

PROPERTY CONDITION ASSESSMENT

PROPERTY ASSESSED:

10 Almond 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.
RSB Environmental**



Your Environmental Business Partners

Corporate Office: 6001 Savoy Dr., Ste. 110 ● Houston, Texas 77036 ● 832.291.3473

Project Offices Nationwide

Phone: 1.800.304.6517 ● www.rsbenvironmental.com

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TABLE 1: IMMEDIATE REPAIR TABLE

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Comments
4.1.4 Paving, Curbing and Parking						
Partial full depth asphalt repairs and overlay	6,596	SF	\$2.00	100%	\$13,192	Cracks and alligatoring were observed in the pavement at number of locations
4.4.1 Building Plumbing						
Gas-fired water boiler replacement	1	Allow	\$23,000.00	100%	\$23,000	The water boiler is original and appears to be decommissioned
Total Repair Cost					\$36,192.00	



TABLE 2: REPLACEMENT RESERVE TABLE

Item	EUL	EFF	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total Cost	
4.1.4 Paving, Curbing and Parking																						
Patching, crack sealing, seal coating and striping	5	3	2	5,670	SF	\$0.75	\$4,253	300%	\$4,253	\$4,253					\$4,253						\$4,253	\$12,759
4.2.3 Facades																						
Renewal of sealants, repainting, tuckpointing of masonry, and minor spot repairs	10	9	1	5,859	SF	\$4.00	\$23,436	200%	\$23,436											\$23,436		\$46,872
4.2.4 Roofing																						
Asphalt shingle roof replacement	30	30	0	4,496	SF	\$11.00	\$49,456	100%	\$49,456													\$49,456
Modified bitumen roof replacement	25	25	0	8,253	SF	\$20.00	\$165,060	100%	\$165,060													\$165,060
4.2.5 Doors and Windows																						
Replacing aluminum windows units	30	30	0	1	EA	\$110,500.00	\$110,500	100%	\$110,500													\$110,500
4.3 Interior Finishes and Components																						
Interior area refurbishment - SF	10	9	1	12,999	SF	\$10.00	\$129,990	200%	\$129,990											\$129,990		\$259,980



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	
4.4.1 Building Plumbing																						
Gas fired water heater replacement	18	18	0	1	EA	\$3,500.00	\$3,500	100%	\$3,500													\$3,500
4.4.2 Heating, Ventilation, and Air Conditioning																						
HVAC unit replacement	18	18	0	2	EA	\$7,500.00	\$15,000	100%	\$15,000													\$15,000
PTAC unit replacement	12	12	0	2	EA	\$1,400.00	\$2,800	100%	\$2,800													\$2,800
Total (Uninflated)									\$499,742.00	\$4,253.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,253.00	\$0.00	\$0.00	\$0.00	\$153,426.00	\$4,253.00	\$665,927.00	
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	1.344	1.384		
Total (inflated)									\$499,742.00	\$4,380.59	\$0.00	\$0.00	\$0.00	\$0.00	\$5,078.30	\$0.00	\$0.00	\$0.00	\$206,191.71	\$5,887.15	\$721,279.76	

Evaluation Period:	12
# of square feet:	9,442
Reserve per square feet per year (Uninflated)	\$5.88
Reserve per square feet per year (Inflated)	\$6.37

1.0 LIMITATIONS AND EXCEPTIONS OF THE ASSESSMENT

RSB Environmental (RSB) conducted a Property Condition Assessment of the Subject Property located at 10 Almond 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 10 Almond 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:	Los Altos Fire Station
Property Address:	10 Almond Avenue, Los Altos, Santa Clara County, California 94022
Property ID (APN):	170-43-005
Property Owner (per tax records):	City of Los Altos
Property Type:	General Public Use (Los Altos Fire Station)
Site Acreage:	Approximately 0.90 - acres
Number of Buildings:	One (1)
Total Building Square Footage:	Approximately 9,442 (Calculated) - SF
Year Built:	1968 (Historic Aerials)
Number of Floors:	One (1)
Number of Units:	One (1)
Substructure (Foundation):	Slabs-on-grade
Superstructure (Building Frame):	Concrete and steel
Facades (Exterior Walls):	Stucco, brick veneer and wood siding
Roof:	Pitched, asphalt shingle roof and low-slope, modified, bituminous asphalt membrane roof
HVAC:	Grade-mounted HVAC units, PTAC units and gas furnace
Elevators:	Not applicable
Fire and Life Safety:	Fire extinguishers
Seismic Zone:	4
Flood Zone:	Flood zone X Unshaded
Wind Zone:	Zone I (130-mph)
Special Wind Region:	Yes
Hurricane Susceptible Region:	No

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

2.2 General Physical Condition

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

2.3 Opinions of Probable Costs

2.3.1 Deferred Maintenance and Physical Deficiencies

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

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

Item	Quantity	Unit	Unit Cost	Immediate Cost
Partial full depth asphalt repairs and overlay	6,596	SF	\$2.00	\$13,192.00
Gas-fired water boiler replacement	1	Allow	\$23,000.00	\$23,000.00
Total Cost: \$36,192				

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	\$665,927	\$721,280
Per square feet Reserves (All Years)	\$70.56	\$76.44
Per square feet Reserves (Per Year)	\$5.88	\$6.37

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 10 Almond 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) rectangular-shaped parcel, totaling approximately 0.90 - acres. The Subject Property is located on the southeast corner of intersection of Almond Avenue and North San Antonio Road. The Subject Property is identified by the Santa Clara County with Parcel ID of 170-43-005. 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 155 feet above mean sea level. Topography in the vicinity of the Subject Property appears to decline to the northwest.

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

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

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.1.3 Storm water Drainage

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

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

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.1.4 Paving, Curbing and Parking

Description: Two (2) drives provide access to the Subject Property from the adjacent road frontages. Parking areas are provided on the east side of the building. According to the site representative, the property is improved with parking areas for approximately 15 cars including 1 ADA parking spaces. See Section 5.5 Americans With Disabilities Act (ADA) Accessibility for additional handicapped-accessible parking information. The parking areas have asphalt pavement. The parking areas have cast-in-place concrete curbing. Parking stalls are defined by striping. The driveway aprons are of asphalt.

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

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

The curbs are in good condition.

Action	Yes	No
Immediate Repairs	✓	
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Partial full depth asphalt repairs and overlay	25	25	0	Immediate	\$13,192
Patching, crack sealing, seal coating and striping	5	3	2	2	\$4,253
				7	\$4,253
				12	\$4,253
Total					\$25,951

4.1.5 Landscaping, Site Improvements and Site Amenities

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

Cast-in-place concrete sidewalks are provided adjacent to the subject building. Wheelchair cuts are provided where required for handicapped access.

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

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

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

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

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

The site fence appears to be in good condition.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.1.6 Municipal Services and Utilities

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

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

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

4.2 Building Conditions

4.2.1 Substructure

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

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

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.2.2 Superstructure

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

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

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

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

4.2.3 Facades

Description: The primary exterior materials consist of painted, stucco, brick veneer and wood siding. The facades have trim bands of brick and/or 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, tuckpointing of masonry, and minor spot repairs as warranted. An opinion of cost for this work is included in the Replacement Reserve schedule.

The brick veneer appears to be in good condition. It is recommended that a dedicated repair program be instituted for anticipated degradation of the mortar joints and overall exterior wall performance. Walls should be routinely checked for fractured, spalling or missing mortar joints, and cleaning or tuck pointing of the brick and joints should be performed where necessary.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Renewal of sealants, repainting, tuckpointing of masonry, and minor spot repairs	10	9	1	1	\$23,436
				11	\$23,436
Total					\$46,872

4.2.4 Roofing

Description: During the site survey, representative areas of the roofs were observed. Pitched roofs were visually assessed.

The Subject Property have pitched architectural-grade, asphalt shingles roof and low-slope, modified, bituminous asphalt roof. The roofs are 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 asphalt shingle roof and bituminous asphalt roof are approximately 30 years old. The roofs pitch toward internal drains and leaders.

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

The asphalt shingle 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.

The bituminous asphalt roof appears to be in satisfactory condition. Roofs of this type typically have an average, effective useful life of approximately 25 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
Asphalt shingle roof replacement	30	30	0	1	\$49,456
Modified bitumen roof replacement	25	25	0	1	\$165,060
Total					\$214,516

4.2.5 Doors and Windows

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

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 fair to poor condition with some deterioration observed on the window frames and/or glass. Based on the observed conditions and estimated useful life of the windows, Replacement Reserves are recommended for replacing windows during the analysis term.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Replacing aluminum windows units	30	30	0	1	\$110,500
Total					\$110,500

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)	9,442 (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
Reception, hallway, dorm room	Exposed concrete	Painted GWB	Suspended ceiling tile
Dayroom, kitchen, breakroom, storage room, locker room	Polished concrete	Painted GWB	Suspended ceiling tile and/or painted GWB
Fitness center	Rubber amt flooring	Painted GWB	Suspended ceiling tile
Garage	Exposed concrete	Brick walls	Exposed structure
Restroom	Ceramic tile	Painted GWB and/or ceramic tile	Painted GWB

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

Address or Suite Number	Tenant Name	Comments
10 Almond Avenue	Los Altos Fire Station	Occupied. Good condition.

The interior finishes appeared to be in fair condition. Based on the observed conditions and estimated useful life of the interior finishes, Replacement Reserves are recommended for interior refurbishments including but not limited to replacing broadloom standard, epoxy floor coating, painted finish, acoustic ceiling system and servicing sink floor mount system during the analysis term.

Action	Yes	No
Immediate Repairs		✓

Action	Yes	No
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Interior area refurbishment - SF	10	9	1	1	\$129,990
				11	\$129,990
Total					\$259,980

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, 75 gallons in size, and 75,100-BTUH in heating capacity and one (1), gas-fired, water boiler, 100-MBH in heating capacity are located in the basement and supply domestic hot water to the Subject Property.

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

The water heater is approximately 21 years old, and based on its average, effective useful life and current condition, replacement of the water heater is anticipated during the analysis term. Replacement Reserves are recommended accordingly.

The water boiler is original and appears to be decommissioned. Immediate Repairs are recommended to replace the water boiler. An allowance is included in the cost table.

Action	Yes	No
Immediate Repairs	✓	
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Gas fired water heater replacement	18	18	0	1	\$3,500
Gas-fired water boiler replacement	-	-	0	Immediate	\$23,000
Total					\$26,500

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	Carrier	2	3 -10	19	Grade-mount ed HVAC units

Location	Manufacturer	# of Units	Approx. Tonnage	Approx. Age	Type and Comments
Subject property	Daikin	2	1	Unknown	PTAC units
Subject property	Sterling	1	Unknown	21	Gas furnace

Condition: The heating and cooling components are 19 years old. The average effective useful life of condensers of this size and type is 18 years, PTAC unit is 12 years and gas furnace is 30 to 35 years. Based on their average effective useful life, current condition and reported maintenance program, partial replacement of the HVAC units and PTAC units can be anticipated during the analysis term. Replacement Reserves are recommended.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves	✓	

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
HVAC unit replacement	18	18	0	1	\$15,000
PTAC unit replacement	12	12	0	1	\$2,800
Total					\$17,800

4.4.3 Building Electrical

Description: Electrical service at the main distribution panel (MDP) is rated at 600 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.

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.

Action	Yes	No
Immediate Repairs		✓
Replacement Reserves		✓

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 only 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 (May 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, 2024) for Santa Clara County, California, the Subject Property is located in Flood Zone Flood zone X Unshaded. Flood zone X Unshaded, defined as areas of minimal flood hazard.

5.3 *Wind Zone Classification*

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

5.4 *Termites*

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

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

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

5.5 *Americans With Disabilities Act (ADA) Accessibility*

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

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

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

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

- Path of Travel
- Parking
- Public Restrooms

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

There are approximately 15 total parking spaces at the property, of which 1 are ADA accessible. The number of on-site ADA designated spaces is sufficient with respect to the total number of reported spaces.

