

PROPERTY CONDITION ASSESSMENT

PROPERTY ASSESSED:

765 Fremont Avenue
Los Altos, Santa Clara County, California 94022



RSB Project No. 2403055

Report Date: May 3, 2024

**Prepared For:
Mr. Manny Hernandez**

Prepared by:



**Sachin Butala, P.E.
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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						
Patching, crack sealing, seal coating and striping	1,053	SF	\$0.20	100%	\$211	The parking area sealant and striping is in poor condition, with indications of heavy wear
4.2.1 Substructure						
Inspection and report by foundation engineer	1	Allow	\$6,000.00	100%	\$6,000	Severe cracks were observed in foundation components and appear to be the result of possible substructure degradation
Total Repair Cost					\$6,211.00	

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	5	0	1,053	SF	\$0.20	\$211	200%					\$211					\$211			\$422
4.2.3 Facades																					
Renewal of sealants, repainting and minor spot repairs	10	8	2	2,824	SF	\$4.00	\$11,296	200%		\$11,296										\$11,296	\$22,592
4.2.4 Roofing																					
Wood shake roof replacement	30	30	0	3,724	EA	\$25.00	\$93,100	100%	\$93,100												\$93,100
4.3 Interior Finishes and Components																					
Interior area refurbishment - SF	10	9	1	3,014	SF	\$5.00	\$15,070	200%	\$15,070										\$15,070		\$30,140
4.4.2 Heating, Ventilation, and Air Conditioning																					
HVAC unit replacement	18	18	0	1	EA	\$9,500.00	\$9,500	100%	\$9,500												\$9,500
4.4.3 Building Electrical																					
Generator replacement cost	30	30	0	1	EA	\$65,000.00	\$65,000	100%	\$65,000												\$65,000
Total (Uninflated)									\$182,670.00	\$11,296.00	\$0.00	\$0.00	\$211.00	\$0.00	\$0.00	\$0.00	\$0.00	\$211.00	\$15,070.00	\$11,296.00	\$220,754.00

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	
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)									\$182,670.00	\$11,634.88	\$0.00	\$0.00	\$237.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275.31	\$20,252.82	\$15,636.31	\$230,706.80

Evaluation Period:	12
# of square feet:	3,014
Reserve per square feet per year (Uninflated)	\$6.10
Reserve per square feet per year (Inflated)	\$6.38

1.0 LIMITATIONS AND EXCEPTIONS OF THE ASSESSMENT

RSB Environmental (RSB) conducted a Property Condition Assessment of the Subject Property located at 765 Fremont Avenue, 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 765 Fremont Avenue, 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:	Loyola Fire Station
Property Address:	765 Fremont Avenue, Los Altos, Santa Clara County, California 94022
Property ID (APN):	18916033
Property Owner (per tax records):	City of Los Altos
Property Type:	General Public Use (Los Altos Fire Station)
Site Acreage:	Approximately 0.40 (Calculated) - acres
Number of Buildings:	One (1)
Total Building Square Footage:	Approximately 3,014 (Calculated) - SF
Year Built:	1950 and renovated in 1998
Number of Floors:	One (1)
Number of Units:	One (1)
Substructure (Foundation):	Slabs-on-grade
Superstructure (Building Frame):	Wood
Facades (Exterior Walls):	Stone veneer and wood siding
Roof:	Pitched, wood shake roof
HVAC:	Grade-mounted HVAC unit
Elevators:	Not applicable
Fire and Life Safety:	Illuminated exit sign and fire extinguishers
Seismic Zone:	4
Flood Zone:	06085C0038H
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, 60 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
Patching, crack sealing, seal coating and striping	1,053	SF	\$0.20	\$211.00
Inspection and report by foundation engineer	1	Allow	\$6,000.00	\$6,000.00
Total Cost: \$6,211				

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	\$220,754	\$230,707
Per square feet Reserves (All Years)	\$73.20	\$76.56

Reserve Summary	Total Uninflated	Total Inflated
Per square feet Reserves (Per Year)	\$6.10	\$6.38

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 765 Fremont Avenue, 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) irregular-shaped parcel, totaling approximately 0.40 (Calculated) - acres. The Subject Property is located approximately 120 feet on the northwest quadrant of the intersection of Fremont Avenue and Manor Way. The Subject Property is identified by the Santa Clara County with Parcel ID of 18916033. 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 residential 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 202 feet above mean sea level. Topography in the vicinity of the Subject Property appears to decline to the north.

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 downspouts drains to the surrounding grade. 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 rear side of the building. According to the site representative, the property is improved with parking areas for approximately 3 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 concrete.

Condition: Overall the paving, curbing, and parking appeared to be in good condition.

The parking area sealant and striping is in poor condition, with indications of heavy 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 an Immediate Repair. Additional Replacement Reserves are recommended for repeated applications 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
Patching, crack sealing, seal coating and striping	5	5	0	Immediate	\$211
				5	\$211
				10	\$211
Total					\$633

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.

Monument signage is located at the main entrance.

Building-mounted flood lights provide exterior building lighting.

Wood fence is provided along the property perimeter.

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 signage appears to be in good condition. Only routine maintenance is recommended at this time.

The site 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 majority of the Subject Property substructure was not visible due to the surrounding grade. Based on our experience, with similar type of buildings, the foundations would likely consist of cast-in-place, reinforced, concrete, foundations and footings supporting the load-bearing, exterior and interior, walls and/or columns. The structure includes concrete slabs-on-grade.

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 fair condition. However, severe cracks were observed in foundation components and appear to be the result of possible substructure degradation. Completion of a foundation investigation and report, with recommendations for repairs, if any, and their associated costs, by a foundation engineer is recommended as an Immediate Repair. An allowance is included in the Immediate Repairs table. This *Report* can be updated with the cost of the repairs once they have been determined by the consultant.

Action	Yes	No
Immediate Repairs	✓	
Replacement Reserves		✓

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Inspection and report by foundation engineer	-	-	-	Immediate	\$6,000
Total					\$6,000

4.2.2 Superstructure

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

The superstructures reportedly consists of load-bearing, reinforced, concrete masonry unit walls with pre-engineered, wood, ceiling joists and roof rafters, with plywood sheathing. Roof structures consist of plywood sheathing, supported by the wood, roof rafters.

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 stone veneer and painted, wood siding. The facades have trim bands of wood trim around the windows, doors, and other façade penetrations.

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	8	2	2	\$11,296
				12	\$11,296
Total					\$22,592

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 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 original and approximately 30 years old. The roof pitches toward gutters and downspouts.

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	\$93,100
Total					\$93,100

4.2.5 Doors and Windows

Description: The exterior doors consist of average, commercial-grade, solid core wood doors accessing the building. Service and access doors are hollow metal. The apparatus room have two (2), electrically and/or manually operated steel overhead doors.

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 Fire Station)	One (1)	3,014 (Calculated)

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, dormroom, dayroom, office	Polished concrete	Painted GWB	Painted GWB
Breakroom	Exposed concrete	Painted GWB	Painted GWB
Garage	Exposed concrete	Painted GWB	Exposed structure
Restroom	Ceramic tile	Painted GWB and/or ceramic tile	Painted GWB

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
765 Fremont Avenue	Loyola Fire Station	Occupied. fair 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 replace broadloom, floor coating, painted finish 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 11	\$15,070 \$15,070
Total					\$30,140

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, 74 gallons in size, and 75,100-BTUH in heating capacity, is located in the closet 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 three (3) years old, and based on its average, effective useful life and current condition, only routine maintenance is recommended at this time.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

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	York	1	3 - 5	26	Grade-mounted HVAC units

Condition: The heating and cooling component is 26 years old. The average effective useful life of condensers of this size and type is 18 years and air handlers with electric heat is 30 to 35 years. Based on their average effective useful life, current condition and reported maintenance program, partial replacement of the HVAC 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
HVAC unit replacement	18	18	0	1	\$9,500
Total					\$9,500

4.4.3 Building Electrical

Description: Electrical service at the main distribution panel (MDP) is rated at 225 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 to poor 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	30	30	0	1	\$65,000
Total					\$65,000

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 illuminated exit lights with battery-backup and fire extinguishers.

Condition: There were no reported or observed problems with the life safety system sizes or configuration. The fire extinguishers are tested annually and were observed with current inspection tags (October 2023).

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 06085C0038H. May 18, 2009

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 1950 and renovated in 1998, 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. No portions of the Subject Property falls into the public accommodation category.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

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 October 11, 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
Patching, crack sealing, seal coating and striping	1,053	SF	\$0.20	\$211.00
Inspection and report by foundation engineer	1	Allow	\$6,000.00	\$6,000.00
Total Cost: \$6,211				

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	\$220,754	\$230,707
Per square feet Reserves (All Years)	\$73.20	\$76.56
Per square feet Reserves (Per Year)	\$6.10	\$6.38

