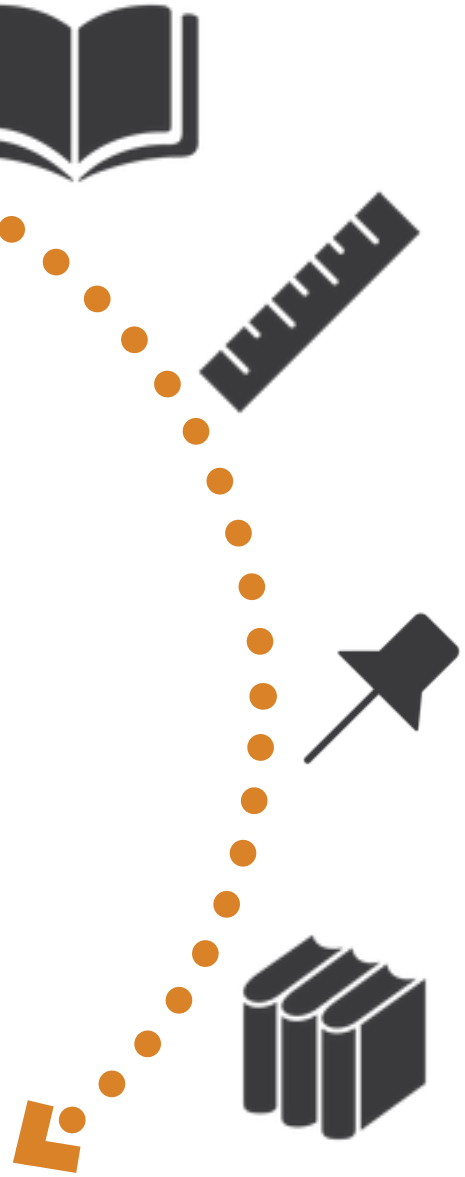

MILL VALLEY SCHOOL DISTRICT FACILITIES ASSESSMENT 2018

HIBSER YAMAUCHI
Architects, Inc.

MILL VALLEY SCHOOL DISTRICT

Interim Superintendent	Raquel Rose
Assistant Superintendent, Business Services	Michele Rollins
Director of Maintenance and Operations	John Binchi

School Board

President	Robin Moses
Vice President/Clerk	Leslie Wachtel
Member	Bob Jacobs
Member	Todd May
Member	Marco Pardi

WHAT'S INSIDE

Introduction

The Mill Valley School District has recognized the need to perform a complete assessment of its buildings in order to determine overall need across the District. The goal for these assessments is to identify both physical and operational issues at each campus in order to develop a comprehensive plan for capital improvements moving forward.

Process

The process begins with a walkthrough of every facility in the District by a team of architects and engineers. Hibser Yamauchi Architects has been contracted to lead the effort and will be generally responsible for identifying educational and operational deficiencies. HY Architects has teamed with EMG who will focus on the infrastructure of each building.

As a part of the site by site walkthrough, HY Architects interviewed principals at each elementary school and a committee of teachers (with all departments represented) at the middle school. The purpose of the meetings was to get a clear understanding of how each campus functions, what specialty programs each has to offer and what recommendations are for improvement.

It should be noted that all principals are very proud of their communities, parents, students and programs. Although this effort is focused on identifying deficiencies, there are a lot of wonderful environments in schools around the District. This report should be taken in the context of the overall love each individual school has for their communities.

The result is a comprehensive assessment of each campus and District site. The purpose of this effort has been to inform any recommended improvements as may be envisioned by a potential Master Facilities Plan as well as to give the District the tools to help identify critical maintenance needs.

DISTRICT BACKGROUND AND VISION

District Background and Vision

The Mill Valley School District is located 13 miles north of San Francisco and the Golden Gate Bridge in Marin County, California. The district has 5 elementary schools and 1 middle school with an enrollment of approximately 3,200 students in grades K through 8. Four of the schools are located within the City of Mill Valley, while two are located in the adjacent unincorporated areas of Strawberry and Tamalpais Valley. The District also includes the unincorporated communities of Alto, Almonte, Homestead Valley, and Muir Beach.

Vision

Our learning community is dedicated to developing globally minded, compassionate, resilient, and courageous students to learn and lead change in their world.

Mission

We provide a balanced education, enabling all students to achieve academic success in an environment that fosters social-emotional development, equity, and creativity. We prepare our students to be responsible, contributing members of our community, to be wise stewards of our natural environment, and to thrive as global citizens in a rapidly changing world.

Demographics, Enrollment and Student Distribution

Since achieving a peak enrollment of 3,257 students in the 2013-14 school year, the District has seen somewhat declining enrollment which is projected to continue at least for the coming 2 years with a projection of 2,815 students in the 2020-21 school year.

Capacity

District loading of classrooms (and the data used to calculate capacity in the individual school reports) is 23:1 for grades K-5 and 28:1 for grades 6-12. It should be noted that these are averages throughout an individual school, so individual class sizes may vary, however, these averages are important in determining overall facility capacity.

When determining student capacity at any given elementary school, our assessment identifies all standard classrooms used for regular instruction. Any classroom used as a "flex" or "specialty" classroom are typically pullout programs and do not add to the overall capacity of the campus. At the middle school, all classrooms are considered since any "flex" or "specialty" room will generally be used for planned periods of the day and therefore students in those rooms will not leave other rooms vacant.

It should be noted that various elementary schools have a "flex" classroom in which to pull students out for music, art, science or other specialty programs. Some of these rooms could potentially be used as regular classrooms should the need arise based on increased enrollment. The capacity projections identified in this report consider only the current uses at each campus.

Facilities Condition Index (FCI)

The reports relative to each campus includes a Facilities Condition Index (FCI). The FCI compares the anticipated 10—year maintenance and replacement cost against the cost of a new building. This comparison is typically used to analyze whether a building should be repaired or replaced. Often a FCI of 20% or more is considered heavy wear.

FCI For Portables – Special Note

It is important to note that, **when it comes to portable buildings, this report compares the cost of renovation against replacement with a permanent structure**. We utilize this approach since it is generally preferable, when possible given funding levels, to build permanent buildings rather than to continue reliance on portable buildings which have a shorter overall life-span. This approach tends to lower the FCI for portables by a considerable amount.

If the reader sees an FCI of 25% for a portable this is comparing the cost against building a new permanent building. The equivalent FCI if the portable were to be replaced with a new portable would be, in fact 58% (a factor of 2.3).

It should be noted that the FCI "score" that each building receives should be considered as only one tool for evaluating whether to keep and maintain or replace a building. The ability of any building to meet program needs or goals or whether it poses operations and safety challenges should also be taken into consideration when making these decisions. Once any building has reached an FCI of 15% or higher it should be further evaluated as to whether it meets educational or programmatic needs. If it does not, then it becomes a potential candidate for replacement.

MILL VALLEY MIDDLE SCHOOL

425 SYCAMORE AVE. | MILL VALLEY, CA 94941

MILL VALLEY SCHOOL DISTRICT

MILL VALLEY SCHOOL DISTRICT
PRE-PLANNING SURVEY

NOVEMBER 26, 2018

Hibser Yamauchi Architects, Inc.

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OVERVIEW

MILL VALLEY MS

NEIGHBORHOOD & DEMOGRAPHICS

Situated at the edge of the San Francisco Bay, Mill Valley Middle School is adjacent to Mill Valley Recreation and is a short walk from Bayfront Park. The surrounding neighborhood is largely comprised of marshland and single family homes. The school is open for enrollment to any families living in the Mill Valley School District and public school busing is provided to the school. Campus boundaries are Mill Valley Recreation to the North, marshland to the East, Camino Alto to the West, and Sycamore Ave. to the South.

Based on the 2017-18 SARC, the student makeup is approximately 79% white with 7.5% Latino, 4.5% Asian, and 1% African American. Approximately 8% identify as two or more races, 5% are socioeconomically disadvantaged, 1% are English learners, and 10% are students with disabilities.

INSTRUCTION

Mill Valley is the sole middle school in the Mill Valley School District and serves students from 6th through 8th grade. Critical thinking serves as a foundation of the school's instructional program. To this end, basic academic instruction is delivered to different grades in separate wings or "pods" of the Main Building. Classroom teachers work closely with specialists to integrate art, music, technology, as well as foreign languages and cultures throughout the curriculum. Promoting mindfulness and character development is a major tenant of the Mill Valley curriculum. There is a high level of parent and volunteer support through the school's PTSA and KIddo!

FACILITIES

Architectural: The Main Building and Gym were constructed in 1972 and renovated in 1996. Portable classrooms were installed in 1999, 2012 and 2014. A major ADA upgrade to the site occurred in 2010.

There are significant areas of dry rot on the exterior siding of the Gym, Main Building, and portables 78 - 82. The Gym also shows considerable evidence of clamshell fungus. Both conditions indicate that the exterior finish needs to be replaced in the near future. Furthermore, the Gym and Main Building roofs are deteriorating and roof replacement is recommended within the next few years. The Gym's steel window frames are rusting and are also due for replacement. Replacing the Main Building's single glazed windows is recommended as an energy saving investment. The interior finishes have been periodically replaced as-needed over the years, and regular on-going replacement is budgeted.