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

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:

- Floor plan
- Alta Survey
- Facility Condition Assessment by Faithful Gould Inc dated on October 3, 2016

6.2 Interviews

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

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

7.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

7.1 *Deferred Maintenance and Physical Deficiencies*

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

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

Item	Quantity	Unit	Unit Cost	Immediate Cost
Partial full depth asphalt repairs and overlay	6,596	SF	\$2.00	\$13,192.00
Gas-fired water boiler replacement	1	Allow	\$23,000.00	\$23,000.00
Total Cost: \$36,192				

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	\$665,927	\$721,280
Per square feet Reserves (All Years)	\$70.56	\$76.44
Per square feet Reserves (Per Year)	\$5.88	\$6.37

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, 2024) 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

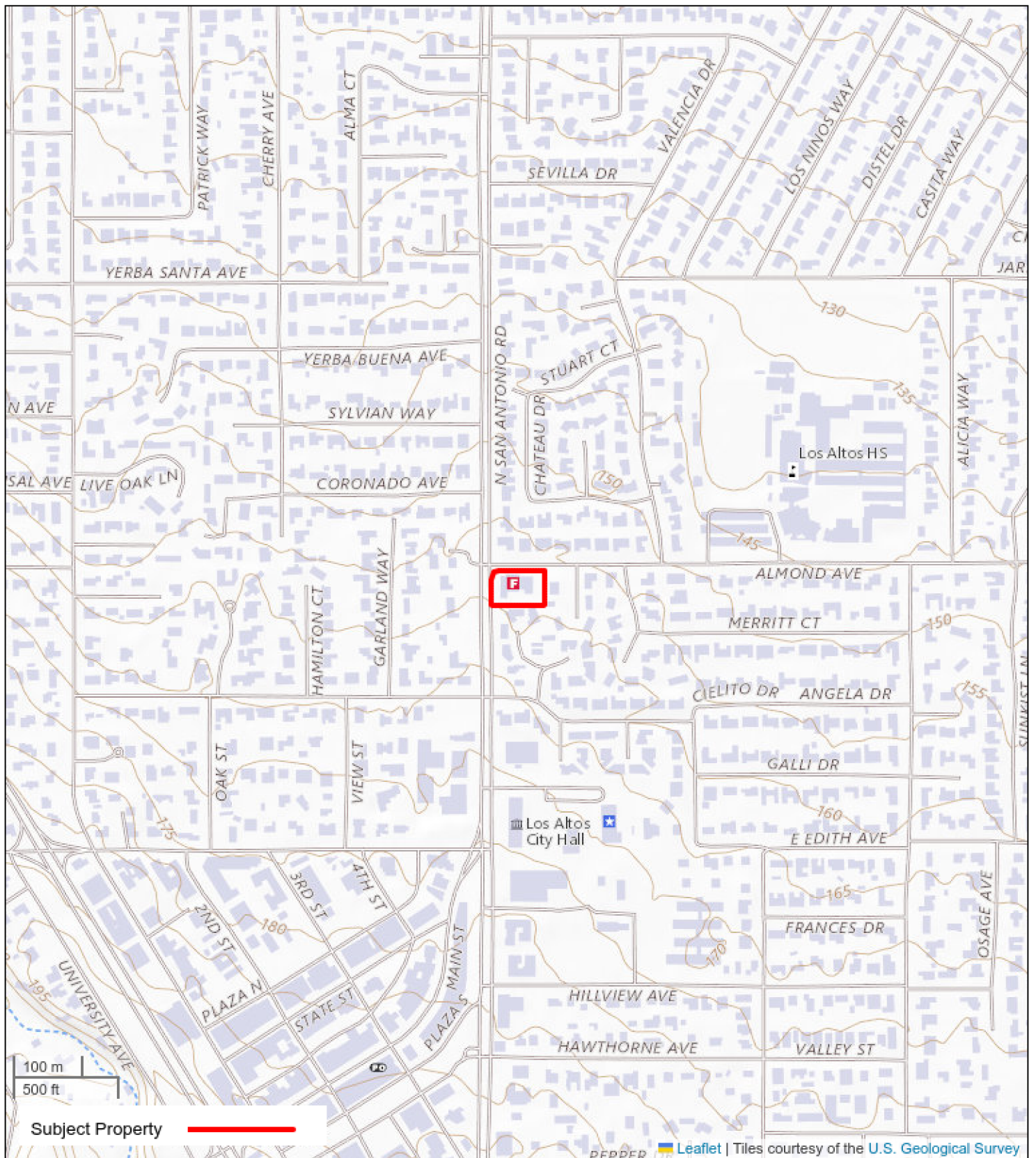
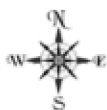


Figure 1: Topographic Map

10 Almond Avenue
 Los Altos, California 94022



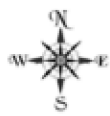


Figure 2: Site Map
10 Almond Avenue
Los Altos, California 94022



Appendix B
Property Photographs



1. Property signage



2. View of subject property



3. View of subject property



4. View of subject property



5. View of subject property



6. View of subject property



7. Building exterior



8. Building exterior



9. Building exterior



10. Building exterior



11. Building exterior



12. Building exterior



13. Building exterior



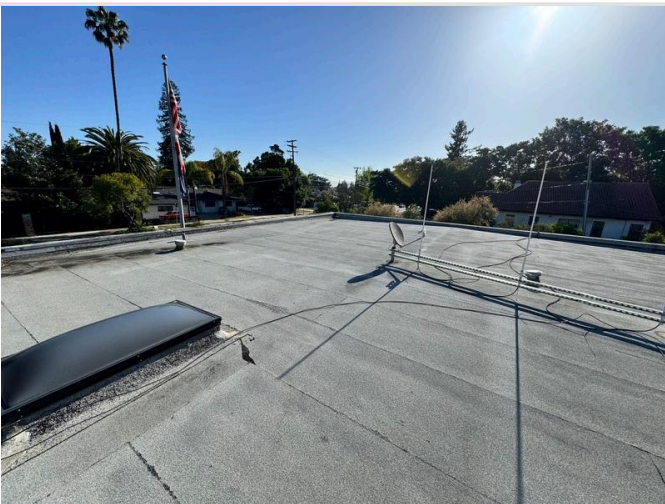
14. Roof



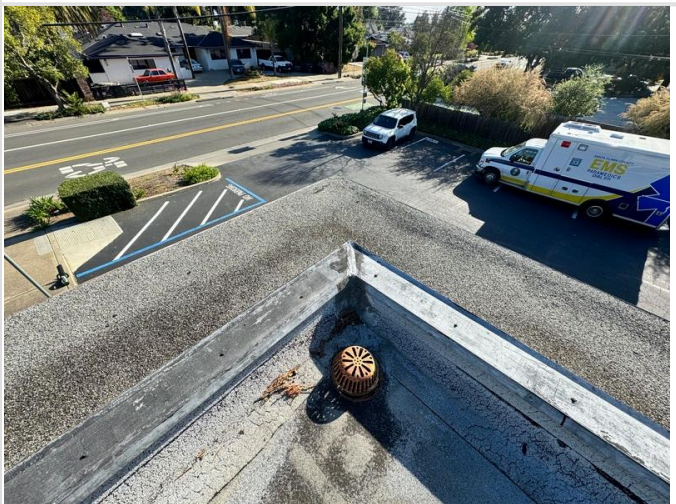
15. Roof



16. Roof



17. Roof



18. Roof



19. Roof



20. Parking , ADA parking



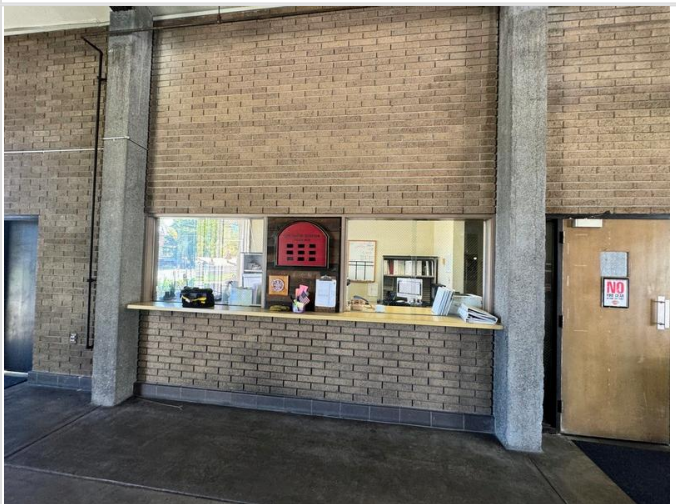
21. Grage entrance



22. Hallway



23. Hallway



24. Reception desk



25. Reception desk



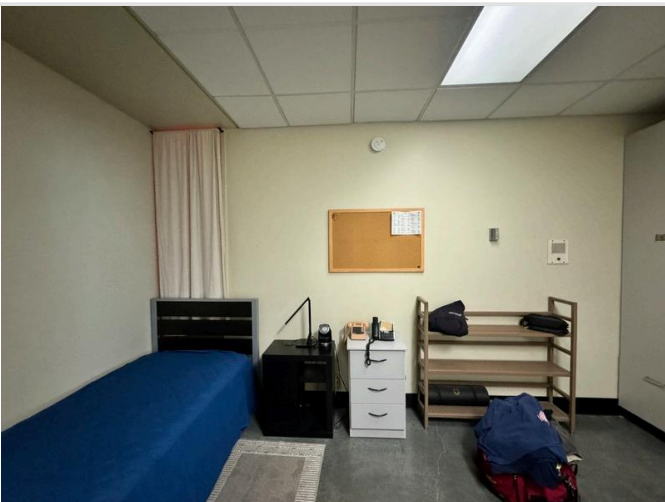
26. Building interior



27. Lounge area interior



28. Fitness center interior



29. Dorm room interior



30. Dorm room interior



31. Dorm room interior



32. Office interior



33. Kitchen interior



34. Kitchen interior



35. Breakroom interior



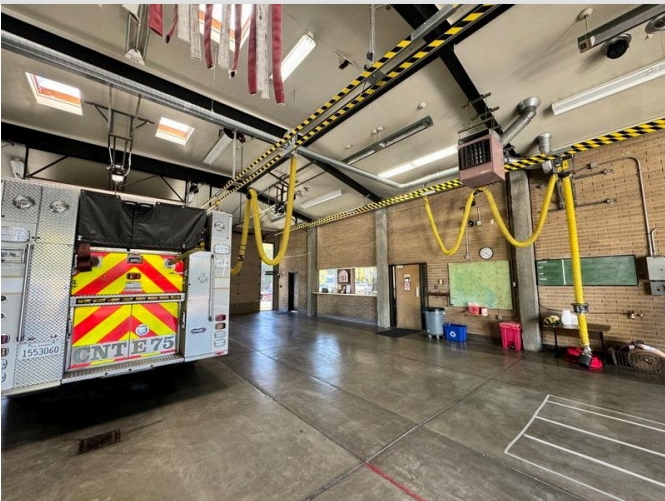
36. Storage interior



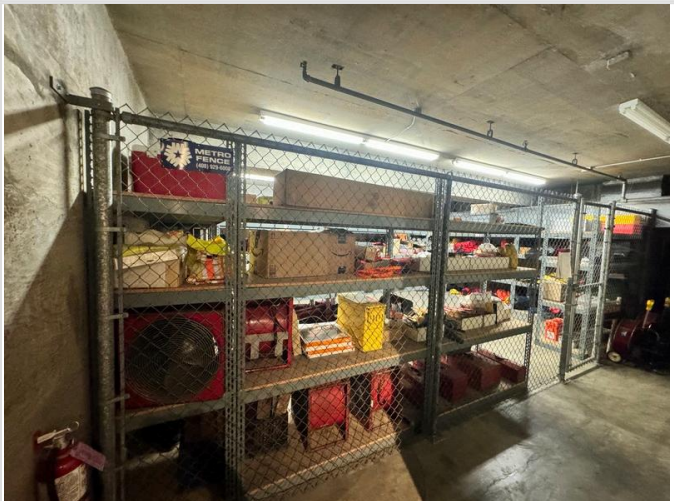
37. Garage interior



38. Garage interior



39. Garage interior



40. Basement interior



41. Basement interior



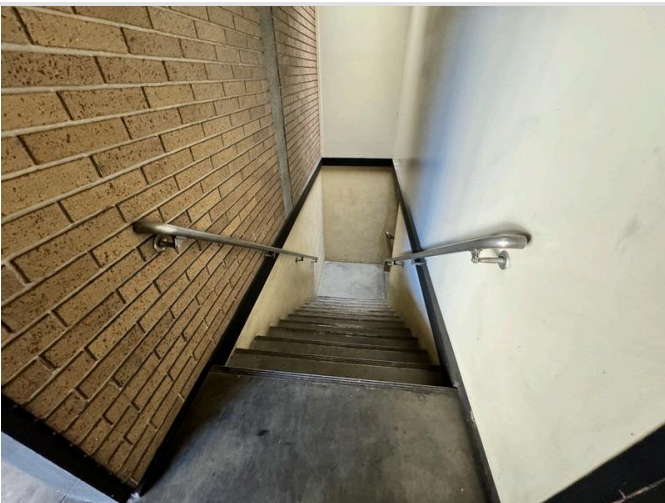
42. Storage room interior



43. Building interior



44. Locker room interior



45. Interior staircase



46. Restroom



47. Main electric distribution panel



48. Electric breaker panel



49. Grade-mounted HVAC unit



50. Gas furnace



51. Ground mounted HVAC unit



52. Pad-mounted transformer



53. Electric panel



54. Water heater



55. Observed plumbing



56. Gas meter



57. Fire extinguisher



58. Trash dumpster



59. Cracks and alligating observed on the pavement



60. Cracks and alligating observed on the pavement



61. Decommissioned water boiler

Appendix C
Other Supporting Documents

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

Shashank Akhade <sakhade@rsbenv.com>

Mon 4/22/2024 3:46 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: North San Antonio Road, Los Altos, CA 94022, USA

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

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

Please call (409.499.9364) or email (Sakhade@rsbenv.com) to discuss the file information or if you require any further information.
Thank you for your time and attention regarding this matter. Have a great day!