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

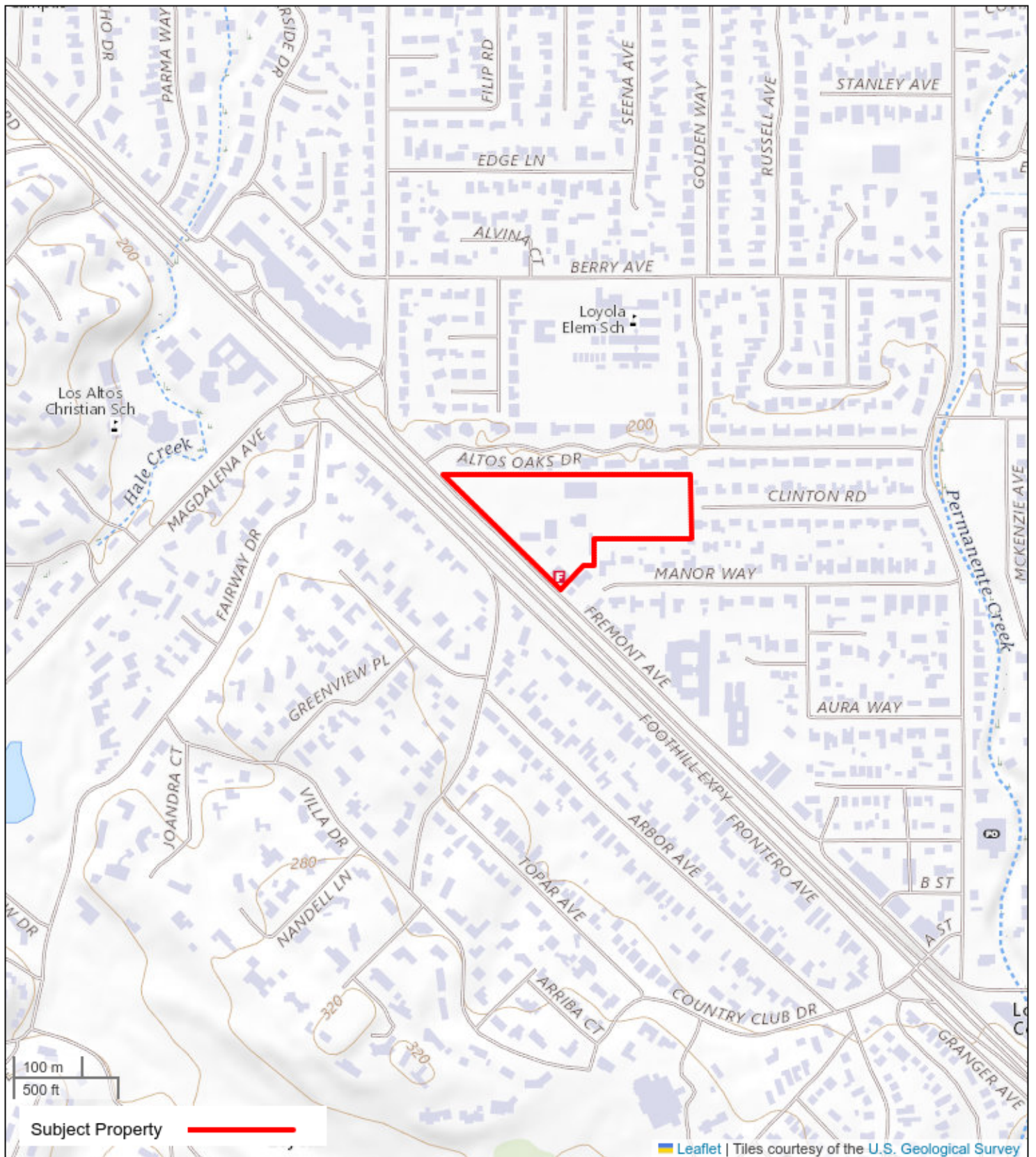


Figure 1: Topographic Map

765 Fremont Avenue
 Los Altos, California 94022



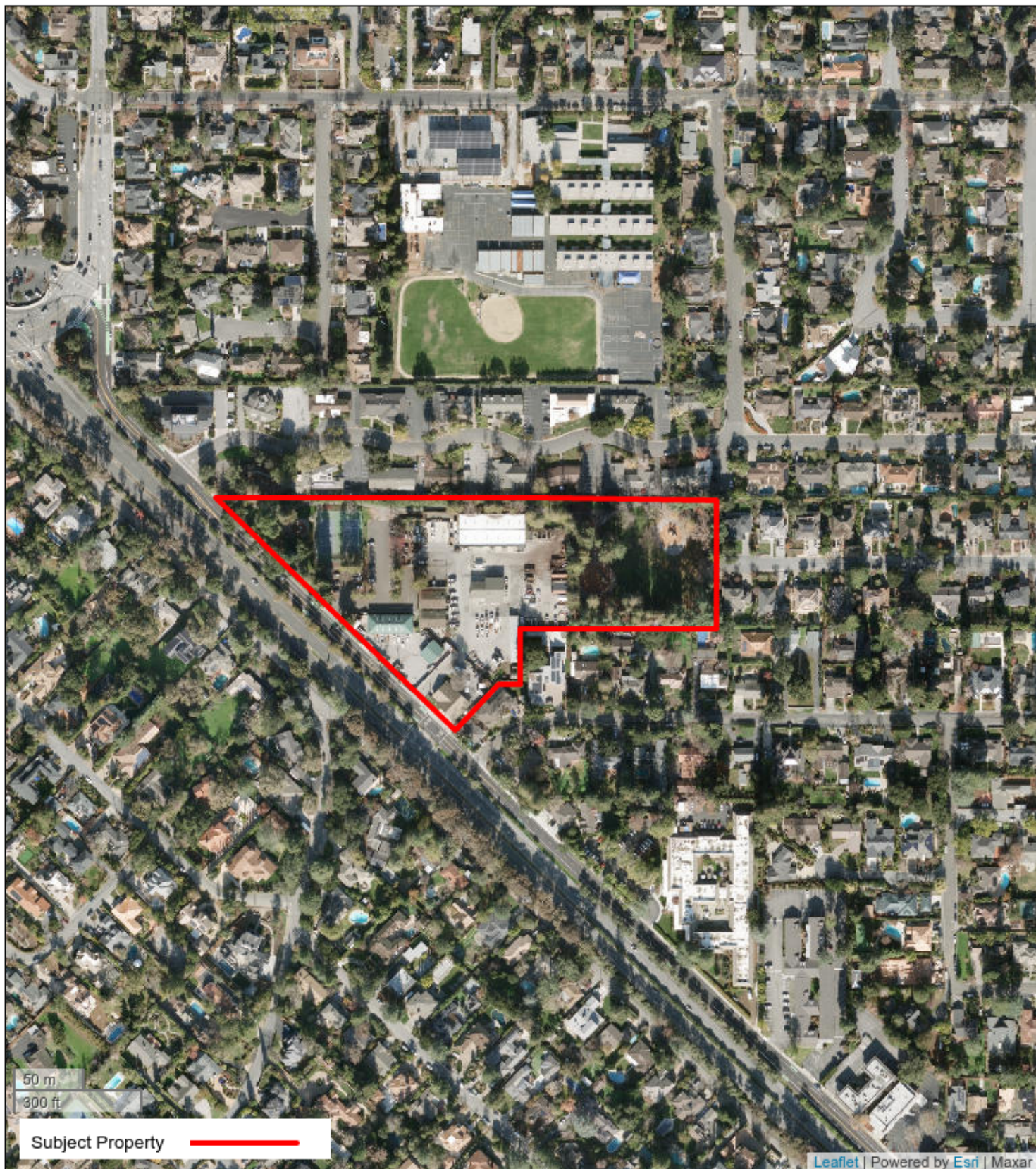


Figure 2: Site Map

765 Fremont Avenue
Los Altos, California 94022



Appendix B

Property Photographs



1. View of subject property



2. View of subject property



3. View of subject property



4. View of subject property



5. View of subject property



6. Building exterior



7. Garage entrance



8. Building exterior



9. Building exterior



10. Building exterior



11. Building exterior



12. Parking



13. Roof



14. Roof



15. Roof



16. Parking pavement



17. Parking pavement



18. Courtyard



19. Hallway



20. Office interior



21. Office interior



22. Dorm room interior



23. Garage interior



24. Building interior



25. Break room interior



26. Building interior



27. Kitchen interior



28. Storage interior



29. Restroom



30. Electric breaker panel



31. Electric breaker panel



32. Electric meter



33. Washer, dryer



34. Grade-mounted HVAC unit



35. Emergency-power generator



36. GFCI outlet



37. Water heater



38. Fire hydrant



39. Gas meter



40. Illuminated exit sign



41. Cracks observed on the flooring



42. Garage interior, cracks observed on the flooring

Appendix C
Other Supporting Documents

Located at: 765 Fremont Avenue, Los Altos, CA, USA

Shashank Akhade <sakhade@rsbenv.com>

Mon 4/22/2024 4:13 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: 765 Fremont Avenue, Los Altos, CA, 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

www.rsbenv.com

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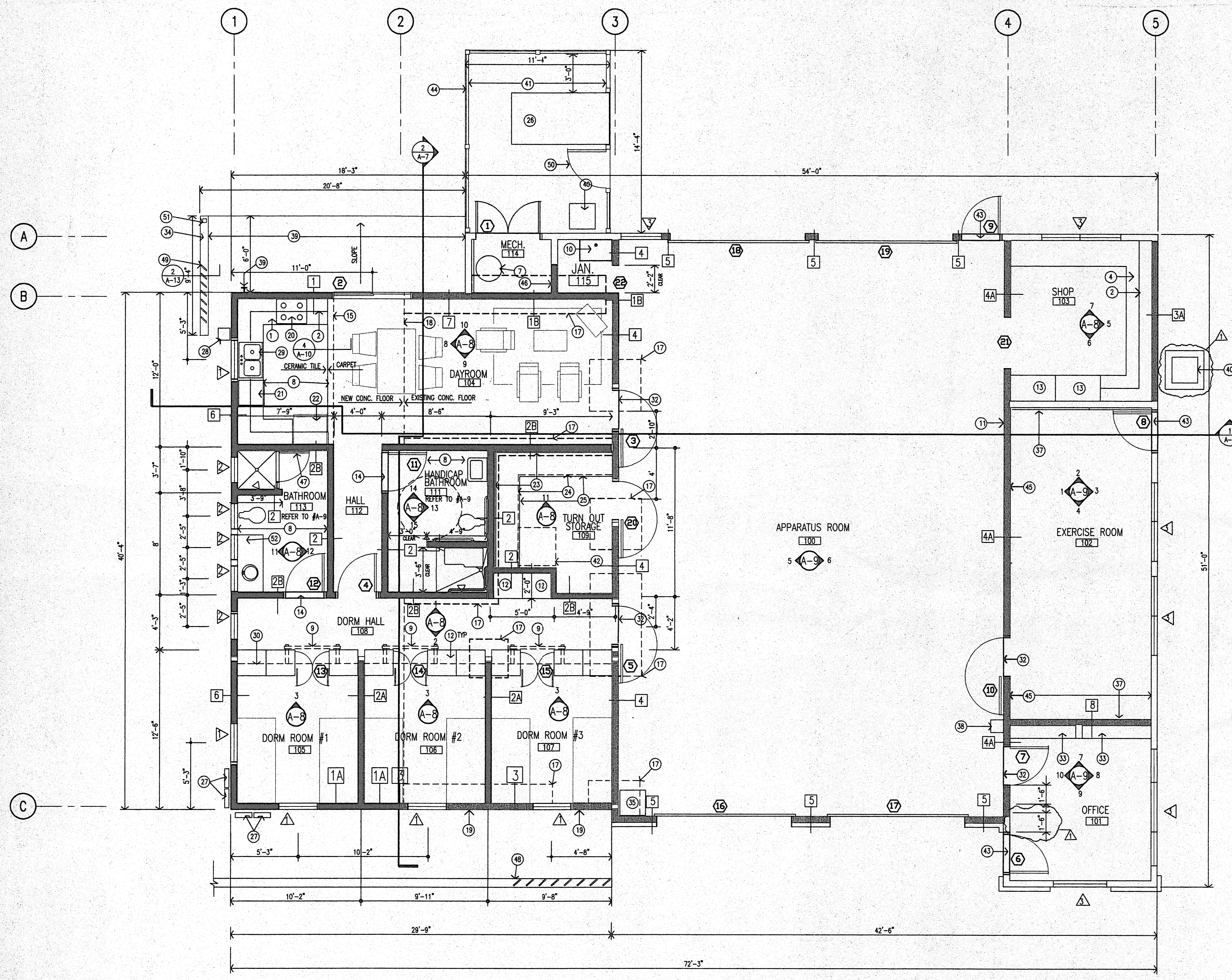


City of Houston
SBE, MBE, DBE & WBE

Environmental Consulting Firms Houston | RSB Environmental

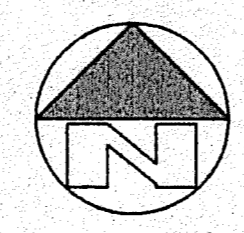
Best environmental consulting firm in houston, specializing in turnkey environmental solutions and compliance. Call for consultation at 1-833-910-2535

FILE NAME: 9630A03.DWG XREF LOC: 1. XREF 1 3. XREF 3
 2. XREF 2 4. XREF 4
 PLOT DATE: 00/00/00



1 FLOOR PLAN

SCALE: 1/4" = 1'0"



WALL SYMBOLS	
	EXISTING TO REMAIN.
	EXISTING TO BE MODIFIED. SEE WALL TYPES.
	NEW WALL. SEE WALL TYPES.

GENERAL NOTES

- DIMENSIONS - EXTERIOR DIMENSIONS TO C/L OF COLUMNS ARE SHOWN THUS OR TO FACE OF STUD THUS UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION AS REQUIRED TO CONTAIN DUST, DEBRIS AND THE TRACKING OF DUST TO ALL EXISTING OCCUPIED SPACES ADJACENT TO THE PROJECT AREA DURING PROJECT CONSTRUCTION.
- CONTRACTOR SHALL PROTECT NEW, EXISTING STRUCTURE AND MATERIAL. ANY EXISTING WALL, CEILING OR FLOOR SURFACES DESIGNATED TO REMAIN, THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR RESTORED TO THEIR ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.
- PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A MINIMUM CLASS 2-A-10-B; C RATING SO SPACED THAT THE MAXIMUM DISTANCE OF TRAVEL DOES NOT EXCEED 75' AND A MAXIMUM AREA OF COVERAGE DOES NOT EXCEED 2,500 SF. REFERENCE THE FLOOR PLAN FOR LOCATIONS. FIRE EXTINGUISHER CABINETS TO BE "BUILDING STANDARD". CONTRACTOR TO SUBMIT CUT SHEET ON THIS TO THE ARCHITECT FOR REVIEW. SEE PLAN FOR LOCATION.
- CONTRACTOR TO PROVIDE PROPER BLOCKING, BACKING & REINFORCEMENT AS REQUIRED FOR FIXED EQUIPMENT, ACCESSORIES, CABINETS AND SHELVING UNLESS NOTED OTHERWISE. VERIFY BACKING LOCATIONS WITH OWNER FOR EXACT MOUNTING HEIGHT, LENGTH AND SUPPORT POINTS.
- THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIAL USED ON INTERIOR WALLS AND CEILING SHALL NOT EXCEED CLASS III. ALL INTERIOR WALLS AND CEILING FINISHES SHALL MEET THE FLAME SPREAD REQUIREMENTS
- SEE STRUCTURAL DWG. #4/S-4 FOR MECH. MEZZANINE FRAMING PLAN.
- FURNITURES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. N.I.C.