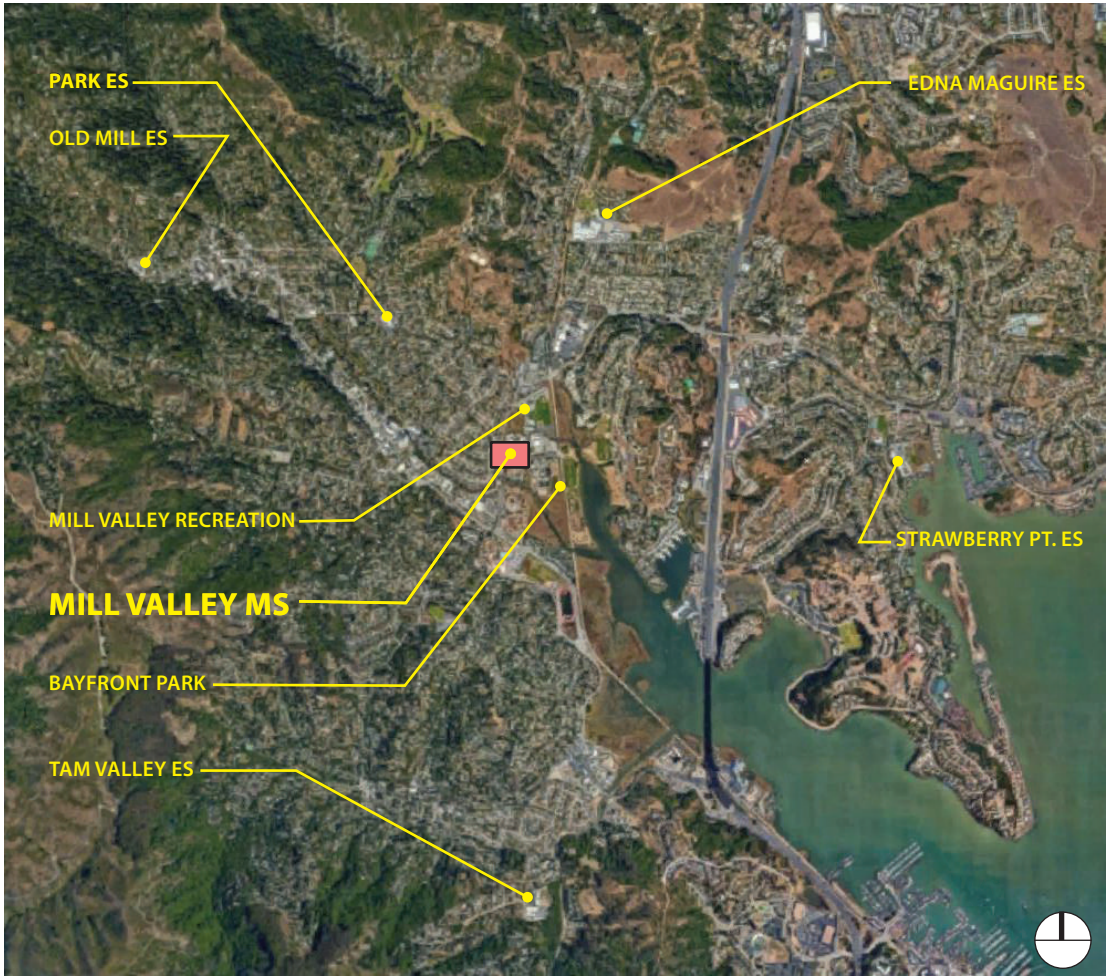
OVERVIEW

MILL VALLEY MS

MEPF: The Main Building and Gym mechanical equipment is largely antiquated and will require replacement soon. Given that most of the MEPF systems in the Portables are original, a majority of their HVAC components will require replacement soon. There is no plumbing in the Portables 83-86 and Portables 90-94. A functioning fire sprinkler system is limited to particular restroom mechanical chases and gym storage areas; the remaining rooms throughout campus are unprotected.

Site: The campus is situated on landfill next to the San Francisco Bay and has historically experienced significant settling. While evidence of this is less apparent at the buildings, settling has been identified in the school parking lot adjacent to Sycamore Avenue. Given that this area was resurfaced only a few years ago, frequent upkeep and maintenance can be anticipated for the school's hard surface areas, sidewalks, parking lots and play areas.

The settlement has likely had an impact on accessibility throughout campus. Some areas of the facility were identified as having major or moderate accessibility issues. To this end, a further study is recommended to identify issues and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables.



DISTRICT CONTEXT MAP & COMMUNITY RESOURCES

DESCRIPTION	LOCATION (IN MILL VALLEY)
BOYLE PARK	11 EAST DR
PARK ES	360 BLITHEDALE AVE
STRAWBERRY PARK & RECREATION DISTRICT	118 E STRAWBERRY DR
MILL VALLEY RECREATION	180 CAMINO ALTO
MILL VALLEY PUBLIC LIBRARY	375 THROCKMORTON AVE
OLD MILL ES	352 THROCKMORTON AVE
STRAWBERRY PT. ES	117 E STRAWBERRY DR
OLD MILL PARK	352 THROCKMORTON AVE
TAM VALLEY ES	350 BELL LN
EDNA MAGUIRE ES	80 LOMITA DR
BAYFRONT PARK	498 SYCAMORE AVE

LEGEND

MILL VALLEY MS

CAMPUS SUMMARY

SITE INFORMATION	TOTALS
CURRENT AREA	10.3 ACRES
CURRENT PLAYGROUND AREA	1.5 ACRES
CURRENT PLAYFIELD AREA	0 ACRES**
PARKING	100 SPACES

TOTAL CAPACITY

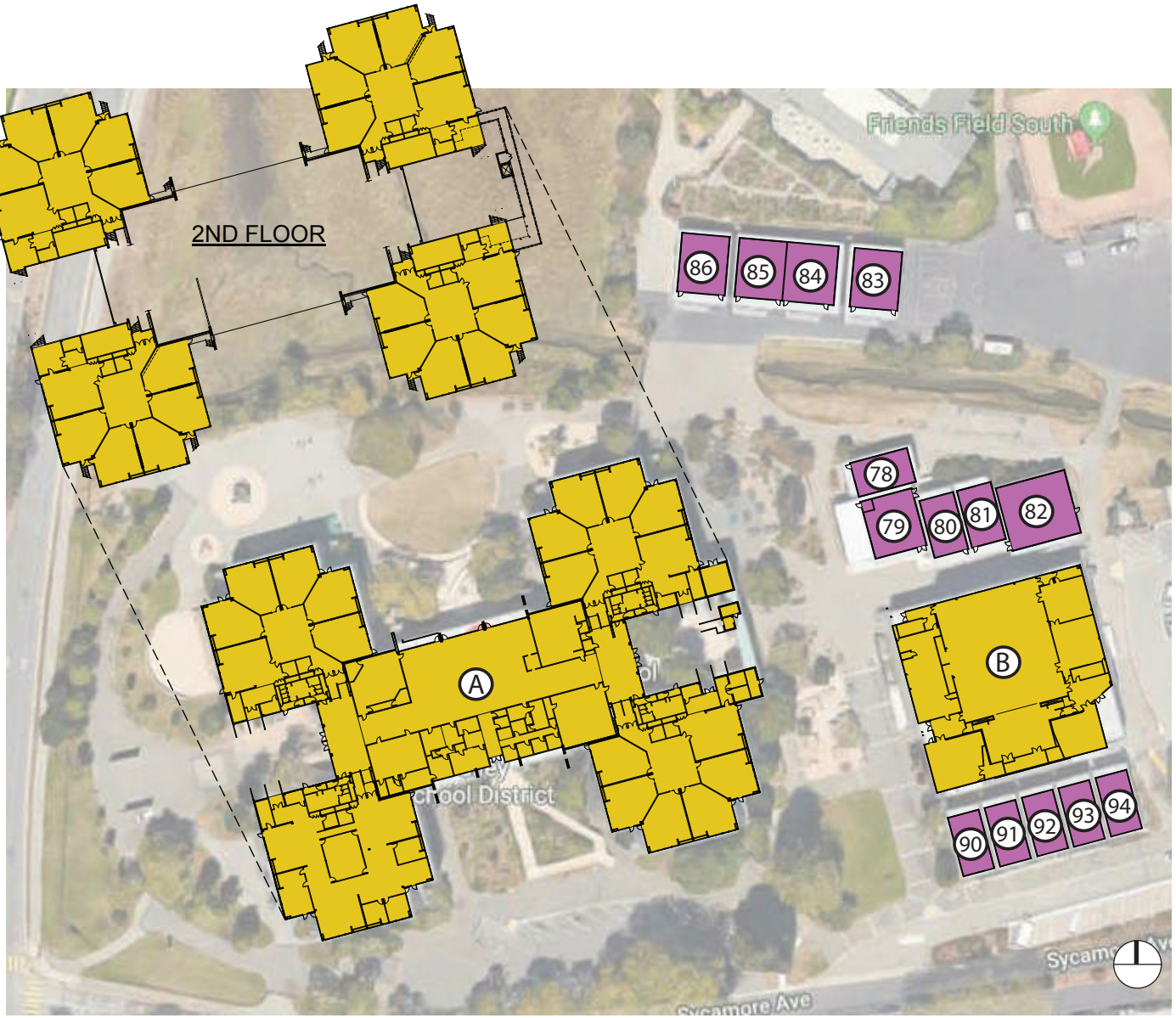
CLASSROOM STATUS	PERMANENT	PORTABLE	TOTALS
AVAILABLE STANDARD CLASSROOMS	26	5	31
AVAILABLE SPECIALTY CLASSROOMS (SCIENCE, MUSIC, ART, COMPUTER LAB)	15	5	20
AVAILABLE SPECIAL ED. CLASSROOMS	6	1	7
TOTALS	47	11	58

STUDENT COUNT	
CURRENT ENROLLMENT	1,041
DISTRICT CAPACITY*	1,344

* CAPACITY BASED ON CURRENT CLASSROOM OCCUPANCY, DOES NOT TAKE INTO ACCOUNT NEED FOR SPECIAL EDUCATION OR SPECIAL PROGRAMS