Thank you,

Shashank Akhade

Environmental Scientist



Corporate Office: 6001 Savoy Dr., Ste. 110

Houston, Texas 77036

O: 832.291.3473

M: 409.499.9364

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

Assessor's Parcel Number (APN): 170-43-005

Situs Address (es) : 10 ALMOND AV LOS ALTOS 94022-0000

Mailing Address: 10 ALMOND AV LOS ALTOS CA 94022-0000

Current Information Assessed Value

▲
Print

PROPERTY INFORMATION

Document No: 2654390 Document Type: UNDETERMINED

Transfer Date: 1/1/1973 Tax Default Date: N/A

TAX RATE AREA INFORMATION 011-001

city: los altos
 elem. school: los altos
 high school: mountain view-los altos union
 comm. college: foothill
 air quality mgmt.: bay area jt(1,7,21,28,38,41,43,48,49)
 hospital: el camino
 open space: mid-peninsula regional jt(41,43,44)
 county service: area no. 01 (library services), benefit assessment
 county service: area no. 01 (library services)
 county water: santa clara valley
 county water: santa clara valley-zone nw-1
 county water: santa clara valley-zone w-4
 water-misc.: santa clara county importation

VALUE INFORMATION (Assessed Information as of 6/30/2023)

Real Property		Business		Exemptions		Net Assessed Value
Land:	\$0	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$0	Structure:	\$0	Other:	\$0	
		Personal Property:	\$0			
Total:	\$0	Total:	\$0	Total:	\$0	\$0

DISCLAIMER: This service has been provided to allow easy access and a visual display of County information. A reasonable effort has been made to ensure the accuracy of the data provided; nevertheless, some information may be out of date or may not be accurate. The County of Santa Clara assumes no responsibility arising from use of this information. ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data. [Revenue and Taxation Code Section 408.3(c)]

2023 Assessed Value

PROPERTY INFORMATION

Document No: 2654390 Document Type: UNDETERMINED

Transfer Date: 1/1/1973 Tax Default Date: N/A

TAX RATE AREA INFORMATION 011-001

city: los altos
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 high school: mountain view-los altos union
 comm. college: foothill
 air quality mgmt.: bay area jt(1,7,21,28,38,41,43,48,49)
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 open space: mid-peninsula regional jt(41,43,44)
 county service: area no. 01 (library services), benefit assessment
 county service: area no. 01 (library services)

county water: santa clara valley
 county water: santa clara valley-zone nw-1
 county water: santa clara valley-zone w-4
 water-misc.: santa clara county importation

VALUE INFORMATION (Assessed Information as of 6/30/2023)

Real Property		Business		Exemptions		Net Assessed Value
Land:	\$0	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$0	Structure:	\$0	Other:	\$0	
		Personal Property:	\$0			
Total:	\$0	Total:	\$0	Total:	\$0	\$0

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2022 Assessed Value

PROPERTY INFORMATION

Document No: 2654390 Document Type: UNDETERMINED
 Transfer Date: 1/1/1973 Tax Default Date: N/A

TAX RATE AREA INFORMATION 011-001

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 county water: santa clara valley-zone w-4
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VALUE INFORMATION (Assessed Information as of 6/30/2022)

Real Property		Business		Exemptions		Net Assessed Value
Land:	\$0	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$0	Structure:	\$0	Other:	\$0	
		Personal Property:	\$0			
Total:	\$0	Total:	\$0	Total:	\$0	\$0

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2021 Assessed Value

PROPERTY INFORMATION

Document No: 2654390 Document Type: UNDETERMINED

Transfer Date: 1/1/1973 Tax Default Date: N/A

TAX RATE AREA INFORMATION 011-001

city: los altos
 elem. school: los altos
 high school: mountain view-los altos union
 comm. college: foothill
 air quality mgmt.: bay area jt(1,7,21,28,38,41,43,48,49)
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 county water: santa clara valley-zone nw-1
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VALUE INFORMATION (Assessed Information as of 6/30/2021)

	Real Property	Business	Exemptions	Net Assessed Value
Land:	\$0	Fixtures: \$0	Homeowner: \$0	
Improvements:	\$0	Structure: \$0	Other: \$0	
		Personal Property: \$0		
Total:	\$0	Total: \$0	Total: \$0	\$0

DISCLAIMER: This service has been provided to allow easy access and a visual display of County information. A reasonable effort has been made to ensure the accuracy of the data provided; nevertheless, some information may be out of date or may not be accurate. The County of Santa Clara assumes no responsibility arising from use of this information. ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data. [Revenue and Taxation Code Section 408.3(c)]



GENERAL DEMOLITION NOTES

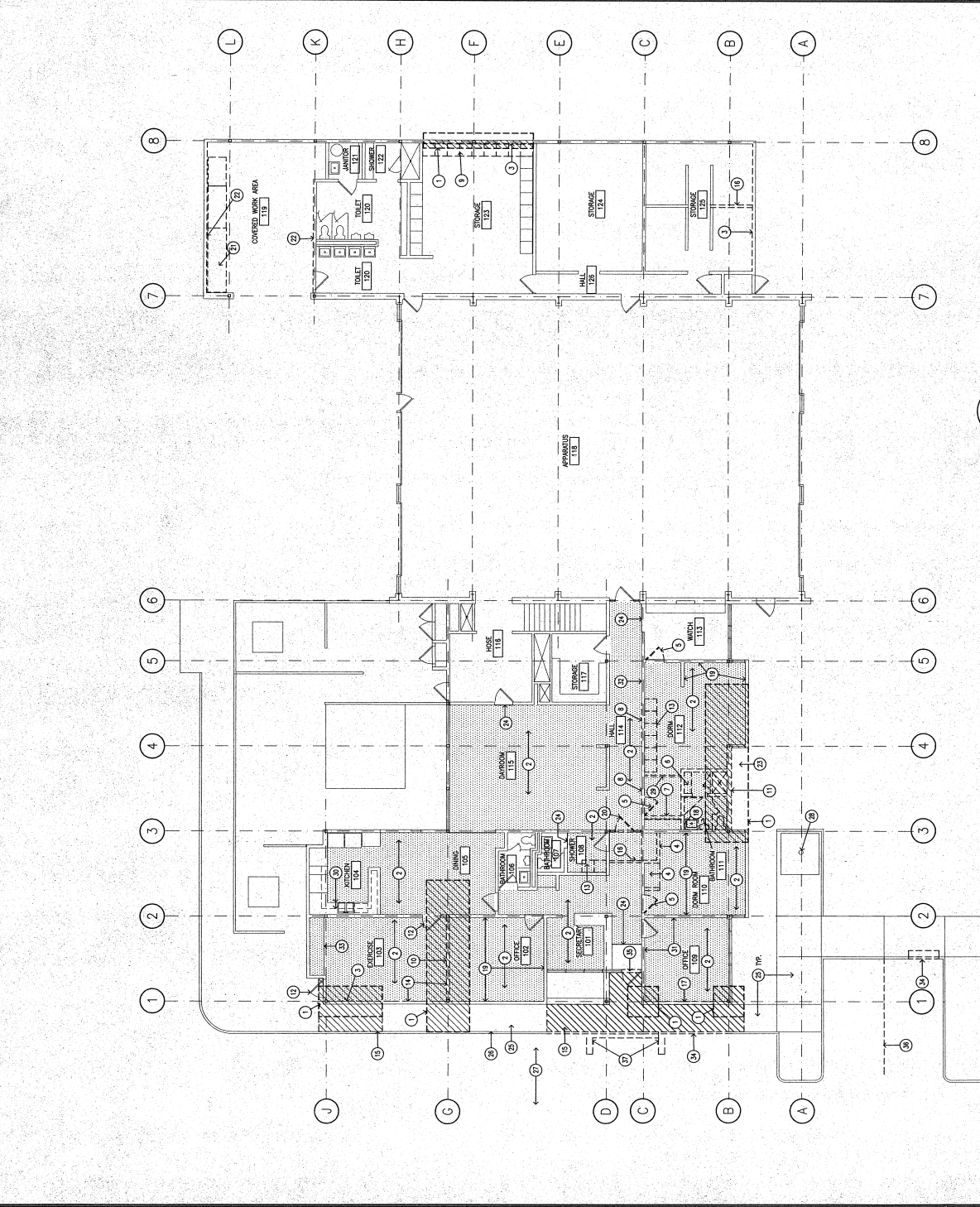
1. **Survey:**
 - A. Confirm & coordinate with Specification Section 01000 PROJECT REQUIREMENTS.
 - B. This drawing is intended to generally describe the scope of demolition work. The Contractor shall verify existing conditions and any utility obstructions and conditions prior to any demolition.
 - C. Coordinate with the City of Los Altos regarding any utility obstructions and conditions prior to any demolition.
 - D. Provide adequate protection for existing structures, utilities, and landscaping. Provide adequate protection for existing structures, utilities, and landscaping.
 - E. Provide adequate protection for existing structures, utilities, and landscaping.
 - F. Provide adequate protection for existing structures, utilities, and landscaping.
 - G. Provide adequate protection for existing structures, utilities, and landscaping.
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 - J. Provide adequate protection for existing structures, utilities, and landscaping.
 - K. Provide adequate protection for existing structures, utilities, and landscaping.
 - L. Provide adequate protection for existing structures, utilities, and landscaping.
 - M. Provide adequate protection for existing structures, utilities, and landscaping.
 - N. Provide adequate protection for existing structures, utilities, and landscaping.
2. **Demolition:**
 - A. Obtain all necessary permits and certificates for demolition or discontinuance of utilities, prior to demolition.
 - B. Obtain all necessary permits and certificates for demolition or discontinuance of utilities, prior to demolition.
 - C. Obtain all necessary permits and certificates for demolition or discontinuance of utilities, prior to demolition.
 - D. Obtain all necessary permits and certificates for demolition or discontinuance of utilities, prior to demolition.
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 - J. Obtain all necessary permits and certificates for demolition or discontinuance of utilities, prior to demolition.
 - K. Obtain all necessary permits and certificates for demolition or discontinuance of utilities, prior to demolition.
 - L. Obtain all necessary permits and certificates for demolition or discontinuance of utilities, prior to demolition.
 - M. Obtain all necessary permits and certificates for demolition or discontinuance of utilities, prior to demolition.
 - N. Obtain all necessary permits and certificates for demolition or discontinuance of utilities, prior to demolition.

KEYED NOTES

1. REMOVE (E) CONCRETE SUB-FLOORING, CONCRETE WALL & EXPOSED CONCRETE IN THE EXISTING WALLS. REMOVE SURFACE TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
2. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
3. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
4. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
5. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
6. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
7. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
8. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
9. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
10. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
11. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
12. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
13. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
14. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
15. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
16. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
17. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
18. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
19. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
20. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
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35. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
36. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
37. REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.

SYMBOL LEGEND

	REMOVE (E) CONCRETE SUB-FLOORING, CONCRETE WALL & EXPOSED CONCRETE IN THE EXISTING WALLS. REMOVE SURFACE TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
	REMOVE (E) EXISTING WALLS TO REVEAL NEW CONCRETE. SEE STRUCTURAL DRAWINGS & FLOOR PLAN.
	EXISTING FLOOR FINISHES TO REMAIN. SEE FINISH SCHEDULE.



1 FLOOR PLAN - DEMOLITION
1/8" = 1'-0"





GENERAL NOTES

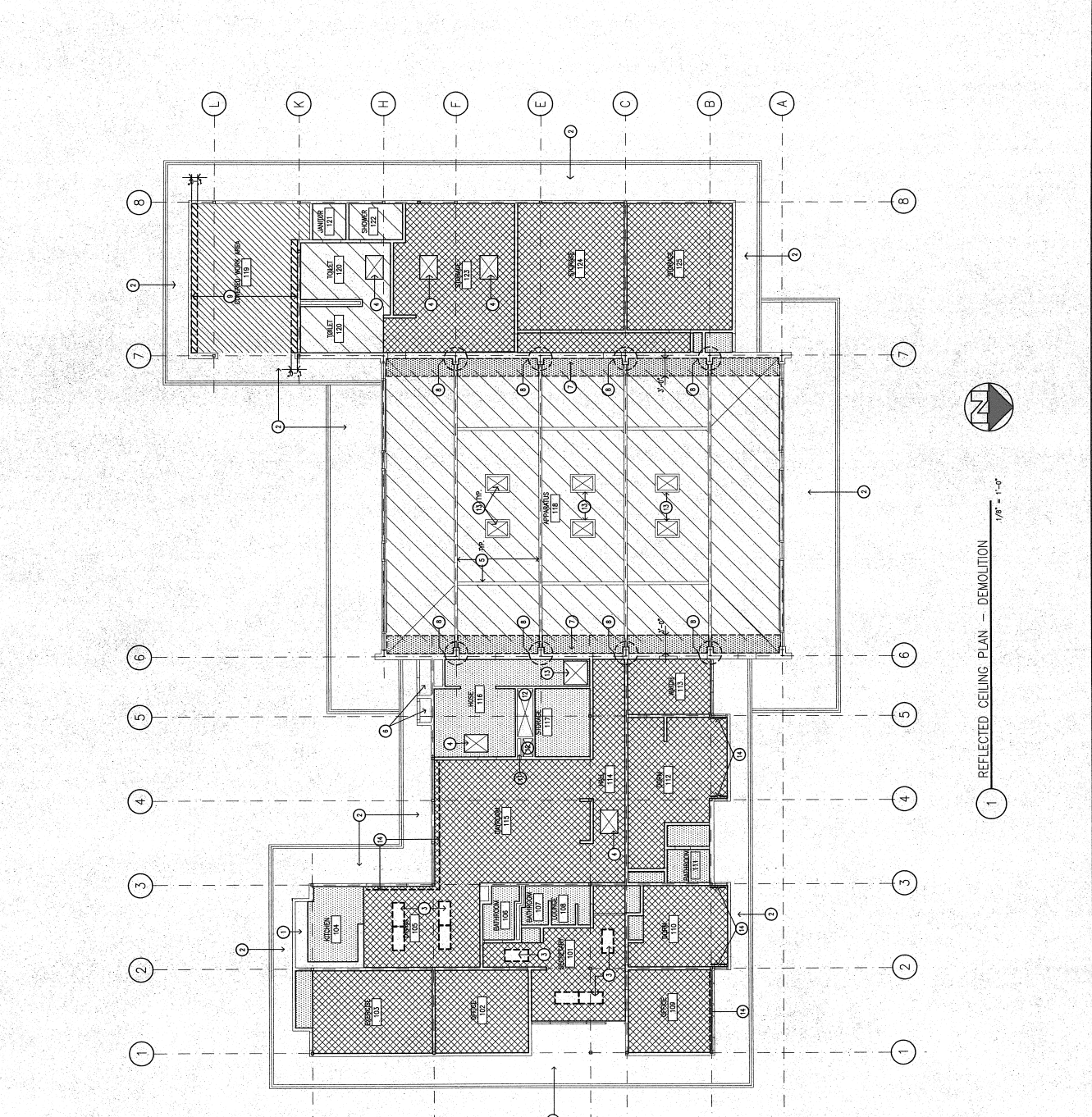
- A. REFER TO GENERAL DEMOLITION NOTES ON SHEET #A-1.
- B. ALL DEMOLITION OF CEILING TO TAKE PLACE AT INTERIOR OF THE BUILDING.
- C. USE OF THE EXISTING MECHANICAL RISERS LOCATED ON CEILING TO BE REMOVED & REINFORCED OR RELOCATED AT SAME LOCATION AFTER COMPLETION OF REPAIRS TO CEILING. SEE MECHANICAL DRAWINGS AND NEW REFLECTED CEILING PLAN FOR THE NEW CEILING LAYOUT.