KEYED NOTES

- | | |
|---|--|
| <ol style="list-style-type: none"> NEW PLASTIC LAMINATED BASE CABINET W/ CORIAN COUNTERTOP. SEE DETAIL #2/A-12. NEW PLASTIC LAMINATED UPPER CABINET. NEW CARPET. SEE ROOM FINISH SCHEDULE. NEW WORK BENCH. SEE INTERIOR ELEVATION #7/A-8. NEW ROLL-UP DOOR. ALTERNATE BID #1. NEW WATER HEATER. PURCHASED & INSTALLED BY G.C. SEE MECHANICAL DRAWING. DEPRESSED SLAB FOR CERAMIC TILE MUD SET. SEE STRUCTURAL DWG. STEEL BRACING OF LOCKERS ABOVE. SEE DETAIL #3/A-13. NEW STAINLESS STEEL SINK. SEE PLUMBING DRAWING. NEW GYPSUM WALLBOARD WALL. NEW TILE UP TO 7' A.F.F. NEW PLASTIC LAMINATED LOCKER. SEE INTERIOR ELEV. #283/A-8. NEW PLASTIC LAMINATED FULL LENGTH CABINET. SEE INTERIOR ELEVATION #6/A-8. MARBLE THRESHOLD. SEE DETAIL #4/A-10. LINE OF LOWER CEILING ABOVE. SEE REFLECTED CEILING PLAN. PATCH CONCRETE FLOOR WITH SIMILAR MATERIAL TO MATCH SURROUNDING. FINISH SURFACE TO RECEIVE NEW FLOORING MATERIAL. SEE FINISH SCHED. SEE STRUCTURAL DWG. CONTROL JOINT FILL OPENING OF (E) DEMOLISHED WINDOW WITH WOOD STUDS. SEE #1/S-4. NEW RANGE W/ BUILT-IN VENT. PURCHASED & INSTALLED BY G.C. NEW DISHWASHER. PURCHASED & INSTALLED BY G.C. REFRIGERATOR, FURNISHED BY OWNER & INSTALLED BY G.C. NEW CONTINUOUS COAT HOOKS. NEW CONTINUOUS 24" DEEP OVERHEAD SHELF. SEE INTERIOR ELEVATION #4/A-8. NEW CONTINUOUS BOOT SHELF 24" DEEP. SEE INTERIOR ELEVATION #4/A-8. NEW GENERATOR. SEE ELEC. DWG. NEW MAIN ELECTRICAL PANEL. SEE ELECTRICAL DWG. | <ol style="list-style-type: none"> RELOCATED GAS METER. NEW SINK, SEE PLUMBING DRAWING. LINE OF SOFFIT ABOVE. SEE REFLECTED CEILING PLAN. CARPET REDUCING STRIP. SEE DETAIL #1/A-10. NEW BUILT-IN SHELVES. PAINT. SEE 7/A-9. NEW STONE VENEERED CMU WALL. SEE 2/A-13. NEW PLASTIC LAM. COMPUTER CABINET. SEE DETAIL #9 & 10/A-12. NEW CONCRETE PATIO. NEW FULL LENGTH MIRROR. SEE INTERIOR ELEV. #4/A-9. NEW WATER COOLER. SEE PLUMBING DRAWING. NEW HOSE BIB. SEE PLUMBING DRAWING. NEW CONDENSING UNIT W/ CONC. SLAB. SEE MECHANICAL DWG. NEW CONC. PAD. SEE STRUCTURAL DWG. ACCESS PANEL ABOVE. NEW ALUMINUM THRESHOLD. SEE DETAIL #3/A-10. NEW 5' HIGH WOOD FENCE ENCLOSURE. SEE STRUCTURAL DWG. RUBBER WANSCOT & TRIM. SEE INTERIOR ELEV. #283/A-8. FILL (E) OPENING W/ 2X WOOD STUDS @ 16" O.C. FINISH W/ MATERIAL TO MATCH SURROUNDING. PRIME & PAINT. ALUM. SHOWER ENCLOSURE & DOOR. TEMPERED GLASS EXISTING STONE WALL AND WOOD LOUVER TO REMAIN. NEW 2X10 WOOD LOUVERS. PRIME & PAINT. WOOD FENCE GATE. PRIME & PAINT. 4X4 STRUCTURAL POST. PRIME & PAINT. SEE STRUCTURAL DWG. NEW SINK BASE CABINET. SEE DETAIL 7/A-12. |
|---|--|

WALL TYPES

- NEW 3X4 WOOD STUDS AT 16" O.C. TO UNDERSIDE OF STRUCTURE. APPLY 5/8" GYPSUM WALLBOARD ON INTERIOR SIDE. APPLY BOARD & BATTEN OVER MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATING ON EXTERIOR SIDE. FILL W/ R-11 BATT INSULATION.
- NEW 2X4 WOOD STUDS AT 16" O.C. TO UNDERSIDE OF STRUCTURE. APPLY 5/8" GYPSUM WALLBOARD OVER 1/2" PLYWOOD ON INTERIOR SIDE. APPLY BOARD & BATTEN OVER MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATING ON EXTERIOR SIDE. FILL W/ R-11 BATT INSULATION.
- NEW 2X4 WOOD STUDS AT 16" O.C. TO UNDERSIDE OF STRUCTURE. APPLY 5/8" GYPSUM WALLBOARD OVER 1/2" PLYWOOD ON ONE SIDE. APPLY 5/8" GYPSUM WALLBOARD ON DAYROOM SIDE.
- NEW 2X4 WOOD STUDS AT 16" O.C. TO UNDERSIDE OF STRUCTURE. APPLY 5/8" GYPSUM WALLBOARD ON BOTH SIDES. GYPSUM WALLBOARD AROUND BATHROOMS SHALL BE MOISTURE RESISTANT.
- NEW 2X4 WOOD STUDS AT 16" O.C. TERMINATE AT 08'-0" A.F.F. APPLY 5/8" GYPSUM WALLBOARD ON BOTH SIDES & TOP OF WALL.
- NEW 2X4 WOOD STUDS AT 16" O.C. TO UNDERSIDE OF MEZZANINE. APPLY 5/8" GYPSUM WALLBOARD OVER 1/2" PLYWOOD ON DAYROOM & DORM SIDE. APPLY 5/8" GYPSUM WALLBOARD ON THE OTHER SIDE. FILL W/ ACOUSTIC INSULATION.
- EXISTING 2X4 WOOD STUDS AT 16" O.C. APPLY NEW 5/8" GYPSUM WALLBOARD OVER NEW 1/2" PLYWOOD ON INTERIOR SIDE. APPLY BOARD & BATTEN OVER MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATING ON EXTERIOR SIDE. FILL W/ R-11 BATT INSULATION.
- EXISTING 2X4 WOOD STUDS AT 16" O.C. APPLY NEW 5/8" GYPSUM WALLBOARD OVER NEW 1/2" PLYWOOD ON INTERIOR SIDE. EXTERIOR SIDE TO REMAIN AS IT IS. FILL W/ R-11 BATT INSULATION.
- EXISTING 2X6 WOOD STUDS AT 16" O.C. APPLY NEW 5/8" GYPSUM WALLBOARD OVER 1/2" PLYWOOD ABOVE 8'-0" A.F.F. & CERAMIC TILE IN THIN SET OVER 1/2" WONDERBOARD OVER 1/2" PLYWOOD UP TO 8'-0" A.F.F. ON APPARATUS ROOM SIDE. APPLY 5/8" GYPSUM WALLBOARD ON OTHER SIDE. FILL W/ ACOUSTIC INSULATION.
- EXISTING 2X6 WOOD STUDS AT 16" O.C. APPLY NEW 5/8" GYPSUM WALLBOARD OVER 1/2" PLYWOOD ABOVE 8'-0" A.F.F. & CERAMIC TILE IN THIN SET OVER 1/2" WONDERBOARD OVER 1/2" PLYWOOD UP TO 8'-0" A.F.F. ON APPARATUS ROOM SIDE. OTHER SIDE TO REMAIN AS IT IS. FILL W/ ACOUSTIC INSULATION.
- APPLY NEW 5/8" GYPSUM WALLBOARD OVER EXISTING WOOD STUDS ON INTERIOR SIDE. EXTERIOR SIDE TO REMAIN AS IT IS. FILL W/ R-11 BATT INSULATION.
- NEW 2X6 WOOD STUDS AT 16" O.C. TO UNDERSIDE OF STRUCTURE. APPLY 5/8" GYPSUM WALLBOARD ON INTERIOR SIDE. APPLY BOARD & BATTEN OR SHIPLAP WOOD SIDING OVER MOISTURE BARRIER MEMBRANE OVER 1/2" PLYWOOD ON EXTERIOR SIDE. FILL W/ R-11 INSULATION. SEE BUILDING ELEVATION #1/A-4.
- EXISTING 2X4 WOOD STUDS TO REMAIN. APPLY 5/8" GYPSUM WALLBOARD ON INTERIOR SIDE. APPLY BOARD & BATTEN OVER MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATING ON EXTERIOR SIDE. FILL WITH R-11 BATT INSULATION.
- NEW 2X WOOD STUDS AT 16" O.C. OVER TOP OF EXISTING PARTIAL WALL TO UNDERSIDE OF CEILING. FINISH WITH 5/8" GYPSUM WALLBOARD.

100 View St. Suite 100 Mountain View, CA 94041
 650 968 2944
 HAWLEY PETERSON & SNYDER
 A R C H I T E C T S
 A CALIFORNIA CORPORATION

LICENSED ARCHITECT
 ARCHITECT C. HAWLEY
 ARCHITECT C. SNYDER
 ARCHITECT P. PETERSON
 ARCHITECT S. PETERSON
 ARCHITECT M. SNYDER
 ARCHITECT J. SNYDER
 ARCHITECT K. SNYDER
 ARCHITECT L. SNYDER
 ARCHITECT N. SNYDER
 ARCHITECT O. SNYDER
 ARCHITECT P. SNYDER
 ARCHITECT Q. SNYDER
 ARCHITECT R. SNYDER
 ARCHITECT S. SNYDER
 ARCHITECT T. SNYDER
 ARCHITECT U. SNYDER
 ARCHITECT V. SNYDER
 ARCHITECT W. SNYDER
 ARCHITECT X. SNYDER
 ARCHITECT Y. SNYDER
 ARCHITECT Z. SNYDER
 STATE OF CALIFORNIA

FLOOR PLAN
 Seismic Retrofit & Addition for
 City of Los Altos - Loyola Fire Station
 765 Fremont Avenue, Los Altos, CA

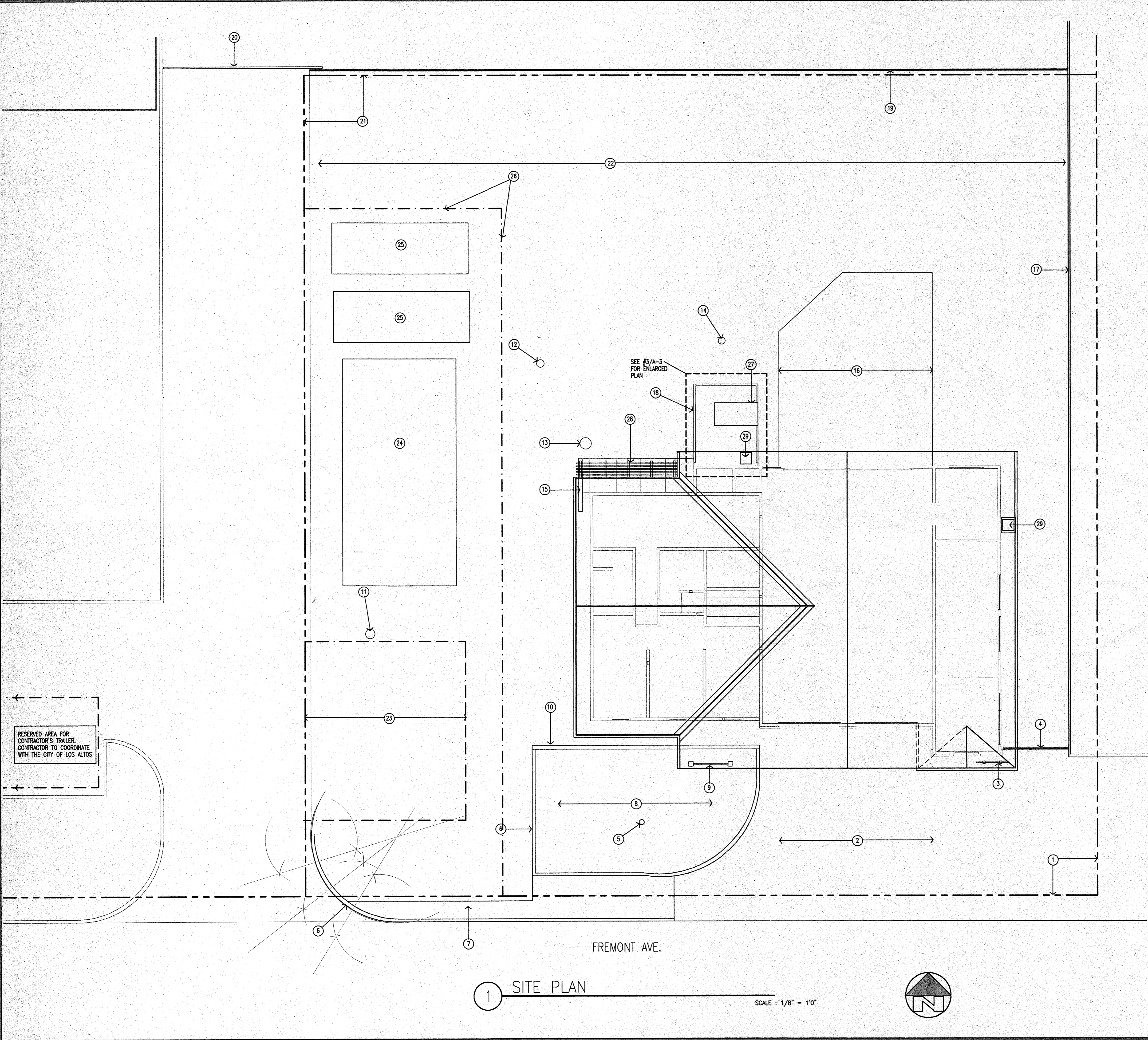
REVISIONS:
 4/10/98
 CITY REVIEW COMMENT

SCALE: 1/4" = 1'-0"
 DATE: 4/10/98
 JOB NO. 9630

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 6 of 37

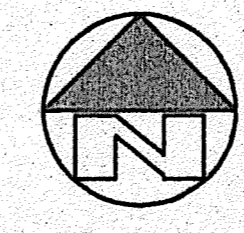
31,169

FILE NAME: 96304001.DWG XREF LOC: 1. XREF 1 3. XREF 3
 PLOT DATE: 00/00/00 2. XREF 2 4. XREF 4



1 SITE PLAN

SCALE: 1/8" = 1'-0"