** EXISTING FIELD USED BY SCHOOL IS NOT DISTRICT PROPERTY

EXISTING CAMPUS PLAN
PERMANENT & PORTABLE BUILDINGS



PERMANENT

PORTABLE

(A) BUILDING LETTER

(#) BUILDING NUMBER

EXISTING BUILDINGS

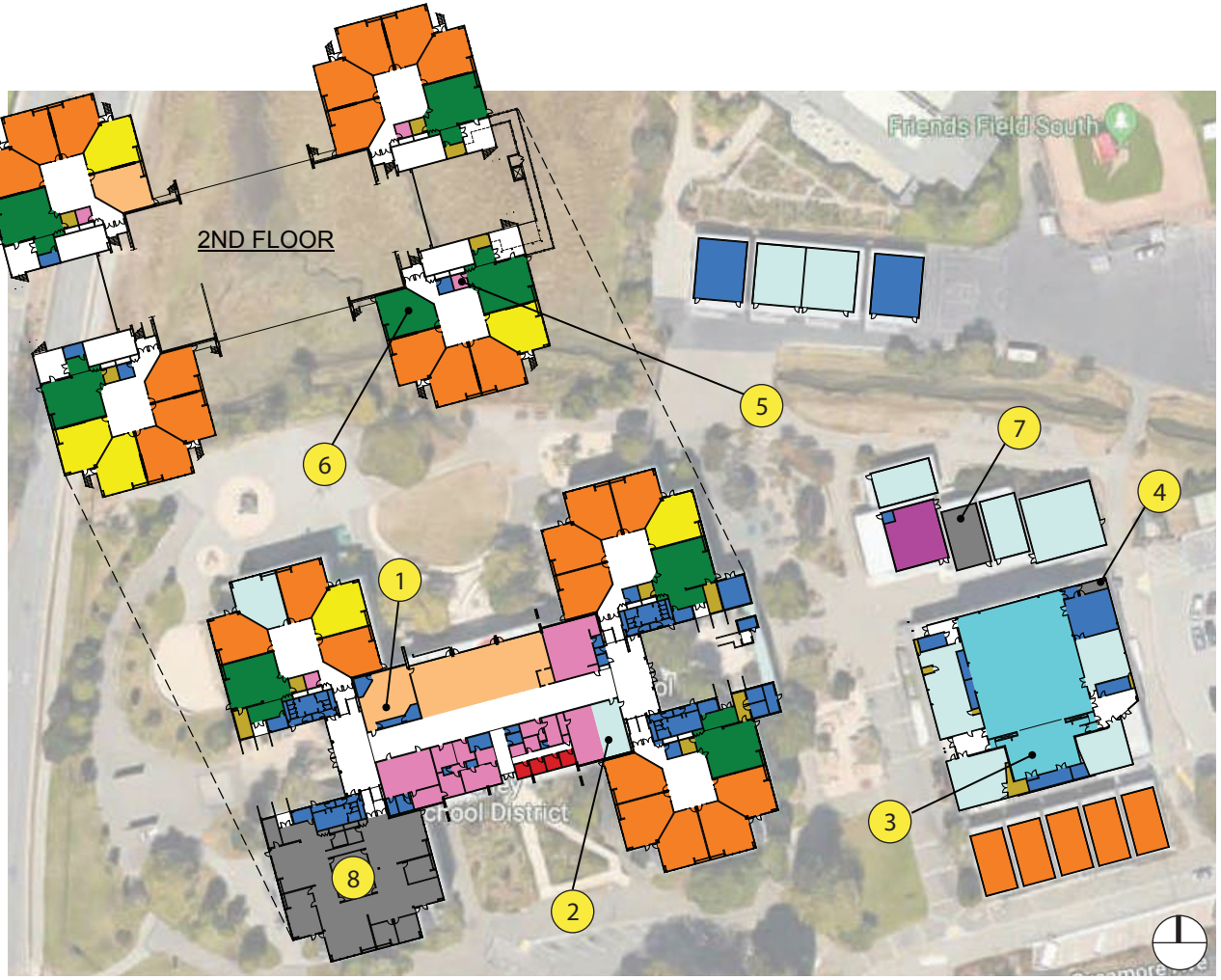
MILL VALLEY MIDDLE SCHOOL : PRE-PLANNING SURVEY

425 SYCAMORE AVE. | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018

Hibser Yamauchi Architects, Inc.

BUILDING DATA

BLDG #	DESCRIPTION	SQ FT	PORT / PERM	YEAR BUILT	YEAR MOD.	10 YR MOD. COST	REPLACE COST	FCI
A	ADMIN/ LIB/ CLASSROOMS/ DISTRICT OFFICE	91,875	PERM	1972	1996	$7,907,211	$64,772,000	12%
B	GYM	15,500	PERM	1972	1996	$1,563,429	$9,889,000	16%
78	ART CLASSROOM	6,240	PORT	1999	-	$757,304	$4,168,000	18%
79	PANTHER CAFE		PORT	1999	-			
80	SDA (COUNTY SPED)		PORT	1999	-			
81	ART CLASSROOM		PORT	1999	-			
82	BAND		PORT	1999	-			
83	GIRLS PE CHANGING BLDG	5,760	PORT	2012	-	$281,256	$3,640,000	8%
84	PE CLASSROOM		PORT	2012	-			
85	PE CLASSROOM		PORT	2012	-			
86	BOYS PE CHANGING BLDG		PORT	2012	-			
90	CLASSROOM	4,800	PORT	2014	-	$215,568	$3,034,000	7%
91	WORLD LANGUAGE CLASSROOM		PORT	2014	-			
92	WORLD LANGUAGE CLASSROOM		PORT	2014	-			
93	WORLD LANGUAGE CLASSROOM		PORT	2014	-			
94	WORLD LANGUAGE CLASSROOM		PORT	2014	-			



INTERIOR BUILDING SPACES CURRENT USES LEGEND

INSTRUCTIONAL

- BASE CLASSROOM
- SPECIALTY CLASSROOM
- SPECIAL ED. CLASSROOM
- CLASSROOM SUPPORT
- SCIENCE

GENERAL

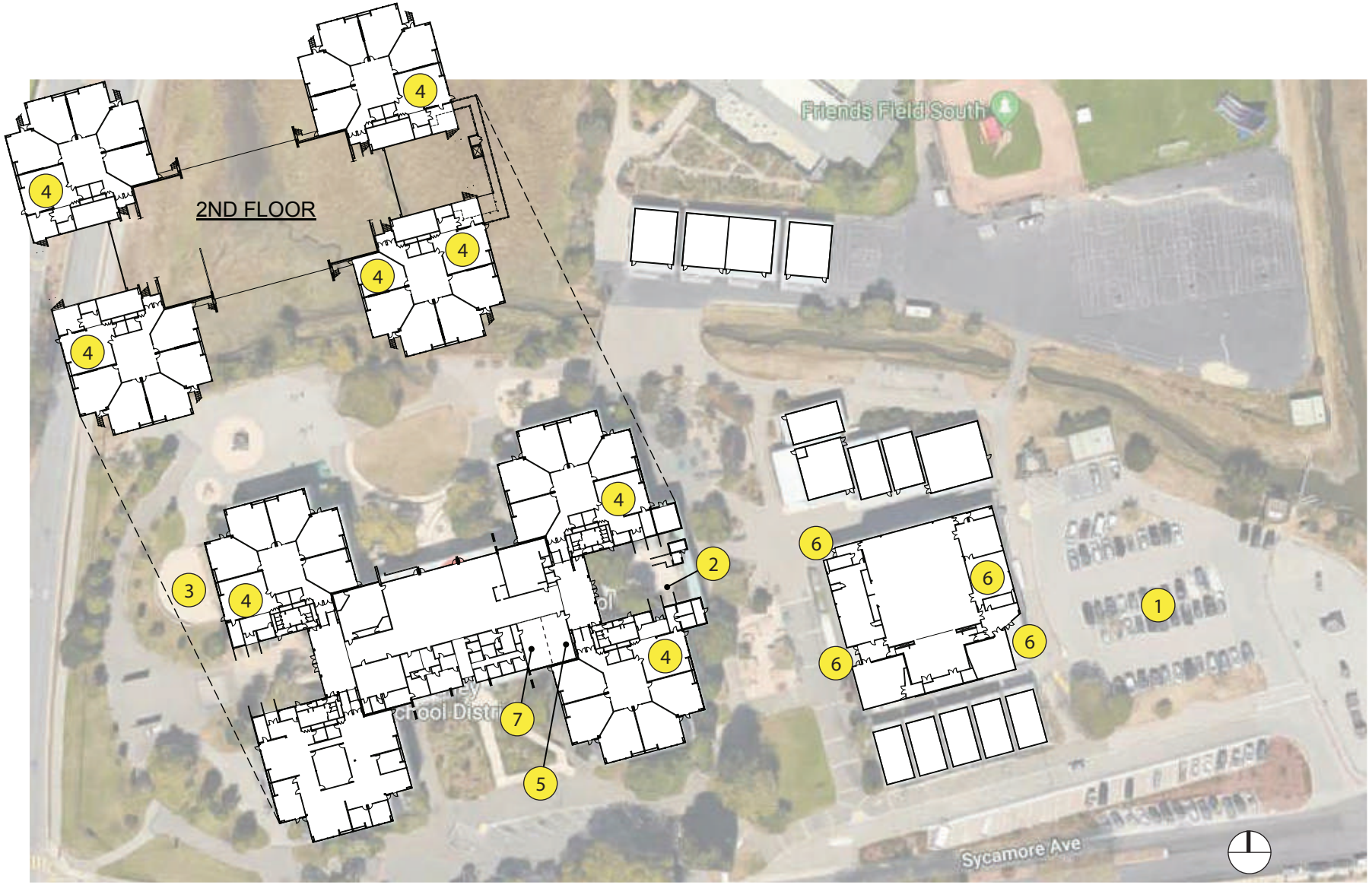
- LIBRARY / MEDIA
- STUDENT SUPPORT
- ADMINISTRATION
- ASSEMBLY
- OPERATIONAL SUPPORT
- FOOD SERVICE
- NOT MVSD PROGRAM

1. Multi-Media Room being used for Drama
2. Admin room functions as both copy room and maker space
3. Gym stage used for multiple programs including Music, World Music, and Drama
4. District Nurse operates out of room in Gym
5. Storage room functioning as communal teacher kitchen
6. Regular classroom used for science but no sink
7. County SPED
8. District Office

EXISTING CAMPUS BUILDING USE

MILL VALLEY MIDDLE SCHOOL : PRE-PLANNING SURVEY

425 SYCAMORE AVE. | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018



ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS MAP

MILL VALLEY MIDDLE SCHOOL : PRE-PLANNING SURVEY

425 SYCAMORE AVE. | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018

Hibser Yamauchi Architects, Inc.

ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS

1. SITE

1. Given a large seagull population, consideration should be given to providing shade/cover of vehicles in the parking lot.

2. At present, the steps to the Main Building are difficult to navigate with deliveries. Consideration should be given to developing easier paths of travel.

3. Consideration should be given to the outdoor space adjacent to classrooms 5 and 6; it currently cannot be effectively utilized.

Since the site is subject to progressive settling, regular monitoring and maintenance is recommended throughout campus, particularly at hard surface areas, sidewalks, parking lots and play areas.

The outdoor area has few permanent shade structures and would benefit from the addition of a few covered areas. Permanent structures would ease the current maintenance load of the custodial staff as well as provide desirable lunch seating; protected seated areas are at a premium. This is especially problematic on rainy days when the Gym is forced to become the de facto lunch space.

The parking lot often becomes heavily congested during pickup and drop off. In an effort to promote a car free, safe route to school, consideration should be given to installing additional bike, skateboard, and scooter racks at designated entrance points.

ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS

2. BUILDING

4 In general, the science classrooms aren't fully equipped to serve as proper science labs. Consideration should be given to outfitting them with the necessary features, including sinks, gas, and hoods.

5 In an effort to foster a flexible 21st century learning environment, the Maker Space would benefit from having it's own designated room as well as direct adjacency with Science. Consideration should be given to relocating these programs and providing the appropriate space.

6 Multiple entrance points and required access to classrooms makes it difficult to secure the gymnasium. Consideration should be given to ensuring greater security at the Gym.

7 Staff workroom is very small and has no acoustic separation from maker space.

While the pod classroom configuration is a beloved feature at Mill Valley, consideration should be given to outfitting the pods with more breakout spaces, storage, and sinks. These additions will promote different types of activities and flexible learning spaces.

Art classrooms are undersized and scattered throughout campus. Consideration should be given to consolidating Art in a single location that provides more classroom space, storage, and sinks, and ease of access to the Art program's multiple ceramic kilns.

There are too few designated music classrooms and no designated drama room. As a result, the Gym has become the de facto space for these programs and Physical Education is limited in it's use of the space. Given the school's rich music and drama program, consideration should be given to the addition of a separate auditorium/performing arts building complex as well as additional designated music and drama classrooms that have ample storage, risers, and smaller practice spaces. Music and drama classrooms should be located close to the performance stage, whether this remains in the Gym or is relocated to a new auditorium. The addition of an auditorium would offer alternative spaces for assemblies and rainy day student programming; currently the Gym is the only large gathering space for such activities.

Afterschool sports needs access to changing rooms as well as additional storage spaces for equipment.

Physical Education programming is scattered throughout campus; consideration should be given to consolidating PE classes in the gym and outfitting the space with folding bleachers. Consideration should be given to providing PE changing with plumbing, regardless of whether not the changing rooms are consolidated in the Gym or remain in portables.

Consideration should be given to modernization/replacement of several buildings/portables throughout campus.

There are not enough student or staff restrooms and consideration should be given to increasing the number of these facilities.

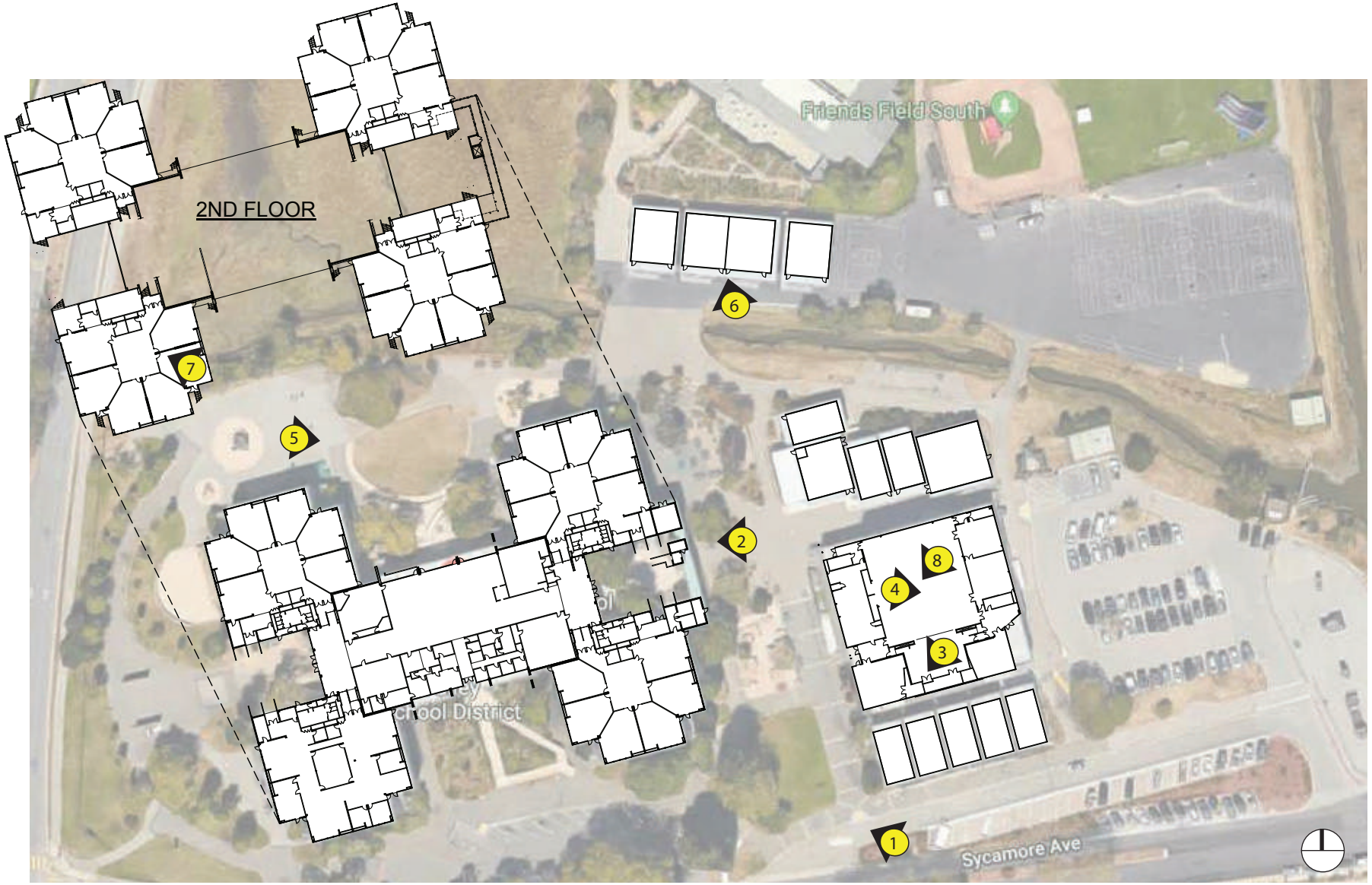


IMAGE KEY PLAN

MILL VALLEY MIDDLE SCHOOL : PRE-PLANNING SURVEY

425 SYCAMORE AVE. | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018

Hibser Yamauchi Architects, Inc.

PHOTO - 1
PARKING LOT CURB
Progressive settling throughout campus has likely had an impact on accessibility

PHOTO - 2
MAIN BUILDING EXTERIOR
The steps to the Main Building are difficult to navigate with deliveries

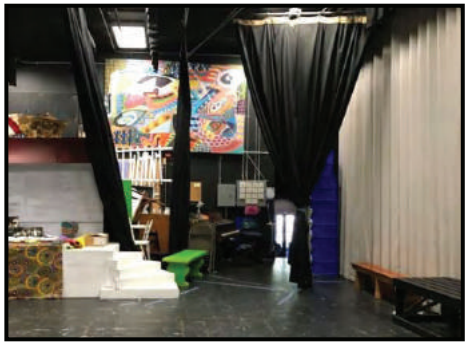


PHOTO - 3
GYM STAGE
The Gym stage has become the de facto space for music and drama programs

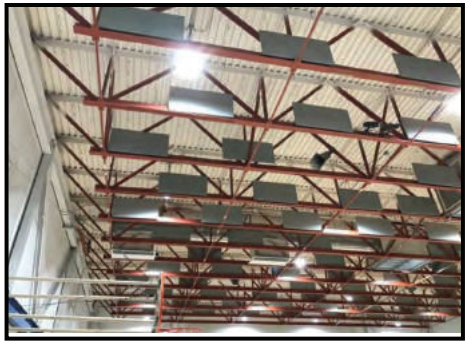


PHOTO - 4
GYM
The Gym was constructed for physical education programming and the acoustics aren't meant for the performing arts