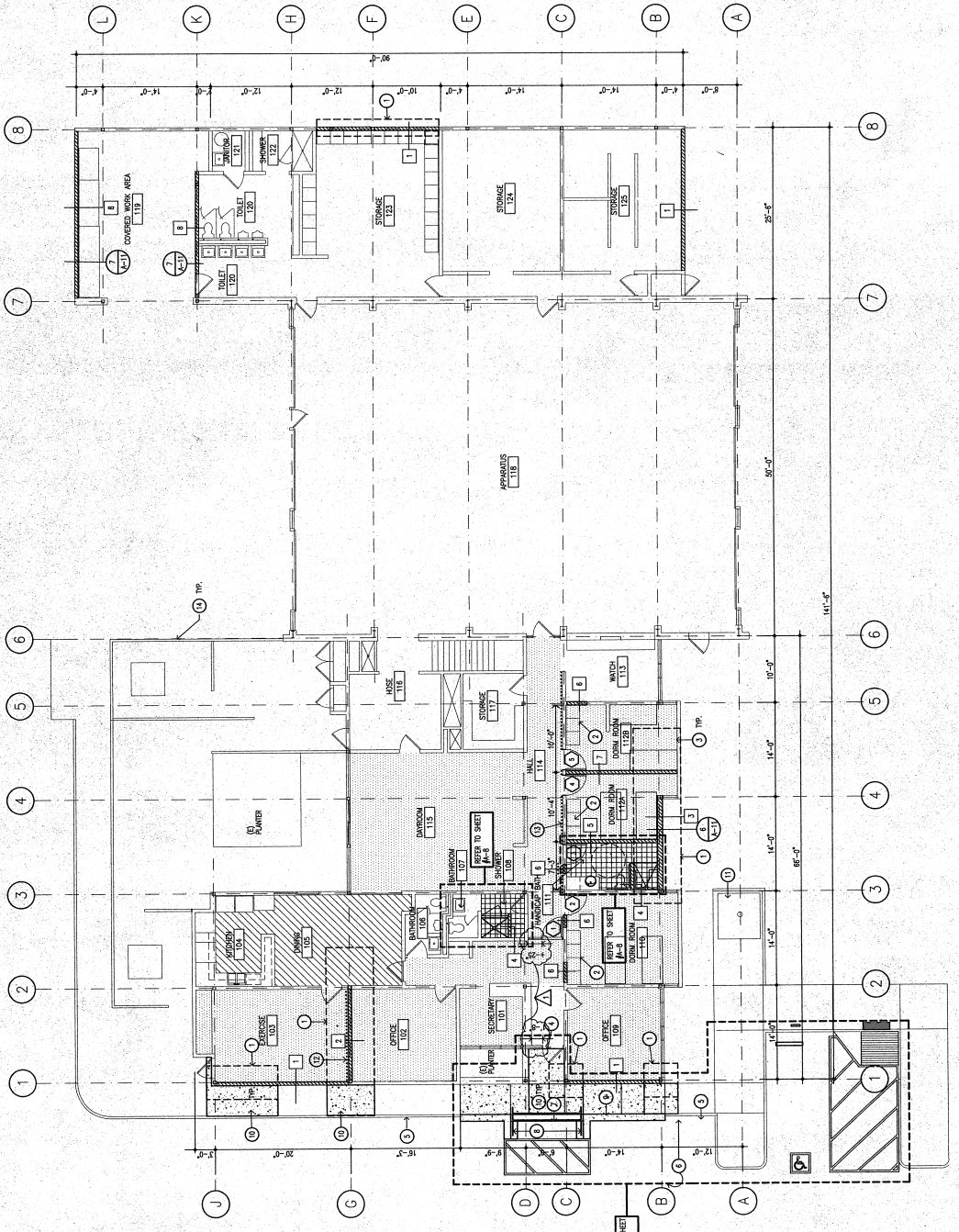
KEYED NOTES

1. (E) UPPER CABINET TO REMAIN - A.I.C.
2. (E) EXTERIOR SLOTTED TO REMAIN. N.I.C.
3. (E) LIGHT FIXTURE TO BE RELOCATED. SEE NEW REFLECTED CEILING PLAN.
4. REMOVE (E) EXPOSURE & OPEN SO. WALL. INTERIOR. REMOVE TO REVEAL (E) SHOUTING.
5. (E) EXPOSED STEEL BEAM TO REMAIN.
6. NOT IN USE.
7. REMOVE (E) EXPOSURE & OPEN SO. WALL. INTERIOR. REMOVE TO REVEAL (E) SHOUTING. SEE MECHANICAL DRAWINGS AND NEW REFLECTED CEILING PLAN.
8. TOP OF CONCRETE EXISTING STEEL COLUMN TO BE REMOVED TO EXPOSE AND CONCRETE EXPOSURE TO BE PROVIDED PER DETAIL 4/A-12 AND 4/A-13.
9. REMOVE (E) PORTION OF (E) PLASTER CEILING FOR SEISMIC UPGRADE OF THE WALL.
10. NOT IN USE.
11. (E) TOLLING PARTITION PROCKET TO REMAIN.
12. (E) MECH. DUCT CHASE TO REMAIN.
13. (E) SHOUTING TO REMAIN.
14. REMOVE (E) CEILING MOUNTED CUSTOM TRACK AND GRIPRAK.

SYMBOL & LEGEND

	REMOVE (E) EXPOSURE & OPEN SO. WALL. INTERIOR. REMOVE TO REVEAL (E) SHOUTING. SEE MECHANICAL DRAWINGS AND NEW REFLECTED CEILING PLAN.
	REMOVE (E) EXPOSURE & OPEN SO. WALL. INTERIOR. REMOVE TO REVEAL (E) SHOUTING. SEE MECHANICAL DRAWINGS AND NEW REFLECTED CEILING PLAN.
	REMOVE (E) EXPOSURE & OPEN SO. WALL. INTERIOR. REMOVE TO REVEAL (E) SHOUTING. SEE MECHANICAL DRAWINGS AND NEW REFLECTED CEILING PLAN.
	REMOVE (E) EXPOSURE & OPEN SO. WALL. INTERIOR. REMOVE TO REVEAL (E) SHOUTING. SEE MECHANICAL DRAWINGS AND NEW REFLECTED CEILING PLAN.



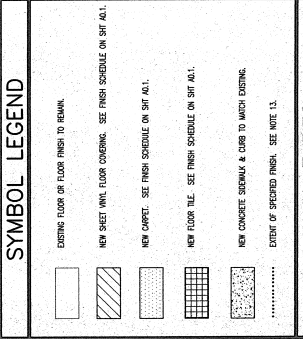


1 FLOOR PLAN 1/8" = 1'-0"

GENERAL NOTES

- DIMENSIONS - EXTERIOR DIMENSIONS TO C/L OF COLUMNS ARE SHOWN UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION AS REQUIRED TO OR TO FACE OF STUD THIS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURE AND MATERIAL. ANY EXISTING WALL CEILING OR FLOOR SURFACES DESIRABLE TO REMAIN RESTORED TO THEIR ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND CONTRACTOR TO PROVIDE PROPER BLOCKING, BRACING & REINFORCEMENT AS REQUIRED FOR FIELD EQUIPMENT, ACCESSORIES, CABINETS AND SHELVING. MOUNTING HEIGHT, LENGTH AND SUPPORT POINTS.
- THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIAL USED ON WALLS AND CEILING SURFACES SHALL MEET THE FLAME SPREAD REQUIREMENTS SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. N.C.
- ALL EXTERIOR DIMENSIONS ARE SHOWN AS REFERENCE ONLY. N.C.

- KEYED NOTES**
- NEW FOOTING. SEE STRUCTURAL DRAWINGS.
 - RELOCATED (R) DETAIL LOCATIONS - PAINT.
 - NEW ALUMINUM HANDRAILS. HANDSHP ACCESSIBLE SEE DETAIL 1/A-10.
 - EXISTING SPECIAL FINISHING PARALLEL TO REMAIN.
 - NEW STEPS.
 - NEW ALUMINUM HANDRAILS. - SEE DETAIL 6/A-10. FRAME & PAINT.
 - NEW CONCRETE CORE.
 - NEW SCHEDULE.
 - FULL LENGTH MIRROR WITH 7" MIRROR FROM TOP OF CASE TO 7'-0" A.J.F.
 - (R) FINISH FLOOR.
 - FULL LENGTH MIRROR WITH 7" MIRROR FROM TOP OF CASE TO 7'-0" A.J.F.
 - (R) WOOD FINISH TO REMAIN. N.C.



- WALL TYPES**
- APPLY NEW 1/2" STRUCTURAL GRADE PLANK OVER (R) WOOD STUDS ON INTERIOR SIDE OF WALL. APPLY 5/8" GYPSUM BOARD OVER PLANK. FINISH WITH 1/2" PLASTER OR 5/8" GYPSUM BOARD OVER PLANK. SEE FINISH SCHEDULE ON SHEET A-1 AND TO REMAIN "AS IS".
 - NEW STEEL STRUCTURAL BRACES WITH NEW 2X6 INTERIOR WOOD STUD WALL. WOOD STUDS TO BE 16" O.C. SEE STRUCTURAL DRAWINGS. APPLY 5/8" GYPSUM BOARD OVER BRACES AND STUDS. FINISH WITH 1/2" PLASTER OR 5/8" GYPSUM BOARD OVER BRACES AND STUDS. SEE FINISH SCHEDULE ON SHEET A-1 AND TO REMAIN "AS IS".
 - NEW 2X6 WOOD STUDS @ 16" O.C. TO INTERIOR OF ROOF STRUCTURE. APPLY 5/8" GYPSUM BOARD OVER STUDS. FINISH WITH 1/2" PLASTER OR 5/8" GYPSUM BOARD OVER STUDS. SEE FINISH SCHEDULE ON SHEET A-1 AND TO REMAIN "AS IS".
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Facility Condition Assessment Services

**Tier 1 Report of
Facility Condition Assessment**

**For
City of Los Altos
Fire Station
10 Almond Ave
Los Altos,
California 94022-2201**



Date of Report: October 03, 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 10 Almond Ave, Los Altos, California, 94022-2201 (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 28, 2016, Mark Collett of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by David Fanucchi (Facilities / Fleet Supervisor) who is associated with City of Los Altos.

BUILDING DETAILS

Item	Description
Project Name	Fire Station
Property Type	Public Service/Fire Station
Full Address	10 Almond Ave Los Altos, California 94022-2201
Onsite Date	July 28, 2016
Historic District	No
Historic Building	No
Year Built	1968
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	9,442
Current Replacement Value (CRV)	\$ 2,360,500
ARV/GSF (\$/Sq Ft)	\$250.00 / Sq Ft

BUILDING DESCRIPTION

PROPERTY EXECUTIVE SUMMARY

The Fire Station is located at 10 Almond Avenue Los Altos, California and was constructed circa 1968. The property was refurbished and had ADA modifications added in 1999, as far as we are aware there have been no major additions.

ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY

The Fire Station is assumed to have reinforced concrete strip footing foundations. The building has a reinforced concrete slab-on-grade. The structure is on two levels with a basement and comprises a combination of cast in place reinforced concrete columns and insulated concrete form (ICF) load bearing walls, with a concrete floor slab above the basement level and steel framed flat and pitched roof structure. The exterior walls are clad in a combination of brick and wood cladding externally. The building has aluminum framed windows and doors. There are certain sliding screen doors which provide access to a patio area. The building has a combination of a pitched and flat roofs with asphalt shingle roof covering and built-up roof (BUR) covering. The interior partitions consist of stud walls with gypsum wall boards. The building has carpet, vinyl composite tiles (VCT) and sealed concrete floor finishes. The building has a combination of painted gypsum wall board and suspended acoustic ceiling tiles. The large open apparatus bay area has five overhead doors, four of which are automatic, there are various restrooms and shower areas, a gym, kitchen / dining room and sleeping areas for staff. There is a basement which is predominately for mechanical equipment and storage.

MECHANICAL EXECUTIVE SUMMARY

The space is heated and cooled by a split system with a 10 ton compressors and a furnace / air handling unit in the basement. Domestic hot water is provided to the building by two gas powered 50 and 70 gallon water heaters.

ELECTRICAL EXECUTIVE SUMMARY

The electrical system consists of three main distribution panels, located in the mechanical room. Interior lighting is comprised of recessed and ceiling mounted fluorescent fixtures. The exterior lighting is provided by recessed soffit light fixtures.

SITE EXECUTIVE SUMMARY

The site is predominantly asphalt surfacing. There is an asphalt pavement driveway and parking adjacent the building, along with concrete sidewalks around the site. There is a concrete surface patio and equipment yard to the rear of the property. There is landscaping along the road frontage and to the two side of the building along the site boundary. There is predominately grass with certain large trees and shrubs.