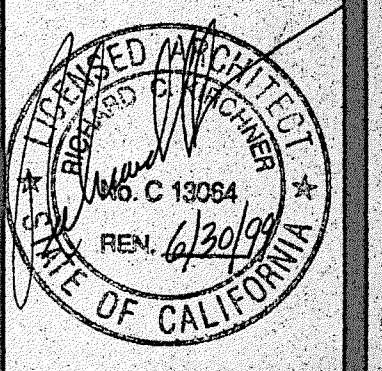
GENERAL NOTES

- A. SITE IMPROVEMENT TO EXISTING SITE IS NOT UNDER THIS CONTRACT. EXISTING CONDITIONS OF SITE ARE NOTED FOR THE REFERENCE ONLY. SITE IMPROVEMENT IS PLANNED TO TAKE PLACE BEFORE THE CONSTRUCTION OF THE BUILDING BY THE CITY OF LOS ALTOS. SITE INFORMATION ON THIS DRAWING IS SUBJECT TO CHANGE. CONTRACTOR TO FIELD VERIFY.
- B. ADJACENT PROPERTY IS OWNED BY THE CITY OF LOS ALTOS. EXTENT OF PROJECT IS EXTENDED TO THE FENCE LINE ON NORTH DIRECTION AND TO THE CURVE LINE ON WEST DIRECTION AS NOTED ON THE DRAWING.
- C. REFER TO ELECTRICAL, MECHANICAL & PLUMBING DWG. FOR THE LOCATIONS OF NEW UTILITY LINES TO THE BUILDING ON THE SITE. COORDINATE W/ UTILITY COMPANIES FOR THE UTILITY LINE LOCATIONS FOR TRENCHING. RESTORE THE TRENCHED LOCATIONS TO ORIGINAL CONDITIONS AFTER INSTALLATION OF THE NEW UTILITY LINES.
- D. THE FIRE STATION SHALL BE FULLY OPERATIONAL DURING THE CONSTRUCTION. CONTRACTOR TO COORDINATE & PROVIDE ALL THE UTILITY LINES NEEDED AT THE TEMPORARY FACILITY TO FULLY OPERATE. ALL THE CONSTRUCTION TRAFFIC & MATERIAL STORAGE SHALL REMAIN WITHIN THE CONSTRUCTION LIMIT LINE IN ORDER NOT TO OBSTRUCT ANY OPERATION OF THE FIRE STATION.

KEYED NOTES

- 1. PROPERTY LINE.
- 2. EXISTING CONCRETE DRIVEWAY TO REMAIN.
- 3. EXISTING WOOD SIGN POST TO REMAIN.
- 4. EXISTING WOOD FENCE TO REMAIN.
- 5. EXISTING FLAGPOLE TO REMAIN.
- 6. EXISTING CONCRETE CURB.
- 7. EXISTING CONCRETE SIDEWALK.
- 8. EXISTING SOO AREA.
- 9. EXISTING REDWOOD SIGN POST TO REMAIN.
- 10. EXISTING FREE STANDING STONE WALL TO REMAIN.
- 11. EXISTING 8" CITRUS TREE.
- 12. EXISTING 8" FIG TREE.
- 13. EXISTING 12" FIG TREE.
- 14. EXISTING 8" TREE.
- 15. NEW PRIVACY WALL W/ WOOD LOUVER. SEE FLOOR PLAN.
- 16. EXISTING CONCRETE SLAB, DRYWELL.
- 17. EXISTING FENCE TO REMAIN.
- 18. WOOD FENCE ENCLOSURE.
- 19. EXISTING WOOD FENCE TO REMAIN.
- 20. EXISTING SLIDING WOOD GATE TO REMAIN.
- 21. PROJECT BOUNDARY LINE.
- 22. EXISTING PAVEMENT.
- 23. EMPLOYEE PARKING AREA DURING CONSTRUCTION.
- 24. LOCATION FOR TEMPORARY BUILDING DURING CONSTRUCTION.
- 25. FIRE TRUCK PARKING AREA DURING CONSTRUCTION.
- 26. CONSTRUCTION LIMIT LINE.
- 27. NEW GENERATOR LOCATION. SEE FLOOR PLAN.
- 28. NEW CONC. PATIO.
- 29. NEW CONDENSING UNIT LOCATION.

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 Suite 100 View
 Mountain
 Mountain View
 CA 94041
 650 968 2944
HAWLEY PETERSON & SNYDER
 ARCHITECTS
 A CALIFORNIA CORPORATION



SITE PLAN
Seismic Retrofit & Addition for
City of Los Altos - Loyola Fire Station
 765 Fremont Avenue, Los Altos, CA

REVISIONS:

SCALE: 1/8" = 1'-0"
DATE: 4/10/98
JOB NO. 9630

A-1
 Sht 4 of 37

Facility Condition Assessment Services

**Tier 1 Report of
Facility Condition Assessment**

**For
City of Los Altos
Fire Station
765 Fremont Ave
Los Altos,
California 94024-5408**



Date of Report: October 11, 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 Fire Station located at 765 Fremont Ave, Los Altos, California, 94024-5408 (The Property).

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

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

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

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

LIMITING CONDITIONS

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

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

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2137-01 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

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

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

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

PROJECT DETAILS

On July 26, 2016, FGUS: Pat Hagan 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 Thien Quach (Maintenance Engineer) who is associated with City of Los Altos.

BUILDING DETAILS

Item	Description
Project Name	Fire Station
Property Type	Fire Station
Full Address	765 Fremont Ave Los Altos, California 94024-5408
Onsite Date	July 26,2016
Historic District	No
Historic Building	No
Year Built	1950
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	3,014
Current Replacement Value (CRV)	\$ 753,500
ARV/GSF (\$/Sq Ft)	\$250.00 / Sq Ft

BUILDING DESCRIPTION

PROPERTY EXECUTIVE SUMMARY

The Loyola Fire Station is located at 765 Freemont in Los Altos, CA and was originally constructed in 1950. A major renovation, expansion and seismic upgrade was performed in 1998. To the best of our knowledge, only minor modifications have been performed since then.

ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY

The building is assumed to have reinforced cast in place concrete spread footings supporting a one story wood frame superstructure. Exterior finishes include stone veneer and wood siding. The shell contains wood entrance doors, overhead doors and vinyl framed windows. The roof structure is composed of wood trusses supporting timber decking finished with cedar shakes.

Interior partitions are generally wood stud with gypsum wall board finished with a combination of paint and ceramic wall tile. Floor finishes include sealed concrete, carpet and ceramic tile. Ceiling finishes are generally painted gypsum wall board and open to the structure in the Apparatus Room.

MECHANICAL EXECUTIVE SUMMARY

Cooling is provided via two condensing units mounted on the north and east sides of the building.

A gas fired domestic hot water heater is located in a mechanical closet in the north side and provides hot water to the restrooms, kitchen and showers.

ELECTRICAL EXECUTIVE SUMMARY

The main distribution panel is located off of the Apparatus Room as is the telephone data center.

Interior lighting is provided via fluorescent strip and recessed cans fixtures. Wall packs are present for exterior lighting.

An emergency generator and automatic transfer switch are located on the north side.

SITE EXECUTIVE SUMMARY

Site assets include landscape areas, sidewalks, decorative stone walls, and a concrete patio off of the Kitchen area.

There is an emergency diesel generator present at the building.



SUMMARY OF FINDINGS

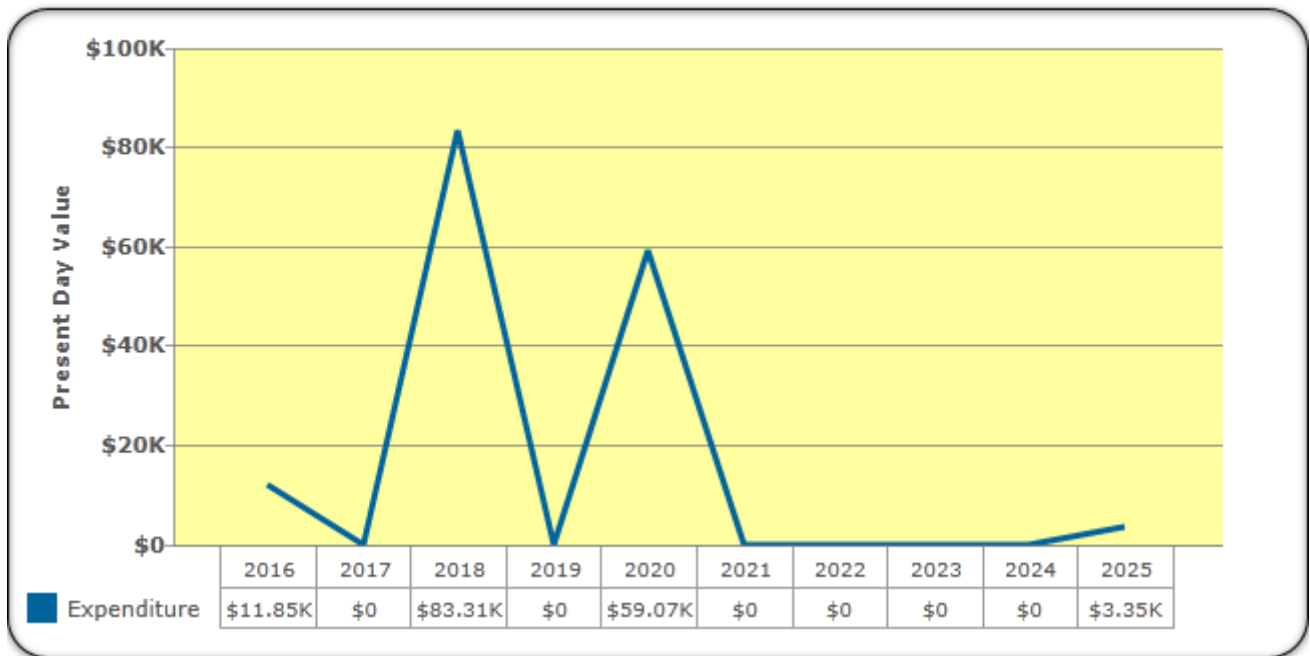
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement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

Key Findings	Metric
Current Year Facility Condition Needs Index	1.57
Immediate Capital Needs (Year 1) (included in FCNI)	\$11,850
Future Capital Needs (Year 2 to Year 10)	\$145,739

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 Fire Station 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 \$157,589.

Expenditure Forecast Over Study Period



KEY FINDINGS

- + B Shell: Modifications to Exterior Door at an estimated cost of \$6,250 in year 2016
- + B Shell: Replace Wood Shake Roof at an estimated cost of \$47,937 in year 2020
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$8,760 in year 2018
- + C Interiors: Replace Seal Floor Coating at an estimated cost of \$7,815 in year 2018
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$11,136 in year 2020
- + D Services: Replace Emergency Generator Transfer Switch at an estimated cost of \$8,610 in year 2018
- + E Equipment & Furnishing: ADA - Provide Accessible Public Counter at an estimated cost of \$5,600 in year 2016
- + G Building Sitework: Replace Generator Sets, Diesel Engine - 50 kW at an estimated cost of \$58,130 in year 2018

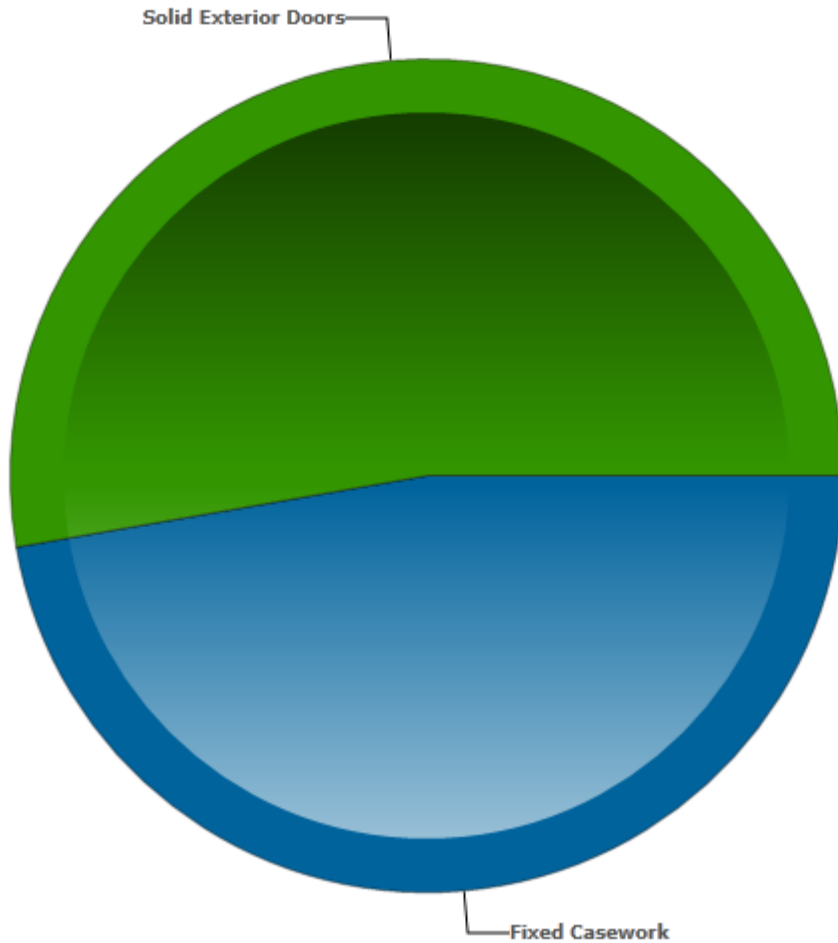
1 All costs presented in present day values