PHOTO - 5
OUTDOOR AREA
The outdoor area has few permanent shade structures

PHOTO - 6
PORTABLE
Exterior siding on portables 78 - 82 show significant areas of dry rot

PHOTO - 7
CLASSROOM
Classroom pods need more breakout spaces, storage, and sinks

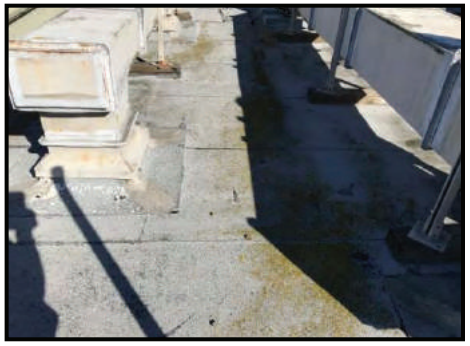


PHOTO - 8
GYM ROOF
The Gym roof is deteriorating

FACILITY CONDITION ASSESSMENT

Prepared for:

HY Architects
300 27th Street
Oakland, California 94612
Marcus Hibser

FACILITY CONDITION ASSESSMENT

Mill Valley Middle School
425 Sycamore Avenue
Mill Valley, California 94941

PREPARED BY:
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EMG Project Number:	Date of Report:	On Site Date:
133750.18R000-006.017	November 27, 2018	October 9-10, 2018

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1. Executive Summary

Property Summary & Assessment Details

General Information	
Main Address	425 Sycamore Avenue, Marin County, California 94941
Site Developed	1972 Renovated 1996
Current Occupants	Mill Valley School District
Percent Utilization	100%
Management Point of Contact	HY Architects, Mr. Marcus Hibser 510.446.2222 phone mhibser@hy-arch.com email
Property Type	Middle school campus
Number of Buildings	Five
Date(s) of Visit	October 9-10, 2018
On-site Point of Contact (POC)	David Gehman
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Matthew Anderson Program Manager manderson@emgcorp.com 800.733.0660 x7613

Building Name	Gross Square Footage	Built/Renovated
Main Building	91,875 SF	1972/1996
Gym	15,500 SF	1972/1996
Portables 90-94	4,800 SF	2014
Portables 83-86	5,760 SF	2012
Portables 78-82	6,240 SF	1999
Total SF	**121,612 SF**	

Unit Allocation
All 121,612 square feet of the property are occupied by the Mill Valley School District. Approximately 8,000 square feet are occupied by the District Office and the remaining 113,600 square feet are occupied by the School. The spaces are mostly classrooms, library, a gymnasium with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed
Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs. All key areas of the property were accessible and observed.

Significant/Systemic Findings or Deficiencies

Historical Summary

The Main Building and Gym were constructed in 1972 and renovated in 1996. In 1999, 2012 and 2014 additional classroom space was provided by installing portable classrooms. A major ADA upgrade occurred in 2010.

Architectural

All of the buildings have T-111 exterior siding. This product is wood and thus is susceptible to rot and deterioration. The Gym, Main Building and portables 78 - 82 show significant areas of dryrot. The Gym also shows considerable clamshell fungus. These conditions indicate that the exterior finish needs to be replaced. The portables have metal roofs and the other two buildings have modified bitumen roofs. The modified bitumen is very near the end of its life. The fiberglass fibers are showing, several areas are blistering and cracking. Replacement is recommended in the next few years. The Gym has steel window frames that are rusting, replacement is recommended. Modernizing the Main Building by replacing the single glazed windows is also recommended as an energy saving investment.
The interior finishes have been periodically replaced as-needed over the years, and regular on-going replacement is budgeted.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Most of the MEPF systems are original in the portable buildings. The main office and gym building has had air handlers and makeup air units replaced. There is no air conditioning at the main office and gym buildings. There is only heating and ventilation. The unit heaters on the roof for the gym have damaged vents and signs of corrosion. They will require replacement soon.

There is no plumbing in the Portables 83-86 and Portables 90-94. The majority of the HVAC components will require replacements and are nearing the end of their anticipated lifecycles.

There are areas in the restroom mechanical chases and gym storage areas where there is a fire sprinkler system. The rest of the areas and buildings are not protected by a fire sprinkler system. According to POC, the fire sprinkler system and alarms were recently tested.

Site

The site is landfill next to the San Francisco Bay and the buildings are on piers. The hardscape has on-going settling, but the buildings do not appear to be affected. Much of the asphalt parking and drive areas were resurfaced two years ago. They look generally good though cracks and low spots are already forming. Regular upkeep and maintenance can be anticipated.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent barrier removal is not included in this report.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 60%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
60% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Mill Valley Middle School	**$702**	**121,720**	**$85,503,000**	**1.6%**	**7.5%**	**10.3%**	**13.2%**
Mill Valley Middle School / Gym Building	$638	15,500	$9,889,000	0.5%	10.0%	13.4%	15.8%
Mill Valley Middle School / Main Building	$724	89,420	$64,772,000	1.7%	7.7%	9.2%	12.2%
Mill Valley Middle School / Portables 78-82	$668	6,240	$4,168,000	3.7%	8.5%	14.1%	18.2%
Mill Valley Middle School / Portables 83-86	$632	5,760	$3,640,000	0.0%	2.8%	3.0%	7.7%
Mill Valley Middle School / Portables 90-94	$632	4,800	$3,034,000	0.1%	0.1%	0.3%	7.1%

The tables above and below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

System Expenditure Report

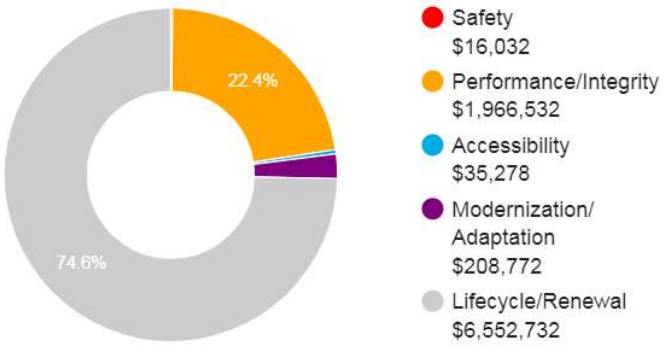
System	Immediate	Short Term (yr 1-2)	Near Term (yr 3-5)	Med Term (yr 6-10)	Long Term (yr 11-20)	TOTAL
Structure	$1,900	$36,300	$12,900	$5,800	-	$56,800
Facade	$1,148,100	$246,900	$51,700	$676,600	$2,175,300	$4,298,500
Roofing	$1,400	$1,068,900	-	$51,300	$328,400	$1,450,000
Interiors	$13,000	$510,300	$713,700	$905,600	$2,567,300	$4,709,900
Elevators	-	-	$80,000	$273,300	-	$353,300
Plumbing	$4,600	-	$241,300	-	$104,800	$350,800
Fire Suppression	-	-	$2,700	-	-	$2,700
HVAC	$3,200	$1,073,700	$567,300	$246,700	$1,335,300	$3,226,100
Electrical	-	$7,200	$214,600	$193,000	$80,200	$495,000
Fire Alarm & Comm	-	-	$975,700	-	$240,500	$1,216,300
Equipment/Special	-	-	$10,300	-	$16,500	$26,900
Site	$64,100	$48,400	$234,000	$22,000	$596,400	$964,900
TOTALS	**$1,236,300**	**$2,991,700**	**$3,104,200**	**$2,374,300**	**$7,444,700**	**$17,151,200**

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces that are recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system in which future repair or replacement is anticipated beyond the next several years or is of minimal substantial early-term consequence.

Plan Type Distribution (by Cost)



Ten year total: $10,044,867

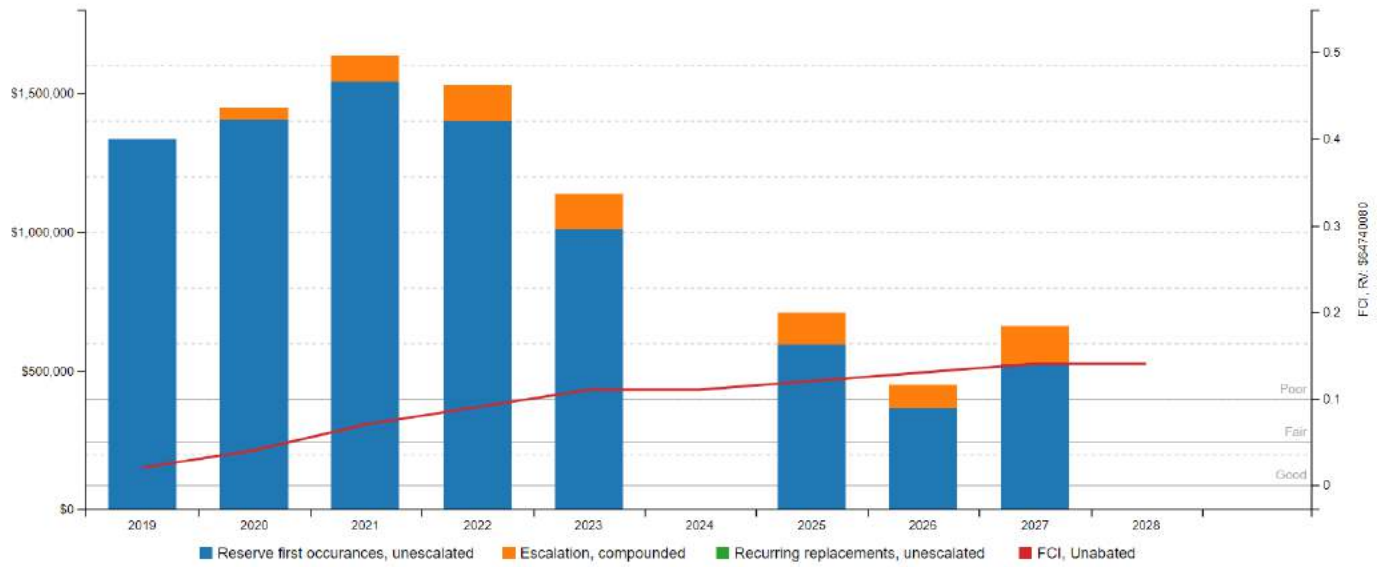
2. Main Building Summary

Main Building Information		
Address	425 Sycamore Avenue, Mill Valley, CA	
Constructed/ Renovated	1972/1996	
Building Size	91,875 SF	
Number of Stories	Two	
System	*Description*	*Condition*
Structure	Sections of the building are steel framed, other sections use load bearing cast in place concrete both areas have concrete-topped metal decks	Fair
Façade	Painted T-111 with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Poor
Interiors	Walls: Painted gypsum board, wood and vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: 1 car serving all 3 levels Wheelchair lifts	Fair
Plumbing	Copper supply and cast-iron waste and venting Gas domestic water heater	Fair