SUMMARY OF FINDINGS

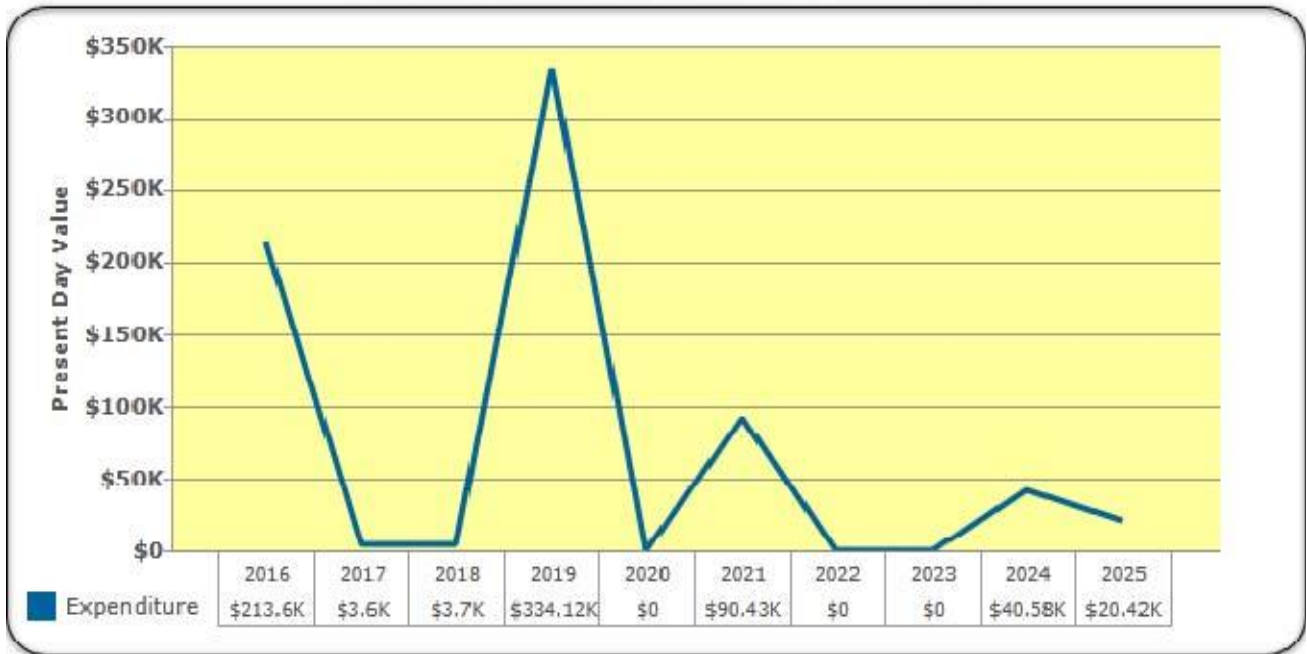
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement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

Key Findings	Metric
Current Year Facility Condition Needs Index	9.05
Immediate Capital Needs (Year 1) (included in FCNI)	\$213,597
Future Capital Needs (Year 2 to Year 10)	\$492,838

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 \$706,436.

Expenditure Forecast Over Study Period



KEY FINDINGS

- + B Shell: Replace Single Aluminum Glazed Doors at an estimated cost of \$6,652 in year 2016
- + B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of \$24,987 in year 2016
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$118,300 in year 2019
- + B Shell: Replace Asphalt Shingle Roof at an estimated cost of \$40,958 in year 2019
- + B Shell: Replace Aluminum Window Units - Fixed or Single Hung at an estimated cost of \$90,431 in year 2021
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$30,306 in year 2016
- + C Interiors: Replace Epoxy Floor Coating at an estimated cost of \$79,660 in year 2016
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$40,575 in year 2016
- + C Interiors: Replace Acoustic Ceiling System - Standard at an estimated cost of \$25,205 in year 2019
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$40,575 in year 2024
- + D Services: Replace Unit Heater - Gas Fired Suspended - 100 MBH at an estimated cost of \$20,694 in year 2016
- + D Services: Replace Service Sink Floor Mounted at an estimated cost of \$7,749 in year 2019
- + D Services: Replace Interior Light Fixtures - Fluorescent at an estimated cost of \$85,012 in year 2019
- + D Services: Replace Split-System (Air Cooled Condenser Chiller Unit) at an estimated cost of \$20,418 in year 2025
- + E Equipment & Furnishing: ADA - Provide Accessible Public Counter at an estimated cost of \$5,600 in year 2016
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinets - Standard at an estimated cost of \$32,391 in year 2019
- + E Equipment & Furnishing: Replace Unit Kitchens - Wall Mounted Cabinets - Standard at an estimated cost of \$13,496 in year 2019
- + E Equipment & Furnishing: Replace Unit Kitchens - Counter Top - Stainless Steel at an estimated cost of \$6,478 in year 2019

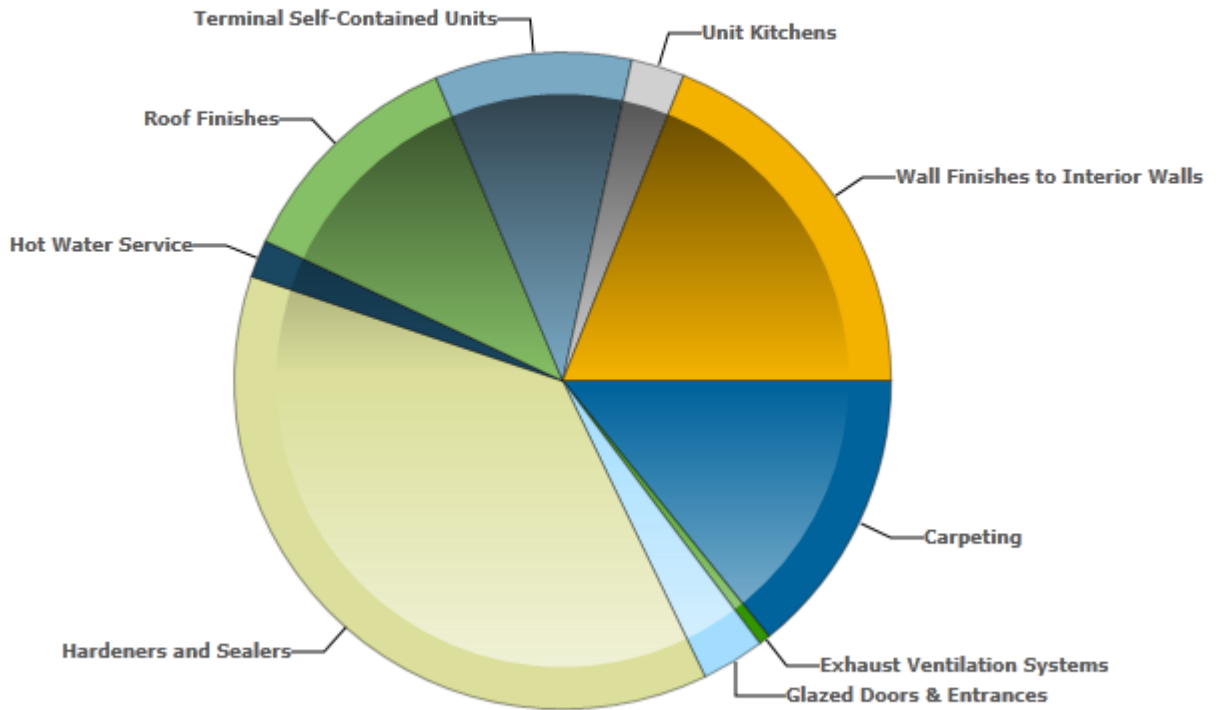
1 All costs presented in present day values

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

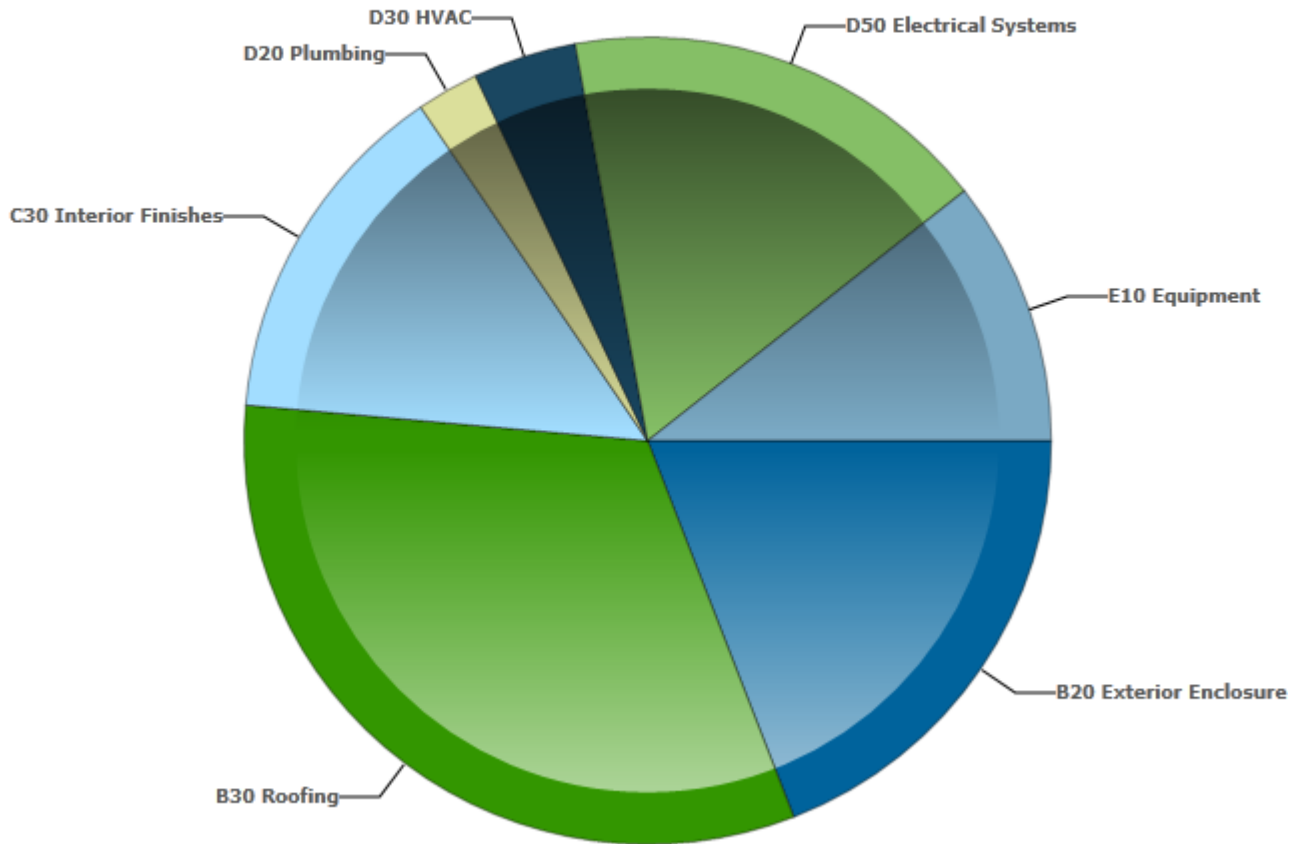
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Carpeting	\$30,306	14.2%
Exhaust Ventilation Systems	\$1,187	0.6%
Glazed Doors & Entrances	\$6,652	3.1%
Hardeners and Sealers	\$79,660	37.3%
Hot Water Service	\$3,937	1.8%
Roof Finishes	\$24,987	11.7%
Terminal Self-Contained Units	\$20,694	9.7%
Unit Kitchens	\$5,600	2.6%
Wall Finishes to Interior Walls	\$40,575	19.0%
Total	\$213,597	100%

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

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$94,130	19.1%
B30 Roofing	\$159,258	32.3%
C30 Interior Finishes	\$69,376	14.1%
D20 Plumbing	\$12,279	2.5%
D30 HVAC	\$20,418	4.1%
D50 Electrical Systems	\$85,012	17.3%
E10 Equipment	\$52,365	10.6%
Total	\$492,838	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.

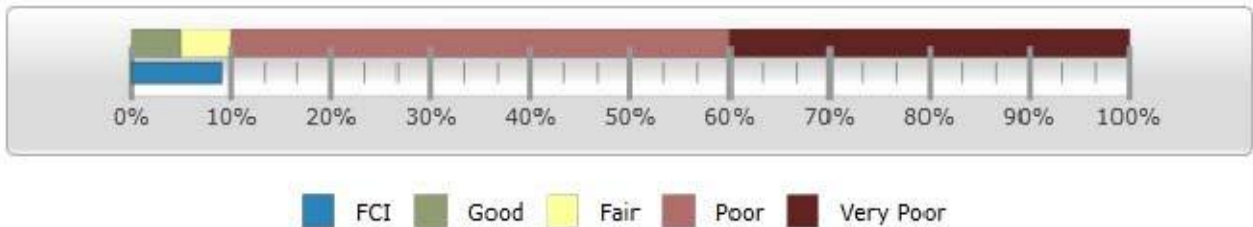
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV)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

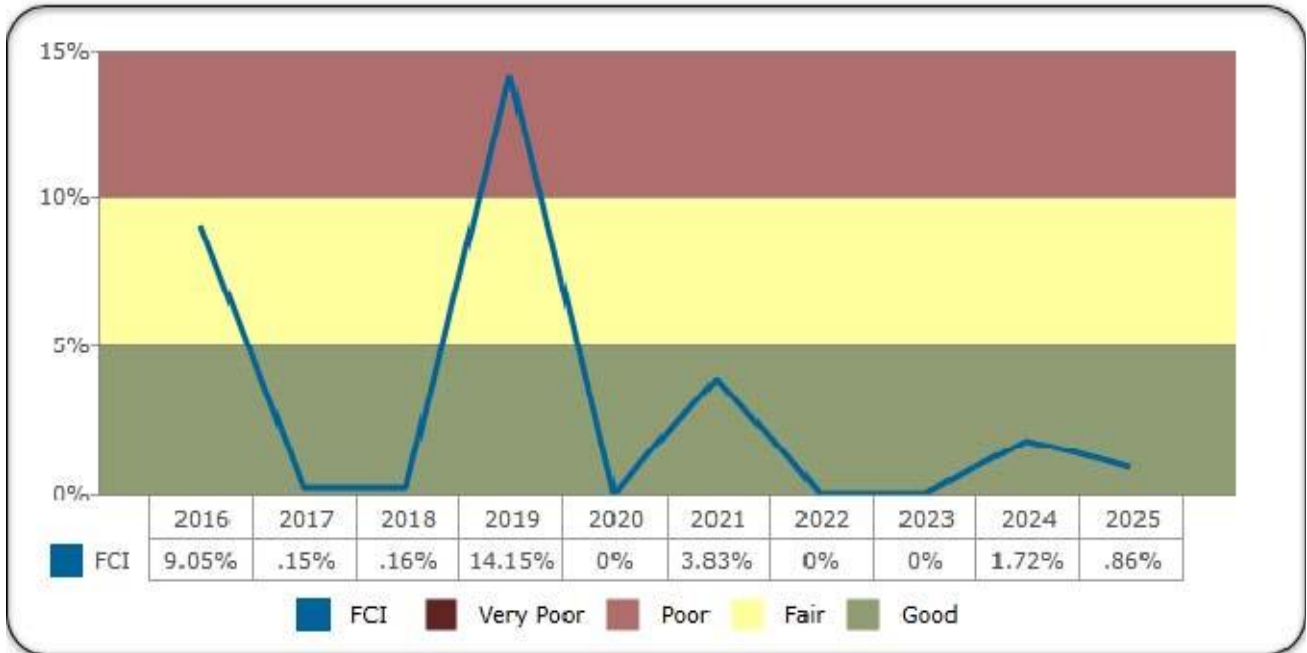
The chart below indicates the current FCNI ratio of the Fire Station building.