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

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

DISTRIBUTION OF IMMEDIATE (YEAR 1) NEEDS BY BUILDING SYSTEM

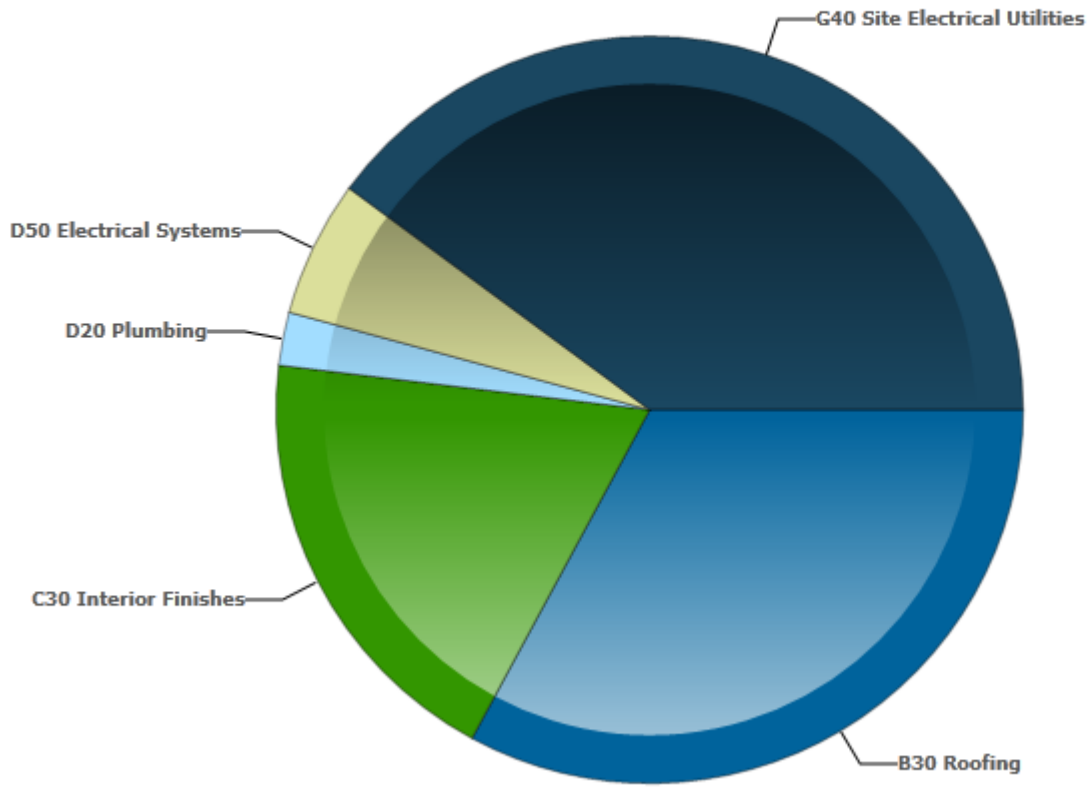
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Fixed Casework	\$5,600	47.3%
Solid Exterior Doors	\$6,250	52.7%
Total	\$11,850	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
B30 Roofing	\$47,937	32.9%
C30 Interior Finishes	\$27,711	19.0%
D20 Plumbing	\$3,352	2.3%
D50 Electrical Systems	\$8,610	5.9%
G40 Site Electrical Utilities	\$58,130	39.9%
Total	\$145,739	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.

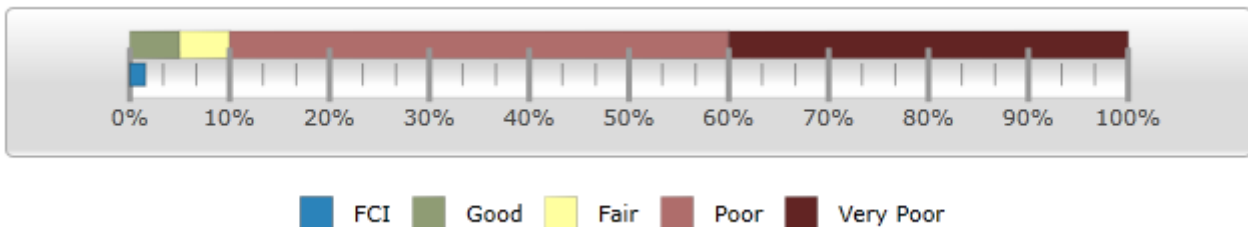
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV)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

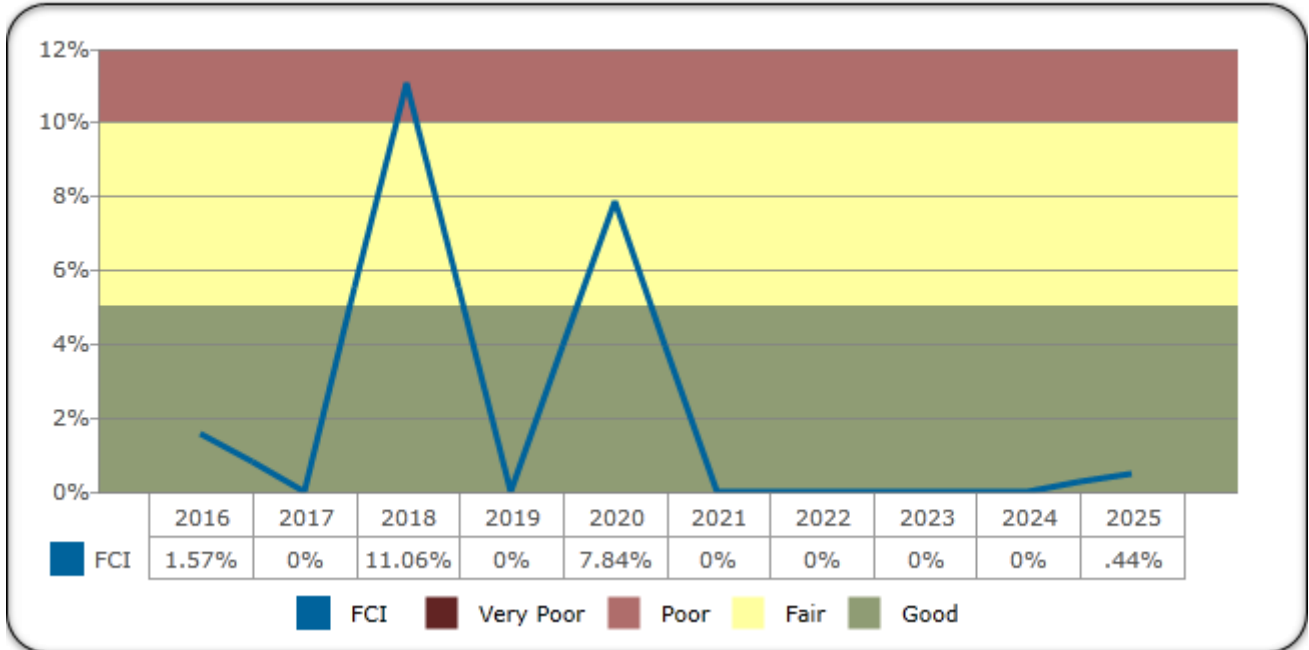
The chart below indicates the current FCNI ratio of the Fire Station building.



Fire Station, FCNI: 1.57%

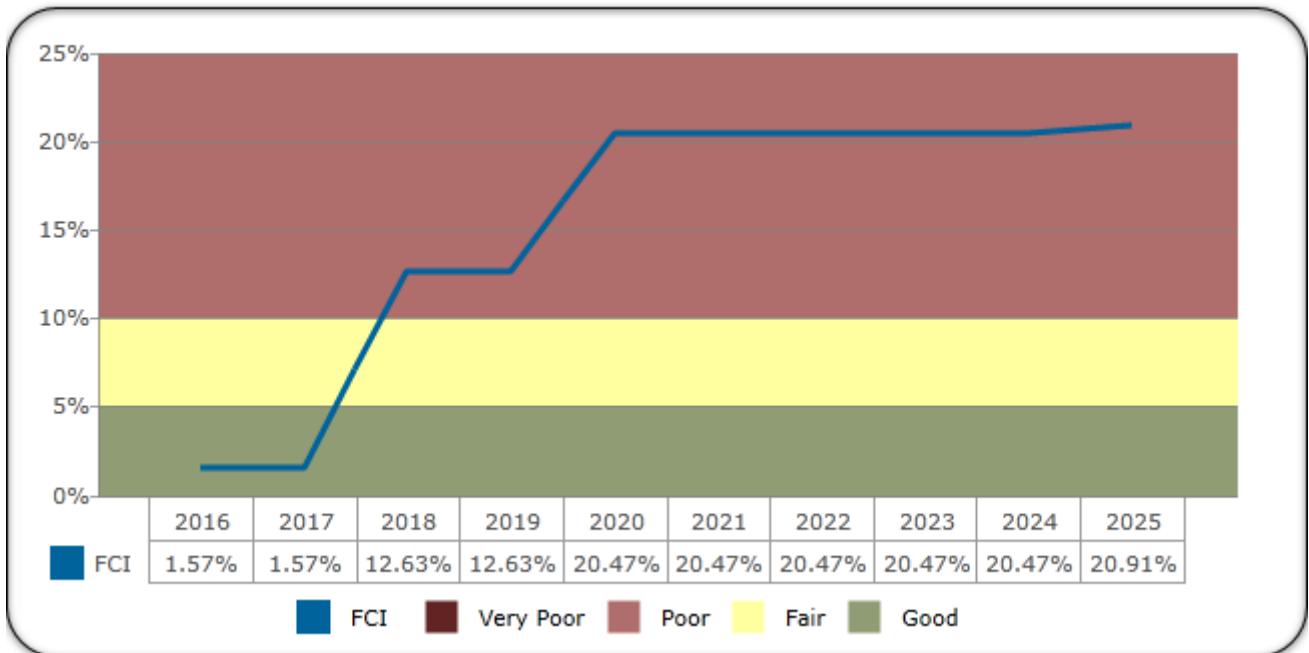
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

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



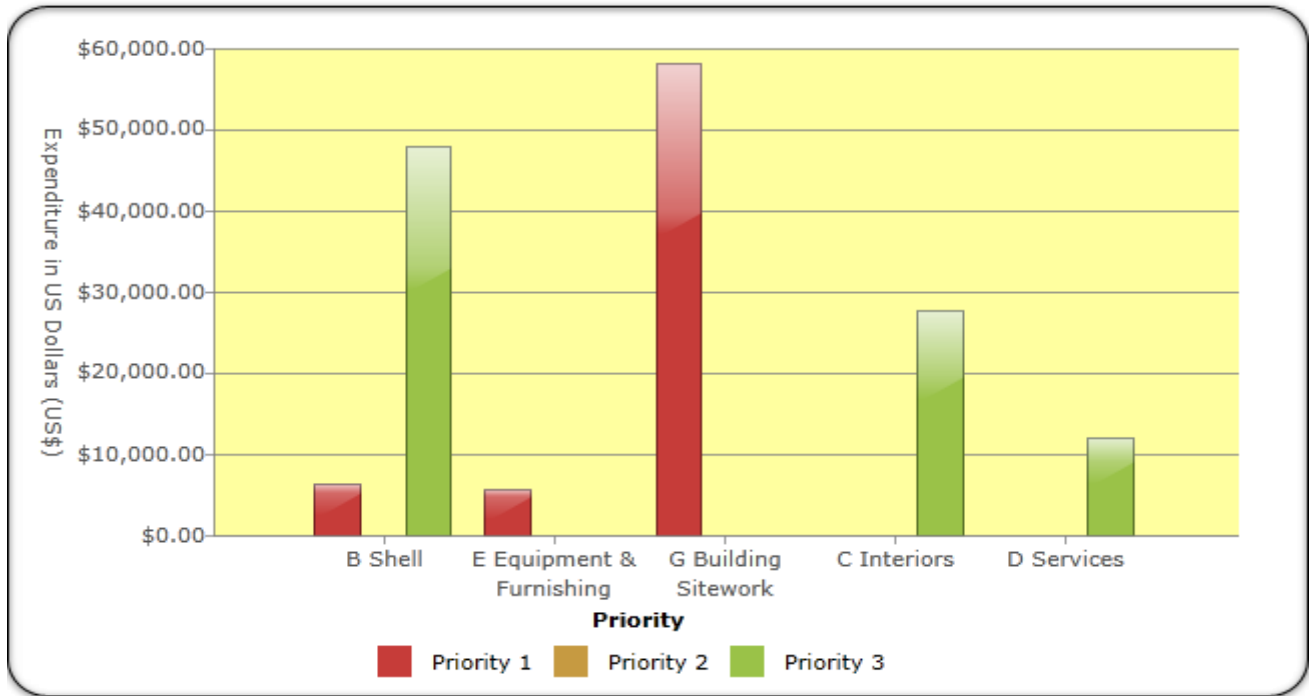
NEEDS SORTED BY PRIORITIZATION OF WORK

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	\$6,250	\$0	\$47,937	\$54,187
C Interiors	\$0	\$0	\$27,711	\$27,711
D Services	\$0	\$0	\$11,962	\$11,962
E Equipment & Furnishing	\$5,600	\$0	\$0	\$5,600
G Building Sitework	\$58,130	\$0	\$0	\$58,130
Totals	\$69,980	\$0	\$87,609	\$157,589