Main Building Information		
HVAC	Individual air handlers with gas heating units on the roof Supplemental components: Computer room air conditioning unit (CRAC) All HVAC equipment is controlled by building management system	Fair
Fire Suppression	Wet-pipe sprinkler system (limited); hydrants, fire extinguishers,	Fair
Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED Emergency: None	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Key Issues and Findings	Repair water heater flue pipe, Install insulation for Data center air conditioner refrigeration lines, The roof needs replacement T-111 siding needs replacement	

FCI Analysis: Mill Valley Middle School Main Building

Replacement Value: $ 64,740,080; Inflation rate: 3.0%



Interior Finishes

Location/Space	Finish		Condition	Qty (SF)
Building Exterior	Floor	Elastomeric Coating	Fair	1,200
District office	Floor	Carpet Standard-Commercial Medium-Traffic	Fair	8,000
Restrooms	Floor	Epoxy Coating	Fair	500
	Floor	Vinyl Sheeting	Good	500
Throughout building	Ceiling	Suspended Acoustical Tile (ACT)	Fair	40,000
	Ceiling	Suspended Acoustical Tile (ACT)	Fair	40,000
	Floor	Carpet Standard-Commercial Medium-Traffic	Fair	35,000
	Floor	Carpet Standard-Commercial Medium-Traffic	Fair	40,000

Plumbing

Location/Space	Asset	Condition	Qty
Boys Restrooms	Urinal, Vitreous China	Fair	16
Janitor closets	Service Sink, Floor	Fair	4
Main Building	Water Heater, 40 GAL	Fair	4
Restrooms	Gang Sink, Trough Style, Solid Surface, Vandalism Resistant	Fair	9
	Sink/Lavatory, Vitreous China	Fair	6
	Toilet, Tankless (Water Closet)	Fair	28
Throughout	Drinking Fountain, Vitreous China	Fair	2
	Sink/Lavatory, Stainless Steel	Fair	17

Mechanical Systems

Location/Space	Asset	Condition	Qty
Main Building - 1st Floor - Data Room SW	Air Conditioner, 5 TON	Fair	1
	Pipe Insulation, Fiberglass, Chilled Water	Poor	50
Main Building - 2nd Floor - Boys Restroom NW	Metal Flue, Stainless Steel, 10"	Failed	10
Main Building - Roof	Air Handler, 6001 - 8000 CFM	Fair	7
		Fair	2
		Fair	1
		Fair	1
		Fair	7
Throughout bu	S)	Fair	89,420

CONDENSED WRITE TABLE INSTRUCTIONS 5/10/2018

These tables are new. Please read all the instructions in the right margin until you become familiar with new protocols and expectations. These should ultimately save the writer and reviewer time, once over the learning curve.

Please delete this yellow note once read and acknowledged.

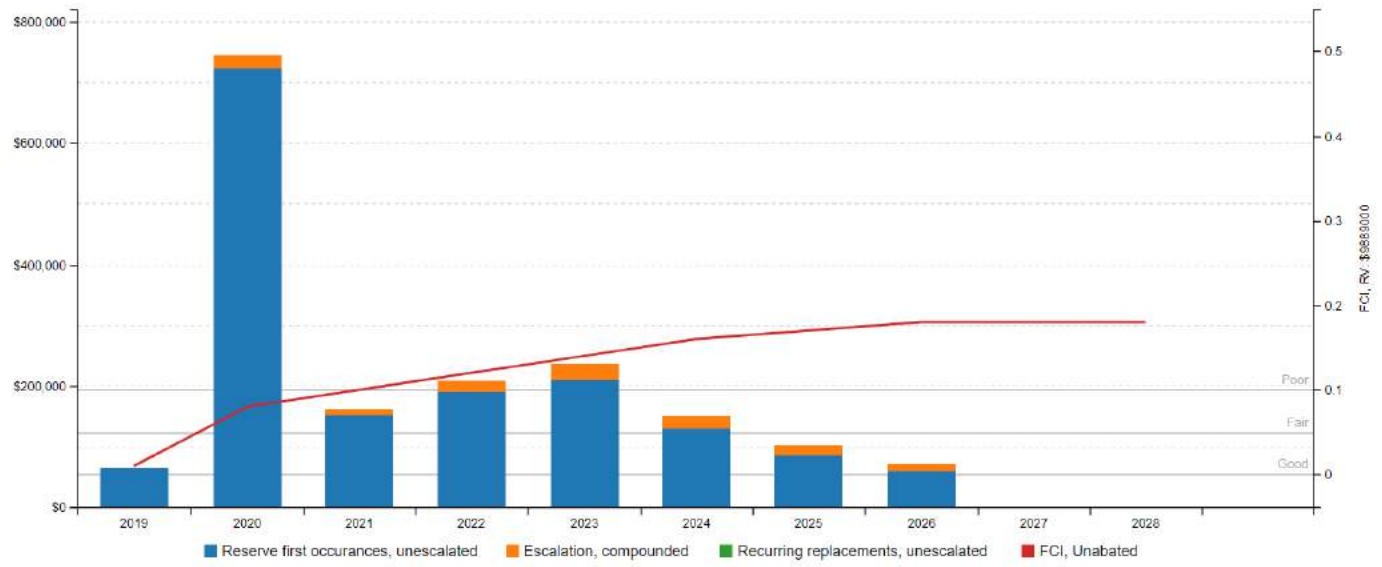
3. Gym Building Summary

Gym Building Information		
Address	425 Sycamore Avenue, Mill Valley, CA	
Constructed/ Renovated	1972/1996	
Building Size	15,500 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks	Fair
Façade	Painted T-111 with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and CMU, vinyl Floors: Carpet, VCT, ceramic tile, maple sports floor Ceilings: Painted gypsum board, ACT exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric domestic water heater	Fair

Gym Building Information		
HVAC	Individual unit heaters units Make-up air unit	Poor Fair
Fire Suppression	Wet-pipe sprinkler system (limited); hydrants, fire extinguishers,	Fair
Electrical	Source and Distribution: Fed from Main building to distribution panel with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Roof ladder access missing, Antiquated and damaged unit heaters, T-111sSiding is warping and rotting, Steel window frames are rusting	

FCI Analysis: Mill Valley Middle School Gym Building

Replacement Value: $ 9,889,000; Inflation rate: 3.0%



Interior Finishes

Location/Space	Finish		Condition	Qty (SF)
	Ceiling	Exposed/Generic	Fair	5,625
Classrooms	Ceiling	Suspended Acoustical Tile (ACT)	Fair	6,000
	Floor	Carpet Standard-Commercial Medium-Traffic	Fair	6,000
Gymnasium	Floor	Maple Sports Floor	Good	5,625
Lobby, classrooms	Wall	Vinyl	Fair	4,200
Restrooms	Floor	Vinyl Sheeting	Good	400
	Wall	Ceramic Tile	Fair	1,100
Stage	Floor	Vinyl Tile (VCT)	Fair	2,000
Throughout building	Wall	Generic Surface	Good	9,500

Plumbing

Location/Space	Asset	Condition	Qty
Boys Restrooms	Urinal, Vitreous China	Fair	2
Gymnasium Building - Art Room - Janitor closet	Water Heater, 5 - 15 GAL	Fair	1
Restrooms	Gang Sink, Trough Style, Solid Surface, Vandalism Resistant	Fair	2
	Service Sink, Floor	Fair	1
	Toilet, Tankless (Water Closet)	Fair	4
Throughout	Drinking Fountain, Vitreous China	Fair	1
	Sink/Lavatory, Stainless Steel	Fair	1

Mechanical Systems

Location/Space	Asset	Condition	Qty
Gymnasium Building - roof	Exhaust Fan, 801 - 2000 CFM	Fair	1
Gymnasium Building - Roof	HVAC System Ductwork, Sheet Metal	Fair	1,440
Gymnasium Building - roof	Make-Up Air Unit, 6001 - 12000 CFM	Fair	1
Gymnasium Building- Roof	Exhaust Fan, 251 - 800 CFM	Fair	1
Roof	Unit Heater, FRN-2, 140 MBH	Poor	2
	Unit Heater, FRN-3, 82 MBH	Poor	2

CONDENSED WRITE TABLE INSTRUCTIONS 5/10/2018

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Please delete this yellow note once read and acknowledged.