Fire Station, FCNI: 9.05%

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



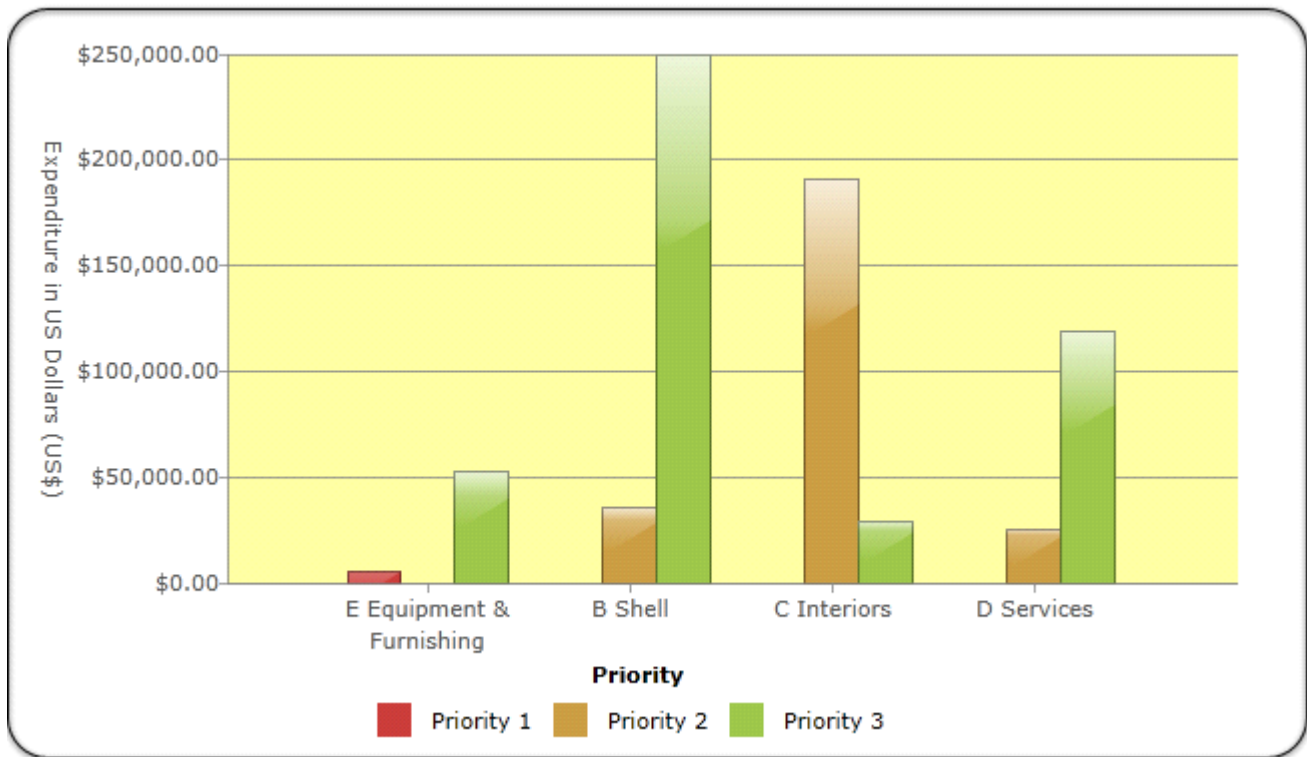
NEEDS SORTED BY PRIORITIZATION OF WORK

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	\$0	\$35,338	\$249,689	\$285,027
C Interiors	\$0	\$191,116	\$28,800	\$219,916
D Services	\$0	\$24,631	\$118,896	\$143,527
E Equipment & Furnishing	\$5,600	\$0	\$52,365	\$57,965
Totals	\$5,600	\$251,085	\$449,750	\$706,436

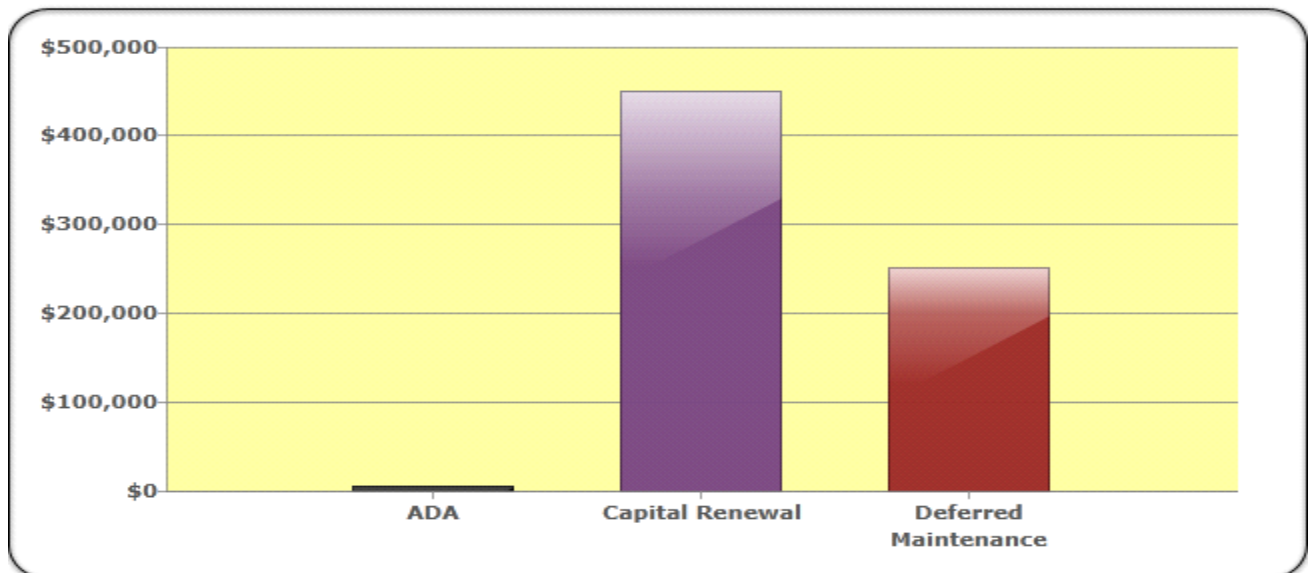
NEEDS SORTED BY PLAN TYPE

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

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

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

Planning Horizon Needs by Category



Building System	Total Cost
Deferred Maintenance	\$251,085
Capital Renewal	\$449,750
ADA	\$5,600
Total	\$706,436

^ SUBSTRUCTURE SYSTEMS

A10 FOUNDATIONS

A1011 Wall Foundations

DESCRIPTION

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

CONDITION

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

A1031 Standard Slab on Grade

DESCRIPTION

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

CONDITION

The slab-on-grade was observed to be in fair condition, there were no signs of undue settling or cracks noted. We do not anticipate replacement or repair during the study period.

A20 BASEMENT CONSTRUCTION

A2021 Basement Wall Construction

DESCRIPTION

The basement level contained a reinforced cast-in-place concrete wall construction. It is assumed to be supported via concrete spread footings. We are unaware of the thickness of the wall construction and the compressive strength of the concrete.

CONDITION

The wall constructions appeared to be in fair to good condition on the areas below grade viewed from the interior of the building. We believe the basement construction will last beyond the study period.

B SHELL SYSTEMS

B10 SUPERSTRUCTURE

B1012 Upper Floors Construction

DESCRIPTION

The first floor above the basement area appeared to consist of reinforced cast-in-place concrete slabs. The compressive strength of the suspended slabs is unknown.

CONDITION

The floor was observed to be in generally fair to good condition, with no significant cracking or failure observed. No actions will be generated during the study period.

B1021 Flat Roof Construction

DESCRIPTION

The building's flat and pitched roof construction consisted of steel beams and rafter supporting a corrugated metal deck with concrete topping and built up roof covering.

CONDITION

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

B1032 Concrete Frame Structure

DESCRIPTION

The building is supported by a combined concrete frame construction and perimeter Insulated Concrete Form (ICF) walls, with the concrete columns and walls supported by concrete footings. The columns and concrete walls run throughout the building and support the steel frame roof structure. The compressive strength of the concrete is unknown.

CONDITION

The concrete frame and walls were assumed to be in fair condition based on their age. There were no obvious signs of cracking or defects present; therefore, no actions will be generated during the study period.

B20 EXTERIOR ENCLOSURE

B2011 Exterior Wall Construction

DESCRIPTION

The exterior wall construction at the building consisted of a combination of masonry brick veneer and wood cladding panels with large areas of aluminum framed glazing. The brick is laid in a stretcher bond with standard mortar joints.

CONDITION

The exterior masonry wall construction appeared to be in fair condition with no obvious bulging or cracking present, therefore no actions will be generated during the study period that relate to the replacement or repair of the masonry wall construction. The majority of the exterior wall is wood cladding which appeared to be in fair condition with no apparent defects, therefore no actions will be generated during the study period.

B2021 Windows

DESCRIPTION

The building contained large areas of single pane, fixed and top hung, anodized aluminum window units and fixed pane wood windows at the exterior elevations.

CONDITION

The window systems appeared to be in poor - fair condition. We noted some deterioration of frame and/or glass which would require actions and the frames are over their EUL of thirty years, therefore we recommend replacement during the study period.

B2034 Overhead Doors

DESCRIPTION

There was one large and four small rolling overhead doors located at the exterior elevations. The majority of the doors feature electric operation and are guided via a metal track located either side of the door panels.

CONDITION

The overhead doors appeared to be in fair condition and operated properly. No replacement actions are anticipated during the study period.

B2039 Other Doors & Entrances

DESCRIPTION

The building contained three single hollow metal doors and three single louvered hollow metal doors, all with a painted finishes. The doors contain a combination of pull handles and lever handles at the interior and exterior as well as panic bars.

CONDITION

The hollow metal doors appeared to be in fair condition with no major signs of damage or deterioration. There were no issues with these doors therefore no actions will be generated during the study period. The new door surface finish and door frames will require repainting later in the study period. The cost of this work has been included within the amount to undertake the repainting of the exterior walls.

PROJECTED EXPENDITURES

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

ID	Type	Recommendation	Priority	Year	Expenditures
151819	B2010	Paint exterior	Priority 2	2018	\$3,700
151820	B2020	Replace Aluminum Window Units - Fixed or Single Hung	Priority 3	2021	\$90,431
151821	B2030	Replace Single Aluminum Glazed Doors	Priority 2	2016	\$6,652

TOTALS BY YEAR

Year	Total Expenditures
2016	\$6,652
2018	\$3,700
2021	\$90,431

B30 ROOFING

B3011 Roof Finishes

DESCRIPTION

The sloped sections of the roof are covered in asphalt shingle roof covering.

CONDITION

The asphalt shingle covering appeared to be in fair condition, with no roof leaks reported. We assume it to be replaced in 1999, with an EUL of twenty years we anticipate replacement in the study period in order to maintain the condition of the building.

B3011 Roof Finishes

DESCRIPTION

There are several areas of built-up roofing at the property, with the majority of the roof areas being re-covered in 1999. There is one area above the apparatus bay which was not repaired, however, we can only assume it is older than twenty years.

CONDITION

The BUR covering appeared to be in fair condition with no obvious deterioration and/or cracking formed, however, there was evidence internally of roof leaks to the roof above the apparatus bay. The roof covering in this area is past the recommended EUL, therefore we recommend this is replaced immediately. The remaining roof areas are coming to the end of their EUL of twenty years, therefore we recommend that these roof covering be replaced early in the study period.

B3021 Glazed Roof Openings

DESCRIPTION

The building contains approximately 48 square feet of acrylic skylights which provide natural light to the functional spaces below.

CONDITION

The acrylic skylights were observed to be in fair to good condition with no evidence of leaks observed or deficiencies reported. Skylights have a typical EUL of thirty years. Based on the observed condition and remaining useful life, we anticipate that the skylights will not require any action 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
151822	B3010	Replace BUR (Built-up Roofing) System	Priority 2	2016	\$24,987
151823	B3010	Replace BUR (Built-up Roofing) Covering	Priority 3	2019	\$118,300
151824	B3010	Replace Asphalt Shingle Roof	Priority 3	2019	\$40,958

TOTALS BY YEAR

Year	Total Expenditures
2016	\$24,987
2019	\$159,258

C INTERIORS SYSTEMS

C10 INTERIOR CONSTRUCTION

C1011 Fixed Partitions

DESCRIPTION

The building contains metal framed partitions comprising gypsum wall board (GWB) with a painted finish.

CONDITION

The GWB stud walls were noted to be in fair condition, therefore replacement will not be necessary during the study period.

C1021 Interior Doors

DESCRIPTION

The building contained twenty one single interior wood doors, with metal frames, with either a wood veneer varnished finish or painted finish. The doors contained a combination of lever handles, handle sets with integrated or separate cylindrical lock set.

CONDITION

All the wood doors at the building were observed to be in fair condition. We have assumed the doors to be replaced in 1999. Based on the current condition, therefore we do not anticipate replacement during the study period. The door surface finish will require varnishing or painting later in the study period. The cost of this work has been included within the amount to undertake the repainting of the interior walls.



C20 STAIRS

C2011 Regular Stairs

DESCRIPTION

There is a set of concrete stairs to the basement area.