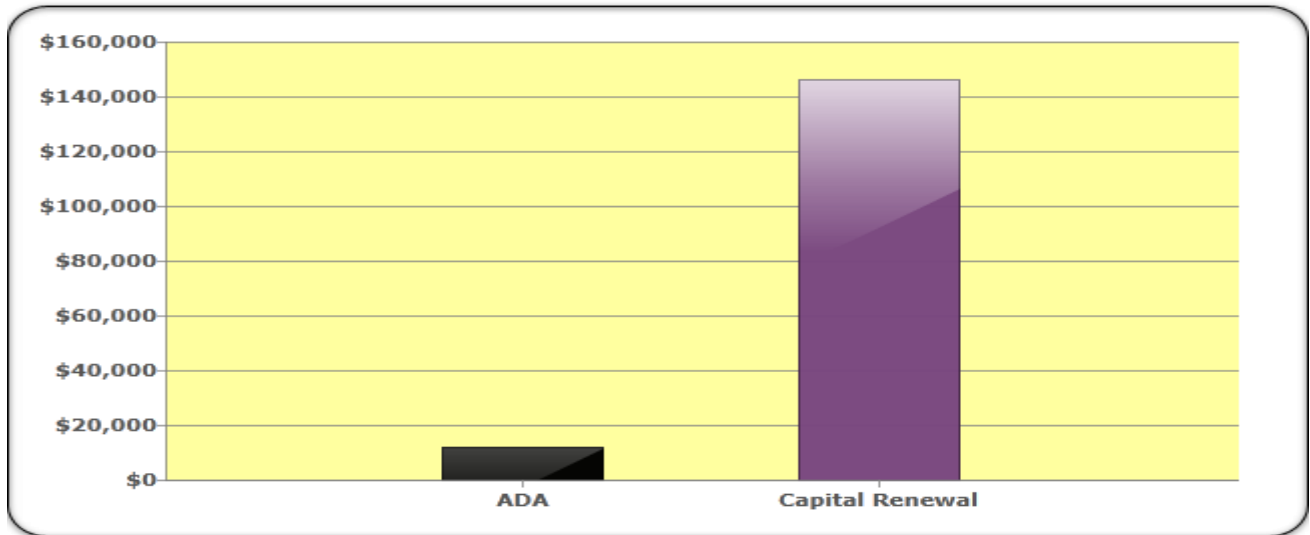
NEEDS SORTED BY PLAN TYPE

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
Capital Renewal	\$145,739
ADA	\$11,850
Total	\$157,589

^ SUBSTRUCTURE SYSTEMS

A10 FOUNDATIONS

A1011 Wall Foundations

DESCRIPTION

The one story structure is assumed to be supported with reinforced cast-in-place concrete spread footings at the perimeter walls of the building.

CONDITION

The footings were not visible due to their location beneath the exterior wall construction. However, the noted lack of deterioration to the exterior wall structure suggests that the footings are in fair to good condition and free from structural defects.

A1031 Standard Slab on Grade

DESCRIPTION

The building contains a structural reinforced cast in place concrete slab on grade in the apparatus area that is assumed to be 8" in depth over a bed of compacted material.

CONDITION

The structural slab is showing time-related stress cracking. It is recommended that large cracks be tuck pointed with a high strength grout early in the study period to prevent further deterioration.

B S H E L L S Y S T E M S

B20 EXTERIOR ENCLOSURE

B2011 Exterior Wall Construction

DESCRIPTION

Portions of the exterior wall contain a stone veneer.

CONDITION

The stone veneer was observed to be in fair to good condition and no actions are anticipated during the study period.

B2011 Exterior Wall Construction

DESCRIPTION

Exterior walls are wood stud generally with Gypsum Wall Board (GWB) internally and wood siding externally.

CONDITION

The exterior wall construction was observed to be in fair to good condition with no appreciable deterioration present and no actions are anticipated during the study period.

B2021 Windows

DESCRIPTION

The building contains a number of vinyl clad fixed and operable windows at the exterior elevations.

CONDITION

The window units were observed to be in fair to good condition and no actions are anticipated during the study period.

B2031 Glazed Doors & Entrances

DESCRIPTION

The building contains one sliding type glass door accessing the patio area.

CONDITION

The sliding door was observed to be in fair to good condition and no actions are anticipated during the study period.

B2032 Solid Exterior Doors

DESCRIPTION

The building contains a double solid core wood door at the east elevation.

CONDITION

The double wood door was observed to be in fair to good condition and no actions are anticipated during the study period aside from ADA modifications.

B2032 Solid Exterior Doors

DESCRIPTION

The building contains three single solid core wood doors at the exterior elevations.

CONDITION

The single solid core doors were observed to be in fair to good condition and no actions are anticipated during the study period aside from painting as part of routine maintenance.

B2034 Overhead Doors

DESCRIPTION

Access and egress to the Apparatus room was provided via two motorized overhead doors at the east and west elevations.

CONDITION

The overhead doors were observed to be in fair to good condition with no reported operational issues. 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
153551	B2030	Modifications to Exterior Door	Priority 1	2016	\$6,250

TOTALS BY YEAR

Year	Total Expenditures
2016	\$6,250

B30 ROOFING

B3011 Roof Finishes

DESCRIPTION

The roof construction is comprised of timber decking over timber beams finished with wood shakes.

CONDITION

The wood shake roof was observed to be in fair condition. Based on EUL and appearance, Replacement is anticipated mid-term in the study period.

B3016 Gutters and Downspouts

DESCRIPTION

Rainwater management is provided via a gutter and downspout system at the roof perimeter.

CONDITION

The gutters and downspouts were observed to be in fair to good 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
153552	B3010	Replace Wood Shake Roof	Priority 3	2020	\$47,937

TOTALS BY YEAR

Year	Total Expenditures
2020	\$47,937

C INTERIORS SYSTEMS

C10 INTERIOR CONSTRUCTION

C1011 Fixed Partitions

DESCRIPTION

Interior fixed partitions are comprised generally of Gypsum Wall Board (GWB) over wood studs.

CONDITION

The fixed interior partitions were observed to be in fair to good condition. No repair or replacement actions are anticipated during the study period aside from painting as part of routine maintenance.

C1021 Interior Doors

DESCRIPTION

The building contains approximately eight solid core wood doors in hollow metal frames.

CONDITION

The wood doors were observed to be in fair to good condition with no signs of significant damage or deterioration and no actions are anticipated within the study period aside from painting as part of routine maintenance.

C30 INTERIOR FINISHES

C3012 Wall Finishes to Interior Walls

DESCRIPTION

Ceramic tile wainscot is present at the restrooms and showers.

CONDITION

The ceramic tile wainscot at the restrooms / showers was observed to be in good condition and no actions are anticipated within the study period.

C3012 Wall Finishes to Interior Walls

DESCRIPTION

Interior GWB walls generally have a painted finish.

CONDITION

Interior wall paint was observed to be in fair condition and repainting is anticipated mid-term in the study period.

C3023 Hardeners and Sealers

DESCRIPTION

The building contains sealed concrete floor throughout the Apparatus Room, Shop and Turn Out rooms.

CONDITION

The concrete sealer was observed to be in fair condition. Resealing of the concrete should be anticipated early in the study period.

C3024 Flooring

DESCRIPTION

Ceramic Floor tile is present at the showers, restrooms and kitchen area.

CONDITION

The ceramic tile flooring was observed to be in good condition and no actions are anticipated within the study period.

C3025 Carpeting

DESCRIPTION

The building contains broadloom carpet throughout the Day Room, Weight Room, Office and Dormitory areas.

CONDITION

The carpet was observed to be in poor to fair condition and replacement should be anticipated early in the study period.

C3031 Ceiling Finishes

DESCRIPTION

Gypsum Wall Board (GWB) ceilings are present throughout the building aside from the apparatus room which is open to the structure above.

CONDITION

The GWB ceilings were observed to be in fair to good condition and no actions are anticipated within 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
153553	C3010	Replace Painted Finish - Standard	Priority 3	2020	\$11,136
153554	C3020	Replace Seal Floor Coating	Priority 3	2018	\$7,815
153555	C3020	Replace Broadloom Standard without Padding	Priority 3	2018	\$8,760

TOTALS BY YEAR

Year	Total Expenditures
2018	\$16,575
2020	\$11,136

D SERVICES SYSTEMS

D20 PLUMBING

D2011 Water Closets

DESCRIPTION

There are two tank type floor mounted vitreous china water closets with plastic seats and manual flush valves located within the restrooms.

CONDITION

The water closets were observed to be in fair to good condition. The water closets flushed properly and did not have any cracks in the china and no actions are anticipated during the study period. It is expected that the flush valves may fail during the study period and may need to be rebuilt or in some cases replaced. This work has not been included in this study as we anticipate it will be carried out on an as-needed basis as part of routine maintenance.

D2013 Lavatories

DESCRIPTION

There is one vanity top lavatory and one wall hung vitreous china lavatory both with a dual paddle handle faucet located in the restrooms.

CONDITION

The lavatories were observed to be in fair to good condition. The lavatories drained properly with no deficiencies noted and no actions are anticipated during the study period.

D2014 Sinks

DESCRIPTION

The building contains one wall mounted stainless steel service sink located in the utility room.

CONDITION

The service sink was observed to be in fair condition with no serious deficiencies noted and no actions are anticipated during the study period.

D2017 Showers

DESCRIPTION

The building contains two 3 wall ceramic tile showers with standard shower heads, components, mixing valves and ADA hardware.

CONDITION

The ceramic tile shower stalls were observed to be in fair to good condition with no noted deficiencies and no actions will be generated within the study period.

D2021 Cold Water Service

DESCRIPTION

The domestic cold water system is supplied directly from the local public utilities and is assumed to enter the building at the west elevation.

CONDITION

The visible portions of the domestic water system at the building appeared to be in fair to good condition. No known corrosion was observed that could be attributed to age and deferred maintenance. No actions are anticipated during the study period.

D2022 Hot Water Service

DESCRIPTION

The building contains a 74.5 gallon gas fired domestic hot water heater manufactured by A. O. Smith.

CONDITION

The water heater was observed to be in fair to good condition. Based on EUL, replacement is anticipated late in the study period.

PROJECTED EXPENDITURES

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

ID	Type	Recommendation	Priority	Year	Expenditures
153556	D2020	Replace Domestic Hot Water Heater - Gas	Priority 3	2025	\$3,352

TOTALS BY YEAR

Year	Total Expenditures
2025	\$3,352

D30 HVAC

D3032 Direct Expansion Systems

DESCRIPTION

The building contains two condensing units manufactured by Thermal Zone with capacities estimated to be 3 and 5 tons respectively.

CONDITION

The condensing units appeared to be in fair to good condition. Based on the estimated date in service, replacement is not anticipated during the study period.

D50 ELECTRICAL SYSTEMS

D5012 Low Tension Service & Dist

DESCRIPTION

The building contains one Square D 120/240 volt, 225 amp main distribution panel and one 120/240 volt 100 amp subpanel.

CONDITION

The main distribution panel and subpanel were observed to be in fair to good condition and no actions are anticipated during the study period.

D5021 Branch Wiring Devices

DESCRIPTION

The branch wiring devices including switches, receptacles, GFCI and other devices were observed to be commercial grade in standard non-decor format.

CONDITION

The branch wiring was observed to be in fair condition with no broken outlets or switches; therefore, no actions will be generated during the study period.

D5022 Lighting Equipment

DESCRIPTION

Exterior lighting is provided by two exterior wall packs at the east elevation.

CONDITION

The wall packs were observed to be in fair to good condition and no actions are anticipated during the study period.

D5022 Lighting Equipment

DESCRIPTION

General facility lighting is provided by a variety fluorescent fixtures located throughout the building.

CONDITION

The fluorescent fixtures were observed to be in fair to good condition and no actions are anticipated during the study period.

D5022 Lighting Equipment

DESCRIPTION

There are approximately twenty two recessed can light fixtures present at the building.

CONDITION

The recessed can fixtures were observed to be in fair to good condition and no actions are anticipated during the study period.

D5022 Lighting Equipment

DESCRIPTION

There are approximately eight track lighting fixtures present at the building.

CONDITION

The track lighting fixtures were observed to be in fair to good 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
153580	D5010	Replace Emergency Generator Transfer Switch	Priority 3	2018	\$8,610

TOTALS BY YEAR

Year	Total Expenditures
2018	\$8,610

EQUIPMENT & FURNISHING SYSTEMS

E20 FURNISHINGS

E2012 Fixed Casework

DESCRIPTION

The building contains approximately 36' of ceramic tile countertop located in the kitchen and shop areas.

CONDITION

The countertops were observed to be in fair condition and based on EUL no actions are recommended during the study period.

E2012 Fixed Casework

DESCRIPTION

The building contains approximately 28' of standard base cabinets located in the kitchen and shop areas.

CONDITION

The base cabinets were observed to be in fair condition and no actions are anticipated during the study period.

E2012 Fixed Casework

DESCRIPTION

The building contains approximately 34' of wall mounted cabinets located in the kitchen and shop area.