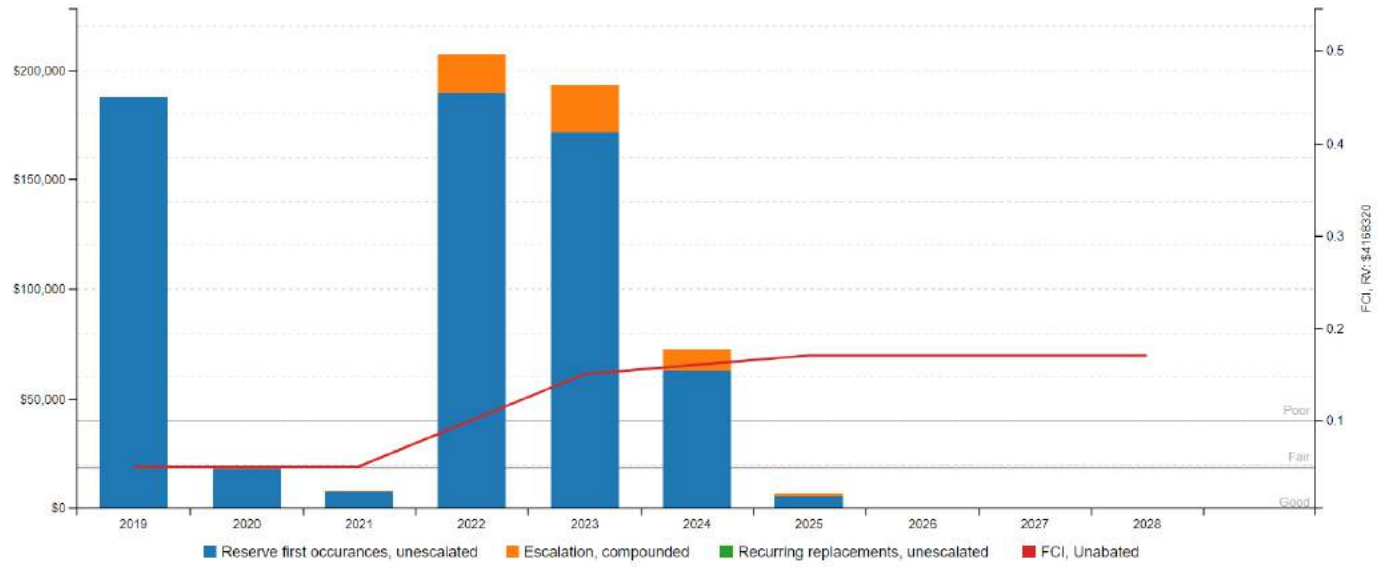
4. Portables 78-82 Summary

Portables 78-82 Information		
Address	425 Sycamore Avenue, Mill Valley, CA	
Constructed/ Renovated	1999	
Building Size	6,240 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Light gauge steel framing on a concrete perimeter footing	Fair
Façade	Painted T-111 with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl covered gypsum board Floors: Carpet, Sheet Vinyl Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric domestic water heaters	Fair

Portables 78-82 Information		
HVAC	Individual heat pump Supplemental components: Unit heater	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Dry rotted and warped siding, it needs replacement	

FCI Analysis: Mill Valley Middle School Portables 78-82

Replacement Value: $ 4,168,320; Inflation rate: 3.0%



Interior Finishes

Location/Space	Finish		Condition	Qty (SF)
	Ceiling	Exposed/Generic	Fair	5,625
	Ceiling	Suspended Acoustical Tile (ACT)	Fair	6,000
Portables 78 - 82	Floor	Carpet Standard-Commercial Medium-Traffic	Fair	6,000
	Floor	Maple Sports Floor	Good	5,625
	Wall	Vinyl	Fair	4,200

Plumbing

Location/Space	Asset	Condition	Qty
Boys Restrooms	Urinal, Vitreous China	Fair	2
Gymnasium Building - Art Room - Janitor closet	Water Heater, 5 - 15 GAL	Fair	1
Restrooms	Gang Sink, Trough Style, Solid Surface, Vandalism Resistant	Fair	2
	Service Sink, Floor	Fair	1

Mechanical Systems

Location/Space	Asset	Condition	Qty
Gymnasium Building - roof	Exhaust Fan, 801 - 2000 CFM	Fair	1
Gymnasium Building - Roof	HVAC System Ductwork, Sheet Metal	Fair	1,440

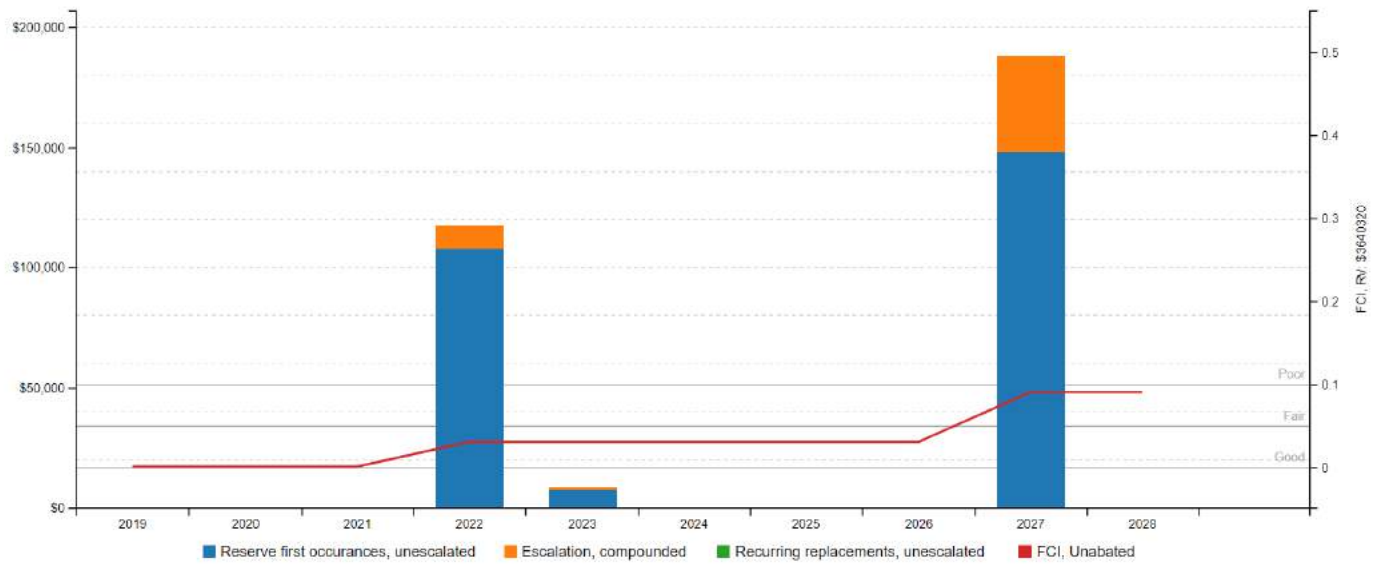
5. Portables 83-86 Summary

Portables 83-86 Information		
Address	425 Sycamore Avenue, Mill Valley, CA	
Constructed/ Renovated	2012	
Building Size	5,760 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Light gauge steel framing on a concrete perimeter footing	Fair
Façade	Painted T-111 with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl covered gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portables 83-86 Information		
HVAC	Individual heat pumps	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings		

FCI Analysis: Mill Valley Middle School Portables 83-86

Replacement Value: $ 3,640,320; Inflation rate: 3.0%



Interior Finishes

Location/Space	Finish		Condition	Qty (SF)
Portables 83 - 86	Ceiling	Exposed/Generic	Fair	5,625
	Ceiling	Suspended Acoustical Tile (ACT)	Fair	6,000
	Floor	Carpet Standard-Commercial Medium-Traffic	Fair	6,000

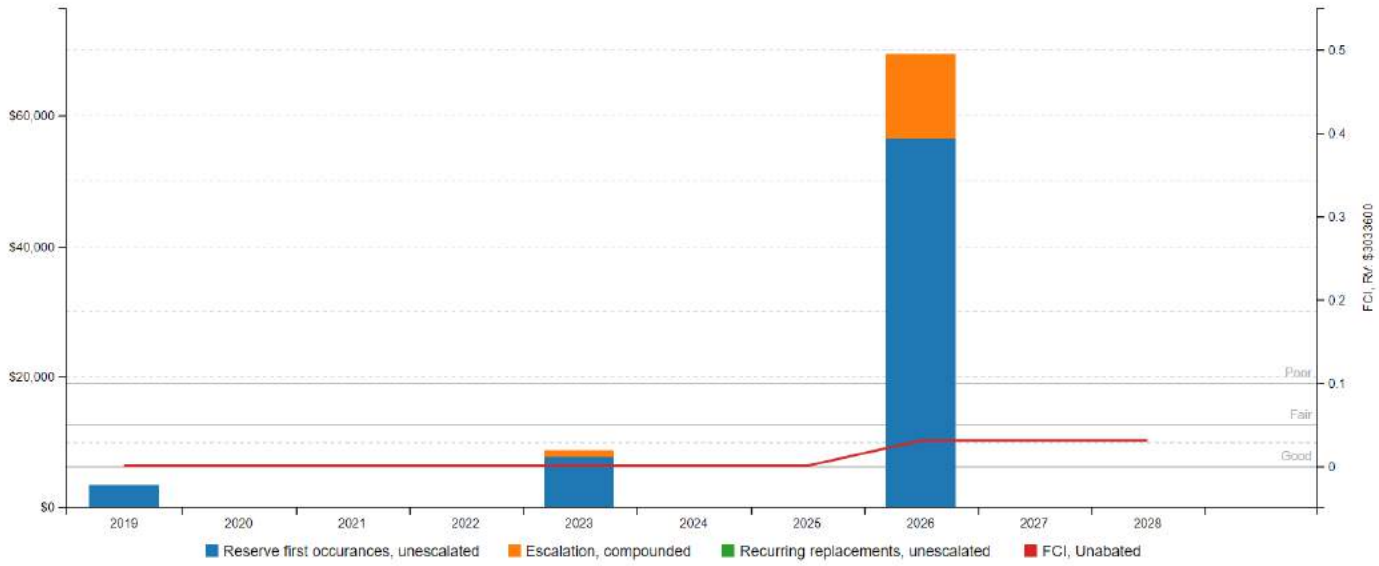
6. Portables 90-94 Summary

Portables 90-94 Information		
Address	425 Sycamore Avenue, Mill Valley, CA	
Constructed/ Renovated	2014	
Building Size	4,800 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Light gauge steel framing on a concrete perimeter footing	Good
Façade	Painted T-111 with aluminum windows	Good
Roof	Primary: Flat construction with metal finish	Good
Interiors	Walls: Vinyl covered gypsum board Floors: Carpet Ceilings: ACT	Good
Elevators	None	--
Plumbing	None	--

