or provide maneuvering or clear floor area	\$2,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Provide additional strike edge clearance	\$5,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 16	Install or modify permanent room signs	\$250.00

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Grant Park Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 17	Increase or provide maneuvering or clear floor area	\$2,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Provide sign(s) indicating accessible entries and facilities	\$1,000.00
Grant Park Center	Floor 1	Door/Gate	8 - 18	Install or modify permanent room signs	\$250.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$450.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 1	Reposition controls and outlets	\$2,000.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Reposition controls and outlets	\$2,000.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500.00
Grant Park Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000.00
Grant Park Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500.00
Grant Park Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150.00
Grant Park Center	Floor 1	Kitchen	25 - 2	Modify lavatory/counter clearances	\$2,500.00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or reposition dispensers or mirrors	\$150.00
Grant Park Center	Floor 1	Kitchen	25 - 2	Replace or adjust water controls	\$500.00
Grant Park Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500.00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150.00
Grant Park Center	Floor 1	Kitchen	25 - 3	Replace or adjust water controls	\$500.00
Grant Park Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500.00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150.00
Grant Park Center	Floor 1	Kitchen	25 - 4	Replace or adjust water controls	\$500.00
Grant Park Center	Floor 1	Kitchen	25 - 5	Provide an accessible counter	\$5,000.00
Grant Park Center	Floor 1	Kitchen	25 - 5	Modify lavatory/counter clearances	\$2,500.00
Grant Park Center	Floor 1	Kitchen	25 - 5	Replace or reposition dispensers or mirrors	\$150.00
Grant Park Center	Floor 1	Building Level / Lift	12 - 1	Install ramp or lift	\$35,000.00
Heritage Oaks Park	Exterior				
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$600.00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000.00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500.00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500.00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500.00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$600.00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500.00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500.00
Heritage Oaks Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500.00
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
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

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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

Appendix D

Qualifications

SUMMARY AND QUALIFICATIONS:

Technically proficient Licensed Engineer with strong academic and work credentials. Career-minded individual with dynamic experience contributing Environmental Engineering focused results across a diversity of businesses. Key strengths include:

- Fifteen plus years of experience with Environmental Consultants and Engineering firms as an Environmental Engineer on various projects performing Environmental Litigation Support, Audits, permitting, Phase I ESAs and PCAs.
- Perform environmental impact studies; air, noise, water, and soil pollution mitigation system design for Refinery, LNG, and various Petrochemical Projects.
- Responsible for preparing various Air Permits- Title V, NSR, PBR and maintaining them for Oil and Gas facilities onshore and offshore in Texas, Florida and Louisiana

EDUCATION:

MASTER OF ENGINEERING IN **ENVIRONMENTAL**
LAMAR UNIVERSITY

December 2002
BEAUMONT, TEXAS

BACHELOR OF ENGINEERING IN **CIVIL**
UNIVERSITY OF PUNE

May 2000
PUNE, INDIA

PROFESSIONAL EXPERIENCE:

ENVIRONMENTAL CONSULTANT
RSB ENVIRONMENTAL

2005 – PRESENT

- Prepare 2000 plus Environmental Sites Assessments (ESAs) Property Conditions Assessments (PCAs) and to determine the potential for liability from environmental impairment utilizing reviews of State and Federal environmental record sources, physical setting sources, historical information, site reconnaissance, and interviews, per ASTM Standards.
- Experience has included the completion of 50 ASTM E 2018 Property Condition Assessments (PCAs) and more than 50 ASTM E 1527 Phase 1 Environmental Site Assessments (ESAs). Services have also included the ability to generate ASTM E 2026-99 Seismic Risk Assessment Checklists. Assignments have included projects for leading financial institutions, Fannie Mae, Freddie Mac and the Department of Housing and Urban Development (HUD). Additional specialties have included construction monitoring, building code compliance surveys, anchor testing, roof system analyses and engineering design support. Relationships are maintained with professional organizations that include the Structural Engineers Association of Washington State (SEAW), the American Institute of Architects (AIA) and the Construction Specifications Institute (CSI).

HSE MANAGER

2007 – 2012

KBR

HOUSTON, TX

- Review and finalize **Due Diligence** reports prepared in the country to minimize corporate liability and reduce potential exposure to future litigations.
- Complete ASTM based Property Condition Assessments (PCA), Phase 1 Environmental Site Assessments (ESA) and Construction Monitoring (CM) for the commercial real estate market.
- Primary responsibilities include commercial real estate site assessments and detailed engineering reports for properties that have included retail centers, office complexes, hotels, assisted living facilities, industrial plants and multi-family housing communities.

PROJECT MANAGER

2006 – 2007

CAMP DRESSER MCKEE, INC.

VERO BEACH, FL

- Engineering analysis, design, permitting related to Landfills, Water and Wastewater facilities.
- Perform engineering analyses, grading plan, design/modeling pertaining to landfill and landfill gas systems

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- Oversee operation and maintenance of Landfill gas collection and landfill gas to energy projects.
- Perform Environmental Sites Assessments to determine the potential for liability from environmental impairment utilizing reviews of State and Federal environmental record sources, physical setting sources, historical information, site reconnaissance, and interviews, per ASTM Standards.
- Preparation of Water Use Permit and Water Conservation Plan for St. Lucie County Utilities
- Prepared various Title V compliance reports for St. Lucie County and Martin County landfills: Semi-Annual Report, Annual Operating Report, Statement of Compliance, Major Air Pollution Source Annual Emissions Fee Form

ENVIRONMENTAL ENGINEER**2003 – 2006****SI GROUP, LP**

BEAUMONT & COLLEGE STATION, TX

- Provided Clean Air Act (CAA) regulatory compliance services for metal manufacturing industry in Beaumont, Texas. Analyzed production data at the various plants and determined appropriate emission factors from available Federal (AP-42) and metal industry trade associations.
- Calculated annual and hourly emissions for particulate, VOC's, NOx, SO2, CO, and other appropriate parameters. Performed a regulatory compliance review for all applicable regulations (i.e. MACT, NESHAP, etc.)
- Perform Phase II Environmental Site Assessments to sample groundwater and analyze soils, sediments, surface water, and groundwater.
- Prepare SPCC plans, SWPPP application, NEPA Compliance, UST Closure, Remediation Design, Subsurface Investigation plans.
- Perform HON Compliance Sampling, Subpart FF Compliance Sampling, LDAR Field and Records Auditing, El Paso Method Monitoring, Cooling Tower Emissions Monitoring, Remediation Planning and Oversight.

COMPUTER SKILLS:

Software Packages: MS Word, Access, PowerPoint and Excel;
Design Tools: AutoCAD2000, Micro station, HEC-RAS/HMS, GIS, and STAAD-PRO, Pipe2000, LANDGEM, HELP MODEL, PCSTABLE, AutoDesk Civil Series, VIZIO

CERTIFICATIONS AND TRAINING:

- Professional Engineer, Texas, License No: 98514, (December 2006)
- Engineer-In-Training, Texas, License No: 36936, (January 2006)
- Landfill Gas Design Training- Landtec, Chicago, IL
- OSHA 40 HR. HAZWOPER
- AutoDesk Land Development and 3D solid Training
- American Red Cross Standard First Aid and CPR w/AED Training

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