CONDITION

The wall cabinets 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
153559	E2010	ADA - Provide Accessible Public Counter	Priority 1	2016	\$5,600

TOTALS BY YEAR

Year	Total Expenditures
2016	\$5,600

G BUILDING SITEWORK SYSTEMS

G40 SITE ELECTRICAL UTILITIES

G4092 Site Emergency Power Generation

DESCRIPTION

A Kohler 40Kw diesel emergency generator and transfer switch are present at the building.

CONDITION

The emergency generator and transfer switch were observed to be in poor to fair condition and based on EUL, replacement is recommended early in the study period.

PROJECTED EXPENDITURES

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

ID	Type	Recommendation	Priority	Year	Expenditures
153560	G4090	Replace Generator Sets, Diesel Engine - 50 kW	Priority 1	2018	\$58,130

TOTALS BY YEAR

Year	Total Expenditures
2018	\$58,130



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

Fire Station


GSF: 3,014

Year Built: 1950

Renew Year :

Replacement Cost: \$753,500

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2016	\$11,850	153574	B2030	ADA	Modifications to Exterior Door	1	LS	\$6,250.00	\$6,250	\$6,250
		153581	E2010	ADA	ADA - Provide Accessible Public Counter	1	LF	\$5,600.00	\$5,600	\$5,600
2018	\$83,315	153577	C3020	Capital Renewal	Replace Seal Floor Coating	1736	SF	\$4.50	\$7,815	\$7,815
		153578	C3020	Capital Renewal	Replace Broadloom Standard without Padding	124	SY	\$70.64	\$8,760	\$8,760
		153580	D5010	Capital Renewal	Replace Emergency Generator Transfer Switch	1	EACH	\$8,610.00	\$8,610	\$8,610
		153582	G4090	Capital Renewal	Replace Generator Sets, Diesel Engine - 50 kW	1	EACH	\$58,129.95	\$58,130	\$58,130
2020	\$59,073	153575	B3010	Capital Renewal	Replace Wood Shake Roof	4264	SF	\$11.24	\$47,937	\$47,937
		153576	C3010	Capital Renewal	Replace Painted Finish - Standard	4134	SF	\$2.69	\$11,136	\$11,136
2025	\$3,352	153579	D2020	Capital Renewal	Replace Domestic Hot Water Heater - Gas	74.5	GALS	\$44.99	\$3,352	\$3,352
Total									Total:	\$157,589



APPENDIX B:
PHOTOGRAPHIC RECORD



A1031 Standard Slab on Grade:- View of Slab-on-Grade Reinforced Concrete



B2011 Exterior Wall Construction:- View of Veneer – Stone



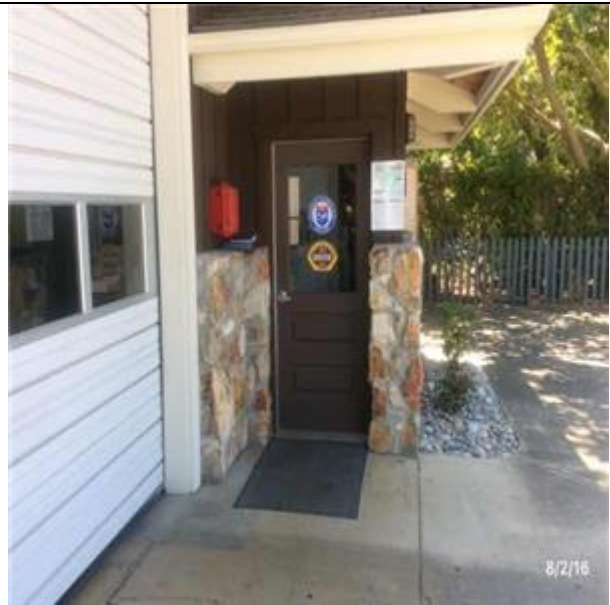
B2011 Exterior Wall Construction:- View of Wood Clapboard Siding



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



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



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



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



B3011 Roof Finishes:- View of Wood Shake Roof



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



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



C3023 Hardeners and Sealers:- View of Seal Floor Coating



C3024 Flooring:- View of Ceramic Tile



C3025 Carpeting:- View of Broadloom Standard without Padding



C3031 Ceiling Finishes:- View of Gypsum Wall Board Ceilings



D2011 Water Closets:- View of Floor Mounted Water Closets



D2013 Lavatories:- View of Vanity Top Lavatories



D2014 Sinks:- View of Service Sink Wall Mounted



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



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



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



D3032 Direct Expansion Systems:- View of Split-System (Outdoor Unit Only - Compressor and Condenser)



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



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



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



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



D5022 Lighting Equipment:- View of Recessed Can Light
Fixtures



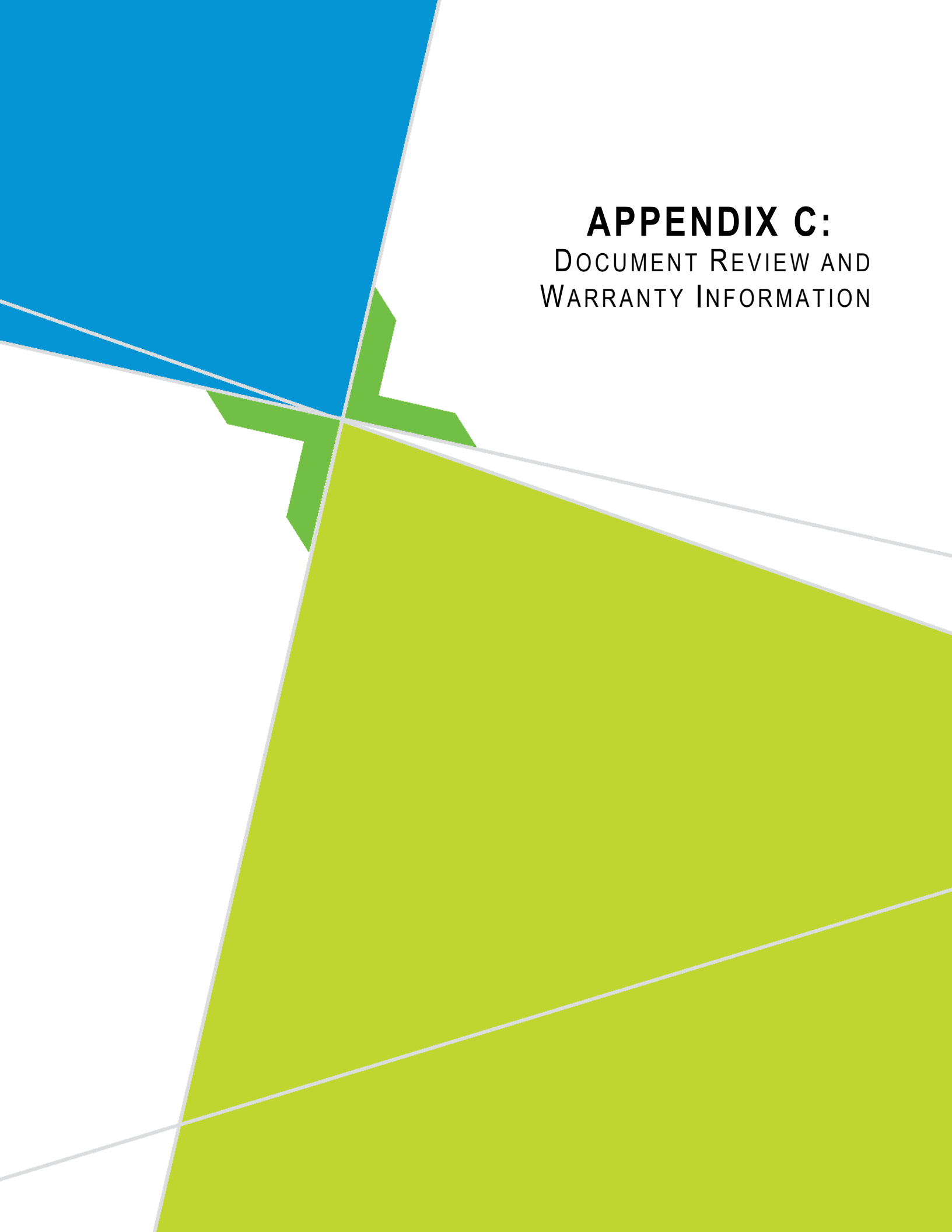
D5022 Lighting Equipment:- View of Track Lighting Fixtures



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



G4092 Site Emergency Power Generation:- View of Generator
Sets, Diesel Engine - 50 kW



APPENDIX C:
DOCUMENT REVIEW AND
WARRANTY INFORMATION

The following documents were reviewed as part of the facility condition assessment of the Fire Station facility:

+ No documents were reviewed as part of this assessment.



APPENDIX D:
EQUIPMENT TABLES

Table D20 Summary of Domestic Water Heating Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Interior	Domestic Water Heater	A.O.Smith	BT 80 230	MG98-0753632-230	Unknown	75 Gallons	Natural Gas	2010

Table D30 Summary of HVAC Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Interior	Condenser	Thermo Zone	H1RC036506B	EHGM315750	Unknown	3 TON (Estimated)	Electric	2000
Interior	Condenser	Thermal Zone	TZAA-336-2A757	8344W491011654	Unknown	5 TON (Estimated)	Electric	2010

Table G40 Summary of Site Emergency Power Generation

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Voltage	Year
Exterior	Generator - Diesel	Kohler	Unknown	Unknown	Unknown	60	Unknown	1998



APPENDIX E:
GLOSSARY OF TERMS

Acronyms & Glossary of Terms

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

Acronyms & Glossary of Terms

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

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

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

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

Codes – See building codes.

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

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

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

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

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

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

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

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

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

The page features a modern, abstract graphic design. A large blue triangle is positioned in the top-left corner. A green shape, resembling a stylized 'T' or a cross-section, is located in the center-left area. A large green triangle occupies the bottom-right portion of the page. Thin white lines intersect these shapes, creating a complex geometric pattern. The background is white.

APPENDIX F: ADA STUDY

Appendix F PH2.2, 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

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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
Restroom					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition fixtures	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Widen corridor	\$10,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Modify stall partitions and doors	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition fixtures	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Reposition toilet flush controls	\$1,000.00

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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

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History House					
History House	Exterior	Building Level / Lift	12 - 1	Modify or replace wheelchair lift	\$500.00
History House	Exterior	Sign	9 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000.00
History Museum	Basement	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000.00
History Museum	Exterior	Multiple User Restroom	19 - 1	Insulate water lines	\$250.00
History Museum	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$600.00
History Museum	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
History Museum	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000.00
History Museum	Exterior	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000.00
History Museum	Exterior	Multiple User Restroom	19 - 1	Replace or reposition fixtures	\$1,500.00
History Museum	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500.00
History Museum	Exterior	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000.00
History Museum	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$600.00
History Museum	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
History Museum	Exterior	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500.00
History Museum	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
History Museum	Exterior	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500.00
History Museum	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500.00
History Museum	Exterior	Door/Gate	8 - 2	Adjust door closer	\$250.00
History Museum	Exterior	Door/Gate	8 - 1	Adjust door closer	\$250.00
History Museum	Exterior	Door/Gate	8 - 1	Provide additional strike edge clearance	\$0.00
History Museum	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250.00
History Museum	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250.00
History Museum	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250.00
History Museum	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250.00
History Museum	Floor 1	Built-in Elements	16 - 2	Provide an accessible counter	\$5,000.00
History Museum	Floor 1	Elevator	13 - 1	Adjust or provide elevator signals and indicators	\$1,000.00
History Museum	Floor 1	Elevator	13 - 1	Adjust elevator controls and labeling	\$2,000.00
History Museum	Floor 1	Stairway	6 - 1	Install tread striping	\$50.00
History Museum	Floor 2	Door/Gate	8 - 1	Adjust door closer	\$250.00
Fire Station - Almond Ave					
Los Altos Fire Station	Exterior	Parking Area	1 - 1	Install sign	\$500.00
Los Altos Fire Station	Exterior	Parking Area	1 - 1	Install van parking sign	\$500.00
Los Altos Fire Station	Exterior	Parking Area	1 - 1	Provide or modify accessible access aisles	\$1,000.00
Los Altos Fire Station	Exterior	Stairway	6 - 1	Install tread striping	\$50.00
Los Altos Fire Station	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000.00
Los Altos Fire Station	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$100.00
Loyola Fire Station					
Loyola Fire Station	Exterior	Parking Area	1 - 1	Provide or modify accessible spaces	\$500.00
Loyola Fire Station	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000.00
Loyola Fire Station	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250.00
Loyola Fire Station	Floor 1	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000.00
Main Library					
Main Library	Floor 1	Door/Gate	8 - 1	Provide sign(s) indicating accessible entries and facilities	\$1,000.00
Main Library	Floor 1	Door/Gate	8 - 2	Provide or modify door kickplate	\$500.00
Main Library	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250.00
Main Library	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500.00
Main Library	Floor 1	Multiple User Restroom	19 - 1	Insulate water lines	\$250.00
Main Library	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$150.00
Main Library	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
Main Library	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000.00
Main Library	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition fixtures	\$1,500.00
Main Library	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000.00
Main Library	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$1,000.00
Main Library	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250.00
Main Library	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250.00
Main Library	Floor 1	Library	24 - 1	Widen aisles	\$1,000.00
Main Library	Floor 1	Door/Gate	8 - 6	Install or modify permanent room signs	\$250.00
Main Library	Floor 1	Door/Gate	8 - 7	Adjust door closer	\$250.00
Main Library	Floor 1	Door/Gate	8 - 8	Provide additional strike edge clearance	\$0.00
Main Library	Floor 1	Door/Gate	8 - 9	Adjust door closer	\$250.00
Main Library	Floor 1	Door/Gate	8 - 9	Provide additional strike edge clearance	\$5,000.00
Main Library	Floor 1	Door/Gate	8 - 9	Install or modify permanent room signs	\$250.00
Main Library	Floor 1	Door/Gate	8 - 10	Provide additional strike edge clearance	\$5,000.00
Main Library	Floor 1	Door/Gate	8 - 10	Install or modify permanent room signs	\$250.00
Main Library	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$300.00
Main Library	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
Main Library	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
Main Library	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500.00
Main Library	Floor 1	Multiple User Restroom	19 - 2	Reposition clothing hooks	\$100.00
Main Library	Floor 1	Door/Gate	8 - 11	Install or modify permanent room signs	\$250.00
Main Library	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250.00
Main Library	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500.00
Main Library	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150.00
Main Library	Exterior	Outdoor Constructed Features	33 - 1	Provide accessible fixed bench	\$2,000.00