CONDITION

The stairs are in good to fair condition. Therefore no repair or replacement actions will be generated during the study period.

C30 INTERIOR FINISHES

C3012 Wall Finishes to Interior Walls

DESCRIPTION

There is a combination of wall finishes throughout the building, including painted finishes and ceramic wall tile to restrooms.

CONDITION

The interior painted wall finishes generally were observed to be in a fair condition. We anticipate the repainting of the interior surfaces early in the study period to maintain appearances.

The ceramic wall finishes to the various restrooms were observed to be in fair condition. The ceramic tile has an EUL of thirty years. We did not observe any broken or loose tiles or missing grout; therefore we do not anticipate replacement during the study period.

C3023 Hardeners and Sealers

DESCRIPTION

There is a combination of floor finishes throughout the building which include epoxy floor finish to Apparatus Bays, gym and storage areas, ceramic tiles to the restrooms and vinyl composite tile to the kitchen / dining area.

CONDITION

The floor finishes appeared in poor - fair condition throughout the building. We are unaware of the age of the epoxy floor covering at the apparatus bay, gym and storage areas, however we assume it to be more than fifteen years of age, therefore based on the typical EUL of ten years for this type of covering and current observed condition, we anticipate replacement early in the study period. The vinyl composite tile has a EUL of eighteen years; therefore, we anticipate replacing this flooring early in the study period. The ceramic tile at the restrooms was in fair condition and has a EUL of thirty years. We did not observe any broken or loose tiles or missing grout; therefore, we expect the ceramic tile to last beyond the study period.

C3025 Carpeting

DESCRIPTION

There is carpet throughout the offices, corridors and bedroom areas.

CONDITION

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

C3031 Ceiling Finishes

DESCRIPTION

The interior ceilings contain 2' x 4 'and 2' x 2' suspended acoustic tiles throughout office areas, except the apparatus bay, restrooms, kitchen and hose room areas which have a GWB ceiling with a painted finish.

CONDITION

The acoustic tiles appeared in fair condition overall. We are unaware of the age; however we assume it to be more than fifteen years of age, therefore based on the typical EUL of twenty years for this type of ceiling and current observed condition, we anticipate replacement during in the study period. The GWB ceiling is fair condition we do not anticipate replacement during the study period, however we have included for painting these surfaces early in the study period as part of the interior painting.

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
151825	C3010	Replace Painted Finish - Standard	Priority 2	2016	\$40,575
151826	C3010	Replace Painted Finish - Standard	Priority 2	2024	\$40,575
151827	C3020	Replace Vinyl Composite Tile (VCT)	Priority 3	2017	\$3,596
151828	C3020	Replace Broadloom Standard without Padding	Priority 2	2016	\$30,306
151829	C3020	Replace Epoxy Floor Coating	Priority 2	2016	\$79,660
151830	C3030	Replace Acoustic Ceiling System - Standard	Priority 3	2019	\$25,205

TOTALS BY YEAR

Year	Total Expenditures
2016	\$150,541
2017	\$3,596
2019	\$25,205
2024	\$40,575

D SERVICES SYSTEMS

D20 PLUMBING

D2011 Water Closets

DESCRIPTION

The building contains one floor mounted and three wall mounted vitreous china water closets with plastic seats within the restrooms. These are tank-less type units with manual flush valves which drain to the rear of the unit.

CONDITION

The water closets were observed to be in fair condition for the type and use of the building. The water closets flushed properly and did not have any cracks in the china therefore no replacement actions will be generated during the study period.

We anticipate that the flush valves may fail during the study period and therefore to maintain function they 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.

D2012 Urinals

DESCRIPTION

The building contained one wall hung vitreous china urinal in the men's restrooms. The urinal had a manual flush valve.

CONDITION

The urinal was observed to be in fair condition. The urinal flushed properly and did not have any cracks in the china, therefore no actions will be generated during the study period. We anticipate that the flush valve may fail during the study period and therefore to maintain function they 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

The building contained one countertop lavatory and three wall mounted vitreous china lavatories. The lavatories have single lever handled, metal non-metered faucets.

CONDITION

All the lavatories were observed to be in fair condition. Both the wall hung and countertop lavatories drained properly and appeared to not have any cracks in the china; therefore we do not anticipate replacement during the study period.

D2014 Sinks

DESCRIPTION

The building contained one double bowl commercial grade stainless steel integral sinks, with single lever facet, as well as two floor mounted mop sink within the janitor's store and hose room.

CONDITION

The commercial kitchen appeared to be in fair to good condition. The stainless steel sinks were operational within no reported issues or damage present. We do not anticipate a requirement to replace the sink during the study period. The floor mounted service sinks appeared to be in a poor to fair condition, however, we believe they will also last beyond the study period. We anticipate that the faucets may fail during the study period and therefore to maintain function they may need to be replaced. This work has not been included in this study as we anticipate it will be carried out on an as-needed basis as part of routine maintenance.

D2017 Showers

DESCRIPTION

The building contained two shower stalls with shower head and valve within each of the restrooms.

CONDITION

The shower head, components and mixing valves appeared to be in fair condition. Based on a EUL of twenty years and assuming they were installed during the refurbishment, we recommend replacement during the study period.

D2022 Hot Water Service

DESCRIPTION

The building contained two natural gas domestic water heaters, which are located in the janitors room and in the mechanical room. The water heaters are manufactured by Rheem and AO Smith with capacities of 75 and 50 gallons.

CONDITION

The domestic water heaters appeared to be in fair and good condition as they were installed in 1999 and 2015. The AO Smith boiler appeared to be original to the refurbishment in 1999; therefore, based on a EUL of fifteen years we have included for replacement early in the study period.

D2031 Waste Piping

DESCRIPTION

The sanitary waste discharge is a gravity-based system comprised of cast iron pipe. The main line discharges into the municipal sanitary waste system.

CONDITION

The sanitary waste system was observed to be in fair to good condition with no noted issues; therefore, no actions will be generated during the study period.

D2042 Roof Drains

DESCRIPTION

The roof levels drain to 4"-diameter roof drains located over the roof surfaces and are connected to interior leaders; there are also overflow storm drains present at each of the outlet locations.

CONDITION

The roof drains / interior leaders are in a fair condition with no reported condition, therefore we do not anticipate replacement during the study period.

PROJECTED EXPENDITURES

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

ID	Type	Recommendation	Priority	Year	Expenditures
151831	D2010	Replace Service Sink Floor Mounted	Priority 3	2019	\$7,749
151832	D2010	Replace Sink - Integral with countertop (Stainless)	Priority 3	2019	\$2,137
151833	D2010	Replace Shower System	Priority 3	2019	\$2,393
151834	D2020	Replace Domestic Hot Water Heater - Gas	Priority 2	2016	\$3,937

TOTALS BY YEAR

Year	Total Expenditures
2016	\$3,937
2019	\$12,279

D30 HVAC

D3032 Direct Expansion Systems

DESCRIPTION

The building's heating and cooling is provided by a split-systems with a natural gas furnaces located in the basement and a condenser outside. The original furnace remains, however it has been decommissioned. The new furnace is manufactured by sterling with a capacity of 200 MBH. The condenser is manufactured by Carrier, with a capacity of 10 tons.

Wall mounted thermostats are used to control the units in the areas they serve.

CONDITION

The furnaces and condensers appeared in fair condition and functioned properly. They were installed in 2004. The condensers will have and have reached their twenty year EUL, therefore we have included for their replacement early in the study period. The furnace has a EUL of thirty years and will not need replacing during the study period.

D3042 Exhaust Ventilation Systems

DESCRIPTION

The building contained three ceiling mounted exhaust fans, in each of the restrooms. They do not appear to operate continuously, only when needed. The manufacturers of the fans is Greenheck; they have capacities of 110, 170 and 200 CFM.

CONDITION

The exhaust fans were generally in fair condition with no visual indications of deterioration. No issues were reported to us regarding their function. Based on typical EUL of fifteen years and their condition we anticipate that they need to be replaced early in the study period to maintain efficient operation and reduce maintenance.

D3051 Terminal Self-Contained Units

DESCRIPTION

The building contained four ceiling mounted gas fired unit heaters.

CONDITION

The unit heaters appeared to be in poor condition, with maintenance staff reporting that all the units are no longer working. The typical EUL for this type of equipment is fifteen years; therefore based on observed conditions we have anticipated replacement of all four units 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
151835	D3030	Replace Split-System (Air Cooled Condenser Chiller Unit)	Priority 3	2025	\$20,418
151836	D3040	Replace Exhaust Fan	Priority 3	2016	\$494
151837	D3040	Replace Exhaust Fan	Priority 3	2016	\$420
151838	D3040	Replace Exhaust Fan	Priority 3	2016	\$272
151839	D3050	Replace Unit Heater - Gas Fired Suspended - 100 MBH	Priority 2	2016	\$20,694

TOTALS BY YEAR

Year	Total Expenditures
2016	\$21,881
2025	\$20,418

D50 ELECTRICAL SYSTEMS

D5012 Low Tension Service & Dist

DESCRIPTION

The building contains three Main Distribution Panels (MDP) all manufactured by Square D. They have capacities of 120/208 volts at 225 and 100 amps.

CONDITION

The main distribution switchboards and panelboards appeared to be in fair to good condition, there were no signs of deterioration or issues noted at any of the electrical systems. With a typical EUL for electrical switchboard gear such as this is thirty years; therefore replacement is not anticipated during the study period. We do however recommend further evaluation of the switchboard via an infrared electrical inspection which will highlight if high temperatures, excessive electrical resistance, failing components, ground faults and short circuiting issues exist.

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

D5021 Branch Wiring Devices

DESCRIPTION

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

CONDITION

The branch wiring was observed to be in fair to good condition as it has been repaired, modified and added to over the years; therefore with no broken outlets or switches no actions will be generated during the study period.

D5022 Lighting Equipment

DESCRIPTION

The interior lighting is provided by a combination of light fixtures which consisted of recessed and surface mounted types. The lighting to the restrooms and other areas of GWB ceilings is either surface mounted or recessed, whilst the light fixtures to the offices consists of 2' x 4' fluorescent recessed fixtures within the suspended ceiling system. All of the in-room lighting is controlled via local switching.

CONDITION

The interior lighting was observed to be in fair condition along with the suspended ceiling system itself. These recessed light fixtures typically have an EUL of 20 years; therefore based on observed condition they have been recommended for replacement during the study period. We anticipate the remaining suspended fluorescent lighting and recessed can light fixtures will also need to be replaced early in the study period. When the interior lighting is replaced consideration should be taken to replace with more efficient lamps.

PROJECTED EXPENDITURES

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

ID	Type	Recommendation	Priority	Year	Expenditures
151840	D5020	Replace Interior Light Fixtures - Fluorescent	Priority 3	2019	\$85,012

TOTALS BY YEAR

Year	Total Expenditures
2019	\$85,012

E EQUIPMENT & FURNISHING SYSTEMS

E10 EQUIPMENT

E1095 Unit Kitchens

DESCRIPTION

The building contains upper and lower cabinets with stainless steel countertops and integral sinks in the kitchen area.

CONDITION

We have assumed the cabinets and countertop to be part of the refurbishment in 1999, therefore, based on a EUL of twenty years, we recommend replacing during 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
151841	E1090	Replace Unit Kitchens - Wall Mounted Cabinets - Standard	Priority 3	2019	\$13,496
151842	E1090	Replace Unit Kitchens - Counter Top - Stainless Steel	Priority 3	2019	\$6,478
151843	E1090	Replace Floor Mounted Base Cabinets - Standard	Priority 3	2019	\$32,391
151844	E1090	ADA - Provide Accessible Public Counter	Priority 1	2016	\$5,600

TOTALS BY YEAR

Year	Total Expenditures
2016	\$5,600
2019	\$52,365



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: 9,442

Year Built: 1968


Renew Year :

Replacement Cost: \$2,360,500

Fiscal Year	\$	ID	CSI	Type Name	Description	Qty	Units	Cost Assessed Cost	Estimate	\$	
											<u>Materials</u>
2016	\$213,597	151821	B2030	Deferred Maintenance	Replace Single Aluminum Glazed Doors	1	EACH	\$6,651.69	\$6,652	\$6,652	
		151822	B3010	Deferred Maintenance	Replace BUR (Built-up Roofing) System	1080	SF	\$23.14	\$24,987	\$24,987	
		151825	C3010	Deferred Maintenance	Replace Painted Finish - Standard	15063	SF	\$2.69	\$40,575	\$40,575	
		151828	C3020	Deferred Maintenance	Replace Broadloom Standard without Padding	429	SY	\$70.64	\$30,306	\$30,306	
		151829	C3020	Deferred Maintenance	Replace Epoxy Floor Coating	4626	SF	\$17.22	\$79,660	\$79,660	
		151834	D2020	Deferred Maintenance	Replace Domestic Hot Water Heater - Gas	50	GALS	\$78.73	\$3,937	\$3,937	
		151836	D3040	Capital Renewal	Replace Exhaust Fan	200	CFM	\$2.47	\$494	\$494	
		151837	D3040	Capital Renewal	Replace Exhaust Fan	170	CFM	\$2.47	\$420	\$420	
		151838	D3040	Capital Renewal	Replace Exhaust Fan	110	CFM	\$2.47	\$272	\$272	
		151839	D3050	Deferred Maintenance	Replace Unit Heater - Gas Fired Suspended - 100 MBH	4	EACH	\$5,173.54	\$20,694	\$20,694	
		151844	E1090	ADA	ADA - Provide Accessible Public Counter	1	LF	\$5,600.00	\$5,600	\$5,600	
	2017	\$3,596	151827	C3020	Capital Renewal	Replace Vinyl Composite Tile (VCT)	406	SF	\$8.86	\$3,596	\$3,596

Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2018	\$3,700	151819	B2010	Deferred Maintenance	Paint exterior	2114	SF	\$1.75	\$3,700	\$3,700
2019	\$334,119	151823	B3010	Capital Renewal	Replace BUR (Built-up Roofing) Covering	8367	SF	\$14.14	\$118,300	\$118,300
		151824	B3010	Capital Renewal	Replace Asphalt Shingle Roof	4757	SF	\$8.61	\$40,958	\$40,958
		151830	C3030	Capital Renewal	Replace Acoustic Ceiling System - Standard	4018	SF	\$6.27	\$25,205	\$25,205
		151831	D2010	Capital Renewal	Replace Service Sink Floor Mounted	2	EACH	\$3,874.50	\$7,749	\$7,749
		151832	D2010	Capital Renewal	Replace Sink - Integral with countertop (Stainless)	1	EACH	\$2,136.89	\$2,137	\$2,137
		151833	D2010	Capital Renewal	Replace Shower System	2	EACH	\$1,196.67	\$2,393	\$2,393
		151840	D5020	Capital Renewal	Replace Interior Light Fixtures - Fluorescent	9442	SF	\$9.00	\$85,012	\$85,012
		151841	E1090	Capital Renewal	Replace Unit Kitchens - Wall Mounted Cabinets - Standard	28	LF	\$482.01	\$13,496	\$13,496
		151842	E1090	Capital Renewal	Replace Unit Kitchens - Counter Top - Stainless Steel	28	LF	\$231.36	\$6,478	\$6,478
		151843	E1090	Capital Renewal	Replace Floor Mounted Base Cabinets - Standard	28	LF	\$1,156.82	\$32,391	\$32,391
2021	\$90,431	151820	B2020	Capital Renewal	Replace Aluminum Window Units - Fixed or Single Hung	1068	SF	\$84.67	\$90,431	\$90,431
2024	\$40,575	151826	C3010	Deferred Maintenance	Replace Painted Finish - Standard	15063	SF	\$2.69	\$40,575	\$40,575
2025	\$20,418	151835	D3030	Capital Renewal	Replace Split-System (Air Cooled Condenser Chiller Unit)	10	TON	\$2,041.80	\$20,418	\$20,418
Total									Total:	\$706,436

The background features abstract geometric shapes. A large blue triangle is in the top-left corner. A green shape, resembling a stylized 'T' or a cross-section, is positioned in the center. A large green triangle occupies the bottom-right area. Thin white lines intersect these shapes, creating a grid-like structure.

APPENDIX B: PHOTOGRAPHIC RECORD



A2021 Basement Wall Construction:- View of Basement Construction



B1022 Pitched Roof Construction:- View of Steel Beams and Rafters



B2011 Exterior Wall Construction:- View of Veneer Brick



B2021 Windows:- View of Aluminum Window Units - Fixed or Single Hung



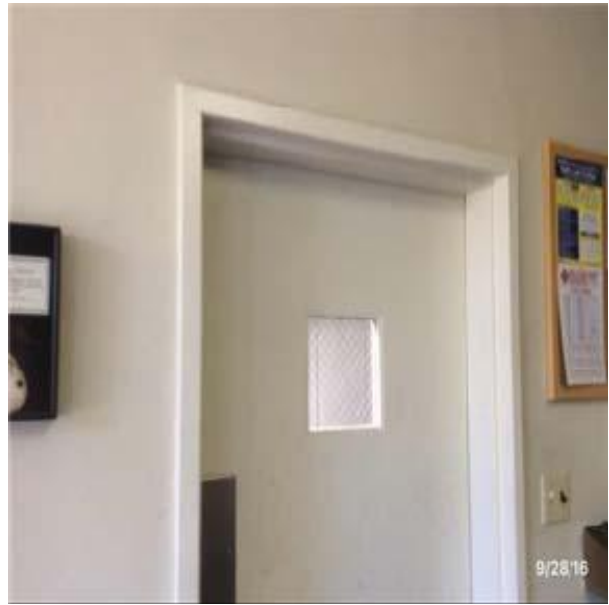
B2021 Windows:- View of Aluminum Window Units - Fixed or Single Hung



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



B2039 Other Doors & Entrances:- View of Single HM Louvered Doors



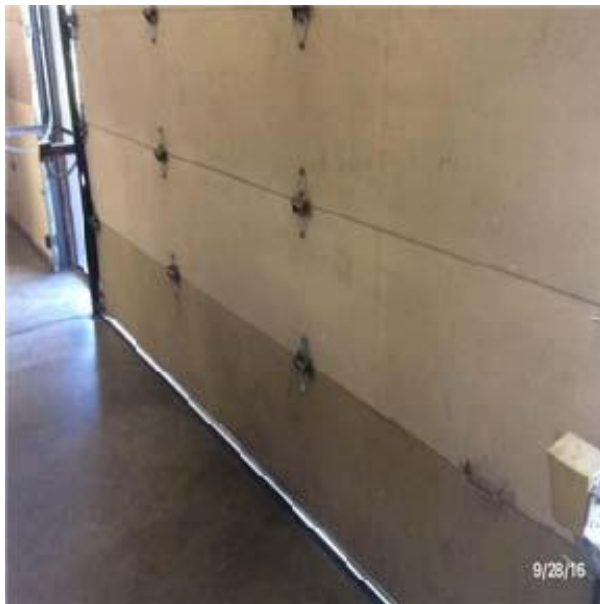
C1021 Interior Doors:- View of Interior Single Wood Door(s)



C2011 Regular Stairs:- View of Regular Stairs –
Concrete Construction



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



C3023 Hardeners and Sealers:- View of Epoxy Floor Coating



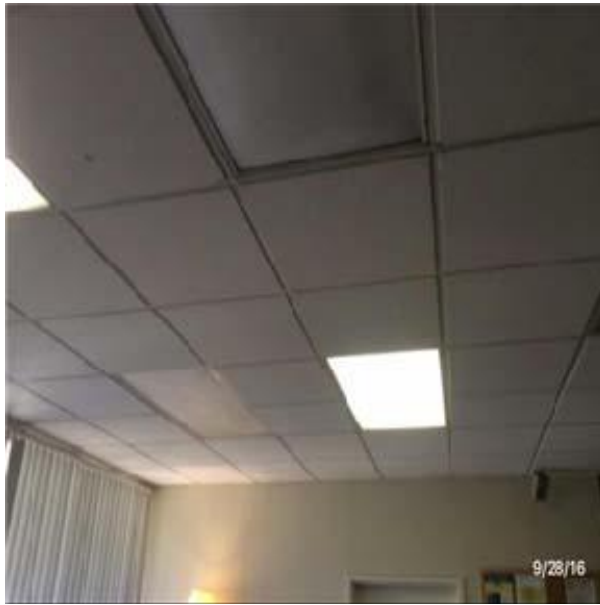
C3024 Flooring:- View of Ceramic Tile



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



C3025 Carpeting:- View of Broadloom Standard without Padding



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



D2011 Water Closets:- View of Wall Mounted Water Closets



D2012 Urinals:- View of Wall Hung Urinals



D2013 Lavatories:- View of Wall Hung Lavatories



D2014 Sinks:- View of Service Sink Floor Mounted



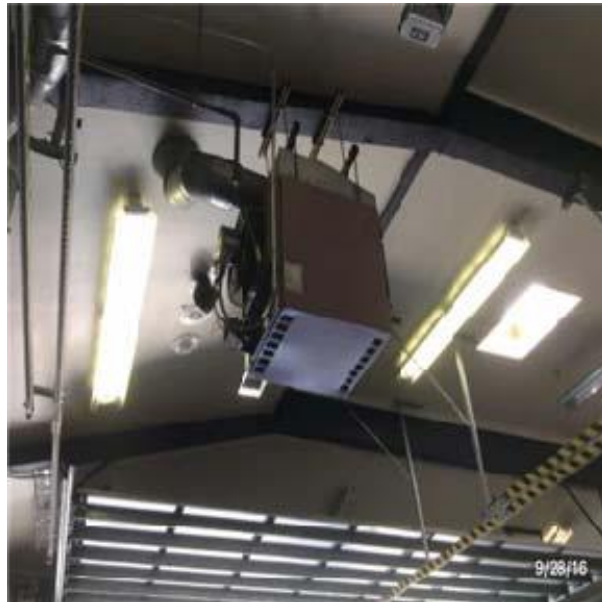
D2014 Sinks:- View of Sink - Integral with countertop (Stainless)



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



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



D3051 Terminal Self-Contained Units:- View of Unit Heater - Gas Fired Suspended - 100 MBH



D5012 Low Tension Service & Dist:- View of Panelboard - 120/208volts, 400 to 1200amp



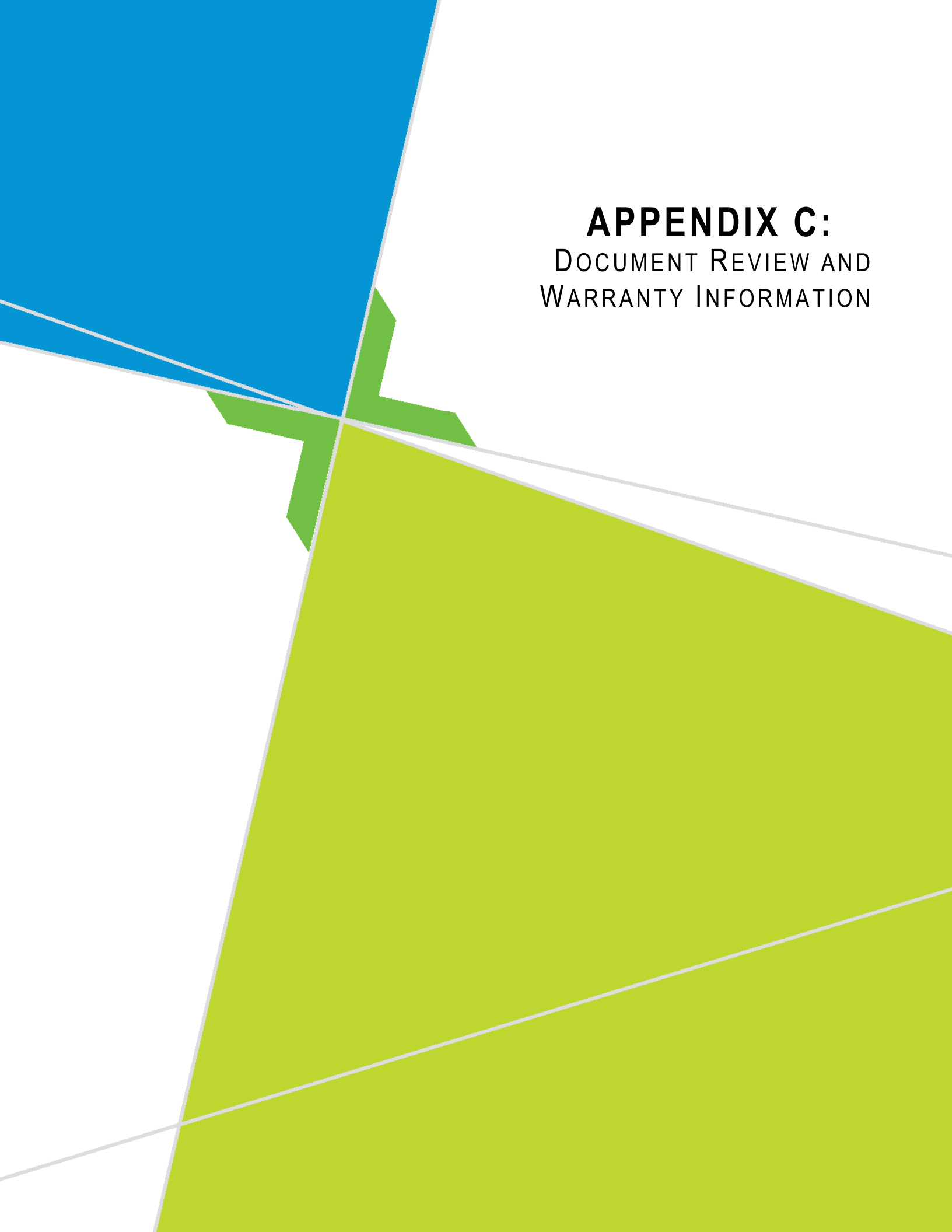
D5022 Lighting Equipment:- View of Interior Light Fixtures - Fluorescent



E1095 Unit Kitchens:- View of Floor Mounted Base Cabinets - Standard



E1095 Unit Kitchens:- View of Unit Kitchens - Counter Top - Stainless Steel



APPENDIX C:
DOCUMENT REVIEW AND
WARRANTY INFORMATION

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

+ There was limited documentation available.



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	FSGH 50 242E	GC99-4778930-R99	Unknown	50 Gallons	Natural Gas	1999
Basement	Domestic Water Heater	Rheem	PRO+G75-75U RH	M451511350	Unknown	75 Gallons	Natural Gas	2015

Table D30 Summary of HVAC Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Exterior	Condenser	Carrier	38ARZ008	0605G50046	Unknown	10 Ton	Electric	2005
Roof	Exhaust Fan	Greenheck	SP-125	Unknown	Unknown	170 CFM	Electric	1999
Roof	Exhaust Fan	Greenheck	SP-125	Unknown	Unknown	200 CFM	Electric	1999
Roof	Exhaust Fan	Greenheck	SP 117	Unknown	Unknown	110 CFM	Electric	1999
Interior	Unit Heater	Reznor	Unknown	Unknown	Unknown	100 BTU Assumed	Unknown	1999
Interior	Unit Heater	Reznor	Unknown	Unknown	Unknown	100 BTU Assumed	Unknown	1999
Interior	Unit Heater	Reznor	Unknown	Unknown	Unknown	100 BTU Assumed	Unknown	1999
Interior	Unit Heater	Reznor	Unknown	Unknown	Unknown	100 BTU Assumed	Unknown	1999



APPENDIX E:
GLOSSARY OF TERMS

Acronyms & Glossary of Terms

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

Acronyms & Glossary of Terms

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

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

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

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

Codes – See building codes.

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

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

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

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

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

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

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

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

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



APPENDIX F:
ADA STUDY

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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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