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Main Library	Exterior	Telephone	11 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Main Library	Exterior	Telephone	11 - 1	Provide new phone equipment	\$0.00
Marymeade Park					
Marymeade Park	Exterior	Door/Gate	8 - 2	Replace or modify door threshold	\$1,500.00
Marymeade Park	Exterior	Door/Gate	8 - 2	Provide or modify door kickplate	\$500.00
Marymeade Park	Exterior	Door/Gate	8 - 1	Replace or modify door threshold	\$1,500.00
Marymeade Park	Exterior	Door/Gate	8 - 1	Provide or modify door kickplate	\$500.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 1	Replace toilet or adjust toilet seat height	\$1,000.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$300.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 2	Replace toilet or adjust toilet seat height	\$1,000.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 2	Increase or provide maneuvering or clear floor area	\$2,000.00
Marymeade Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500.00
Marymeade Park	Exterior	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000.00
McKenzie Park					
McKenzie Park	Exterior	Door/Gate	8 - 1	Provide or modify door kickplate	\$1,000.00
McKenzie Park	Exterior	Door/Gate	8 - 1	Replace or adjust door hardware	\$1,000.00
McKenzie Park	Exterior	Door/Gate	8 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
McKenzie Park	Exterior	Door/Gate	8 - 1	Replace or modify door threshold	\$1,500.00
McKenzie Park	Exterior	Door/Gate	8 - 2	Provide or modify door kickplate	\$1,000.00
McKenzie Park	Exterior	Door/Gate	8 - 2	Replace or adjust door hardware	\$1,000.00
McKenzie Park	Exterior	Door/Gate	8 - 2	Increase or provide maneuvering or clear floor area	\$2,000.00
McKenzie Park	Exterior	Door/Gate	8 - 2	Replace or modify door threshold	\$1,500.00
McKenzie Park	Exterior	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000.00
McKenzie Park	Exterior	Single User Restroom	20 - 1	Replace or reposition dispensers or mirrors	\$150.00
McKenzie Park	Exterior	Single User Restroom	20 - 2	Replace or reposition dispensers or mirrors	\$150.00
Police Station					
Police Station	Floor 1	Telephone	11 - 1	Reposition phone equipment	\$500.00
Police Station	Floor 1	Hazard	7 - 1	Remove overhanging or protruding objects	\$1,000.00
Police Station	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$0.00
Police Station	Floor 1	Door/Gate	8 - 1	Replace or adjust door hardware	\$500.00
Police Station	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250.00
Police Station	Floor 1	Door/Gate	8 - 2	Replace or adjust door hardware	\$500.00
Police Station	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250.00
Police Station	Floor 1	Door/Gate	8 - 3	Replace or adjust door hardware	\$500.00
Police Station	Floor 1	Door/Gate	8 - 3	Install or modify permanent room signs	\$250.00
Police Station	Floor 1	Door/Gate	8 - 4	Replace or adjust door hardware	\$500.00
Police Station	Floor 1	Door/Gate	8 - 5	Replace or adjust door hardware	\$500.00
Police Station	Floor 1	Door/Gate	8 - 5	Provide additional strike edge clearance	\$5,000.00
Police Station	Exterior	Ramp	5 - 2	Regrade or replace ramp	\$25,000.00
Police Station	Exterior	Stairway	6 - 2	Install tread striping	\$100.00
Police Station	Exterior	Stairway	6 - 2	Install or modify handrails	\$5,000.00
Police Station	Floor 1	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000.00
Police Station	Floor 1	Single User Restroom	20 - 1	Replace or modify grab bars	\$1,000.00
Police Station	Floor 1	Single User Restroom	20 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Police Station	Floor 1	Single User Restroom	20 - 1	Replace toilet or adjust toilet seat height	\$1,000.00
Rosita Park					
Rosita Park	Exterior	Drinking Fountain	10 - 1	Adjust water stream	\$100.00
Rosita Park	Exterior	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000.00
Rosita Park	Exterior	Outdoor Constructed Features	33 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Rosita Park	Exterior	Outdoor Constructed Features	33 - 2	Increase or provide maneuvering or clear floor area	\$500.00
Rosita Park	Exterior	Outdoor Constructed Features	33 - 3	Increase or provide maneuvering or clear floor area	\$0.00

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San Antonio Club					
San Antonio Club	Exterior	Ramp	5 - 1	Install or modify handrails	\$5,000.00
San Antonio Club	Exterior	Stairway	6 - 1	Install or modify handrails	\$5,000.00
San Antonio Club	Exterior	Stairway	6 - 1	Install tread striping	\$75.00
San Antonio Club	Exterior	Stairway	6 - 2	Install tread striping	\$100.00
San Antonio Club	Exterior	Stairway	6 - 2	Install or modify handrails	\$5,000.00
San Antonio Club	Exterior	Stairway	6 - 4	Install tread striping	\$200.00
San Antonio Club	Exterior	Stairway	6 - 4	Install or modify handrails	\$5,000.00
San Antonio Club	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000.00
San Antonio Club	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$100.00
San Antonio Club	Floor 1	Door/Gate	8 - 1	Replace or modify door threshold	\$1,500.00
San Antonio Club	Floor 1	Door/Gate	8 - 1	Adjust door closer	\$250.00
San Antonio Club	Floor 1	Door/Gate	8 - 2	Enlarge door opening	\$5,000.00
San Antonio Club	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250.00
San Antonio Club	Floor 1	Door/Gate	8 - 3	Increase or provide maneuvering or clear floor area	\$2,000.00
San Antonio Club	Floor 1	Door/Gate	8 - 4	Enlarge door opening	\$5,000.00
San Antonio Club	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250.00
San Antonio Club	Floor 1	Door/Gate	8 - 5	Replace or adjust door hardware	\$1,000.00
San Antonio Club	Floor 1	Drinking Fountain	10 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
San Antonio Club	Floor 1	Single User Restroom	20 - 1	Replace or modify grab bars	\$1,000.00
San Antonio Club	Floor 1	Single User Restroom	20 - 1	Replace or reposition fixtures	\$1,500.00
San Antonio Club	Floor 1	Single User Restroom	20 - 1	Replace or reposition dispensers or mirrors	\$150.00
San Antonio Club	Floor 1	Kitchen	25 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
San Antonio Club	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150.00
San Antonio Club	Floor 1	Kitchen	25 - 1	Provide an accessible counter	\$5,000.00
San Antonio Club	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500.00
San Antonio Club	Floor 1	Single User Restroom	20 - 2	Provide an accessible path of travel	\$0.00
Shoup Park					
Shoup Park	Exterior	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000.00
Shoup Park	Exterior	Multiple User Restroom	19 - 1	Replace or adjust water controls	\$500.00
Shoup Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$150.00
Shoup Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
Shoup Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500.00
Shoup Park	Exterior	Multiple User Restroom	19 - 2	Replace or adjust water controls	\$500.00
Shoup Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$150.00
Shoup Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
Shoup Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500.00
Underground Teen Center					
Underground Teen Center	Exterior	Stairway	6 - 1	Install tread striping	\$150.00
Underground Teen Center	Exterior	Stairway	6 - 1	Install or modify handrails	\$5,000.00
Underground Teen Center	Exterior	Stairway	6 - 1	Replace stairs	\$25,000.00
Underground Teen Center	Basement	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000.00
Underground Teen Center	Basement	Door/Gate	8 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Underground Teen Center	Basement	Door/Gate	8 - 1	Replace or modify door threshold	\$1,500.00
Underground Teen Center	Basement	Door/Gate	8 - 1	Provide or modify door kickplate	\$500.00
Underground Teen Center	Basement	Door/Gate	8 - 1	Adjust door closer	\$250.00
Underground Teen Center	Basement	Door/Gate	8 - 1	Install or modify permanent room signs	\$250.00
Underground Teen Center	Basement	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000.00
Underground Teen Center	Basement	Door/Gate	8 - 2	Enlarge door opening	\$5,000.00
Underground Teen Center	Basement	Multiple User Restroom	19 - 1	Provide an accessible path of travel	\$25,000.00
Underground Teen Center	Basement	Multiple User Restroom	19 - 2	Provide an accessible path of travel	\$25,000.00
Underground Teen Center	Basement	Corridor / Aisle	17 - 1	Widen corridor	\$10,000.00
Woodland Library					
Woodland Library	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250.00
Woodland Library	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250.00
Woodland Library	Floor 1	Door/Gate	8 - 2	Provide additional strike edge clearance	\$0.00
Woodland Library	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250.00
Woodland Library	Floor 1	Door/Gate	8 - 3	Adjust door closer	\$250.00
Woodland Library	Floor 1	Door/Gate	8 - 3	Increase or provide maneuvering or clear floor area	\$2,000.00
Woodland Library	Floor 1	Door/Gate	8 - 4	Adjust door closer	\$250.00
Woodland Library	Floor 1	Door/Gate	8 - 4	Increase or provide maneuvering or clear floor area	\$2,000.00
Woodland Library	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$450.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 1	Widen corridor	\$10,000.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 1	Reposition controls and outlets	\$2,000.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 1	Install visual fire alarms	\$1,500.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 2	Reposition controls and outlets	\$2,000.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 2	Increase or provide maneuvering or clear floor area	\$2,000.00
Woodland Library	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500.00
Youth Center					
Youth Center	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$500.00
Youth Center	Floor 1	Door/Gate	8 - 1	Install or modify permanent room signs	\$250.00
Youth Center	Floor 1	Door/Gate	8 - 2	Provide or modify door kickplate	\$500.00
Youth Center	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250.00

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Youth Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500.00
Youth Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150.00
Youth Center	Floor 1	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000.00
Youth Center	Floor 1	Single User Restroom	20 - 1	Modify lavatory/counter clearances	\$2,500.00
Youth Center	Floor 1	Single User Restroom	20 - 1	Replace or reposition dispensers or mirrors	\$150.00
Youth Center	Floor 1	Single User Restroom	20 - 1	Modify stall partitions and doors	\$1,500.00
Youth Center	Floor 1	Single User Restroom	20 - 1	Install sign	\$500.00
Youth Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500.00
Youth Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500.00
Youth Center	Floor 1	Built-in Elements	16 - 1	Provide an accessible counter	\$5,000.00
Youth Center	Floor 1	Built-in Elements	16 - 2	Provide an accessible counter	\$5,000.00
Youth Center	Floor 1	Door/Gate	8 - 3	Increase or provide maneuvering or clear floor area	\$2,000.00
Youth Center	Floor 1	Door/Gate	8 - 3	Replace or adjust door hardware	\$1,000.00
Youth Center	Exterior	Stairway	6 - 1	Install tread striping	\$500.00
Youth Center	Exterior	Stairway	6 - 1	Install or modify handrails	\$5,000.00
Youth Center	Exterior	Stairway	6 - 2	Install tread striping	\$500.00
Youth Center	Exterior	Stairway	6 - 2	Install or modify handrails	\$5,000.00
Youth Center	Exterior	Stairway	6 - 3	Install tread striping	\$500.00
Youth Center	Exterior	Stairway	6 - 3	Install or modify handrails	\$5,000.00
Youth Center	Floor 1	Door/Gate	8 - 4	Provide or modify door kickplate	\$500.00
Youth Center	Floor 1	Door/Gate	8 - 4	Install or modify permanent room signs	\$250.00
Youth Center	Floor 1	Door/Gate	8 - 5	Provide or modify door kickplate	\$500.00
Youth Center	Floor 1	Door/Gate	8 - 5	Install or modify permanent room signs	\$250.00
Youth Center	Floor 1	Door/Gate	8 - 6	Provide or modify door kickplate	\$500.00
Youth Center	Floor 1	Door/Gate	8 - 6	Install or modify permanent room signs	\$250.00
Youth Center	Floor 1	Door/Gate	8 - 7	Provide or modify door kickplate	\$500.00
Youth Center	Floor 1	Door/Gate	8 - 7	Install or modify permanent room signs	\$250.00

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

Your Environmental Business Partners

- 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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