Portables 90-94 Information		
HVAC	Individual heat pumps	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Clogged downspouts	

FCI Analysis: Mill Valley Middle School Portables 90-94

Replacement Value: $ 3,033,600; Inflation rate: 3.0%



Interior Finishes

Location/Space	Finish		Condition	Qty (SF)
Portables 90 - 94	Ceiling	Suspended Acoustical Tile (ACT)	Fair	4,500
	Floor	Carpet Tile Commercial-Grade	Good	4,500
	Floor	Elastomeric Coating	Poor	80
	Wall	Vinyl	Good	6,800

Mechanical Systems

Location/Space	Asset	Condition	Qty
Portables 94-90	Heat Pump, 3.5 TON	Good	5

7. Site Summary

Site Information		
Lot Size	10.3 acres (estimated)	
Parking Spaces	100 total spaces all in open lots; 4 of which are wheelchair accessible	
System	Description	Condition
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Property entrance signage, chain link fencing, chain link dumpster enclosures Playgrounds and sports courts with bleachers, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Moderate landscaping features Irrigation present Reinforced concrete retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	--

Site Information	
Key Issues and Findings	The site is landfill, next to San Francisco Bay, and has historically experienced significant subsiding. Some subsidence was seen in the parking lot directly in front of the school along Sycamore Avenue, more can be anticipated. The Expected Useful Life of the hard surface areas, sidewalks, parking lots and play areas will be less than at a site that has firm subsoil. The parking lots and walkways were substantially improved and replaced in 2014.

Plumbing

Location/Space	Asset	Condition	Qty
Site	Backflow Preventer, 2 INCH	Fair	1
	Backflow Preventer, 6 INCH	Fair	1
Site - Quad lunch area	Plumbing System, Rain Water Drainage	Poor	1,000

8. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Replacement Reserves

Replacement Reserves (more commonly referenced throughout AssetCALC as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

9. Purpose and Scope

Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

DEFINITION OF EXCEEDINGLY AGED:

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as *Exceedingly Aged*. This designation will be reserved for systems or components that have aged well beyond their industry standard lifecycles (typically at least 15 years beyond and/or twice their EUL) but are not otherwise apparently deficient. In tandem with this designation, these items will be assigned an RUL not less than 2 but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical *Immediate Repair* window but will not be pushed 'irresponsibly' (too far) into the future.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general 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 for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

10. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) applies to State and local government entities. Title II Subtitle A protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs, and activities provided by state and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of state and local governments, regardless of Federal financial assistance. All state and local government facilities must be maintained and operated in compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). In addition, in the state of California, compliance with the California Building Code (CBC) Chapter 11 *Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Publicly Funded Housing* is required.

During the FCA, a limited visual observation for accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in EMG's Abbreviated ADA Checklist, provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full Accessibility Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking for this report. The Abbreviated ADA Checklist targets key areas for compliance with 2010 ADA Standards for Accessible Design and does not include California Building Code accessibility requirements. A full Accessibility Compliance Survey conducted by EMG would include both ADA and State of California accessibility requirements. For the FCA, only a representative sample of areas was observed and, other than those shown on the Abbreviated ADA Checklist, actual measurements were not taken to verify compliance.

The facility does not appear to be accessible with respect to with Title II of the Americans with Disabilities Act (ADA). Elements as defined by the ADAAG that are not accessible, as stated within the priorities of Title II, are as follows:

The facility appears to be accessible with Title II of the Americans with Disabilities Act.

The facility was originally constructed in 1972. The facility was significantly renovated in 1996 and ADA upgrades were completed in 2010. Complaints about accessibility issues have been sporadically received by the school district. The property does not have reported pending litigation related to existing barriers or previously removed barriers.

A full ADA Compliance Survey has been previously performed at the site. The accessibility study was completed October 2008. The associated recommendations appear to have been addressed in full.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

Main Building Accessibility Issues			
	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒

Gym Accessibility Issues			
	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒

Portables 78 - 82 Accessibility Issues			
	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒

Portable 83 - 86 Accessibility Issues			
	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒

Portable 90 -94 Accessibility Issues			
	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒

Site Accessibility Issues			
	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒

11. Certification

HY Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Master Planning Project at Mill Valley Middle School, 425 Sycamore Avenue, Marin County, California 94941, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

Prepared by: Kay van der Have, RA
Bhaskar Ale, PE
Project Managers

Reviewed by:

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Program Manager
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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plans
Appendix C: Supporting Documentation
Appendix D: Pre-Survey Questionnaire
Appendix E: Replacement Reserves

Appendix A:
Photographic Record

#1	FRONT OF MAIN BUILDING

#2	EAST ELEVATION OF MAIN BUILDING

#3	NORTH ELEVATION OF MAIN BUILDING

#4	EXTERIOR STAIR, MAIN BUILDING

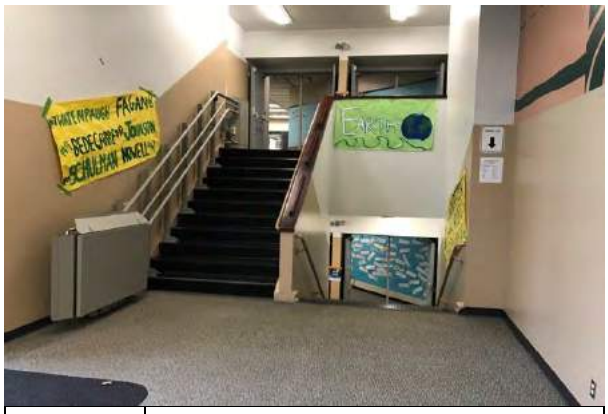
#5	ROOF, MAIN BUILDING

#6	ROOF, MAIN BUILDING

#7	MAIN BUILDING SECONDARY ROOF

#8	LIBRARY

#9	DISTRICT OFFICES



#10	TO CLASSROOMS

#11	MULTI MEDIA ROOM

#12	CLASSROOM

#13	WEST ELEVATION OF GYM

#14	PARTIAL EAST ELEVATION, GYM

#15	GYM, NORTH ELEVATION

#16	GYM ROOF

#17	GYM

#18	STAGE

#19	CEILING OF GYM

#20	PORTABLES 78 - 82

#21	PORTABLES 78 - 82

#22	WALL AND DECK AT PORTABLES

#23	ROOF, PORTABLES 78 - 82

#24	PORTABLES 83 - 86

#25	PORTABLES 83 - 86

#26	PORTABLES 83 - 86

#27	PORTABLES 90 - 94

#28	PORTABLES 90 - 94

#29	PORTABLE CLASSROOM

#30	PORTABLE CLASSROOM

#31	PORTABLE CLASSROOM

#32	WHEELCHAIR LIFT

#33	ELEVATOR, HYDRAULIC

#34	ELEVATOR CONTROLS, AUTOMATIC

#35	TOILET

#36	SINK, TROUGH STYLE

#37	DRINKING FOUNTAIN

#38	URINALS

#39	WATER HEATER, GAS

#40	AIR HANDLER

#41	HEAT PUMP, PACKAGED

#42	UNIT HEATER, NATURAL GAS

#43	MAKE-UP AIR UNIT

#44	DRYCOOLER/CONDENSER, AIR-COOLED

#45	FIRE EXTINGUISHER

#46	FIRE SPRINKLER STAND PIPE

#47	FIRE SUPPRESSION DETECTORS

#48	DISTRIBUTION PANEL

#49	DISTRIBUTION PANEL, 208 Y, 120 V, 400 AMP

#50	SECONDARY TRANSFORMER, DRY

#51	POLE LIGHT, EXTERIOR

#52	LED LIGHTING FIXTURE

#53	CLASSROOM LIGHTING

#54	SKATE PARK

#55	WHEELCHAIR ACCESS AT CURB

#56	SIDEWALK AND LAWN AREA

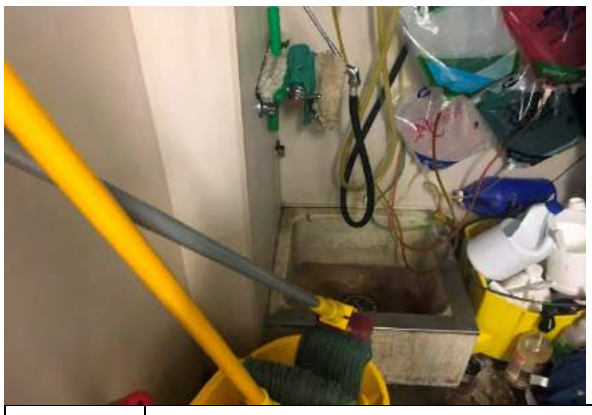
#57	DUMPSTER ENCLOSURE

#58	PLAY SURFACE

#59	MASONRY PAVERS

#60	FENCES AND GATES, CHAIN LINK

#61	FIRE ALARM CONTROL PANEL, MULTIPLEX



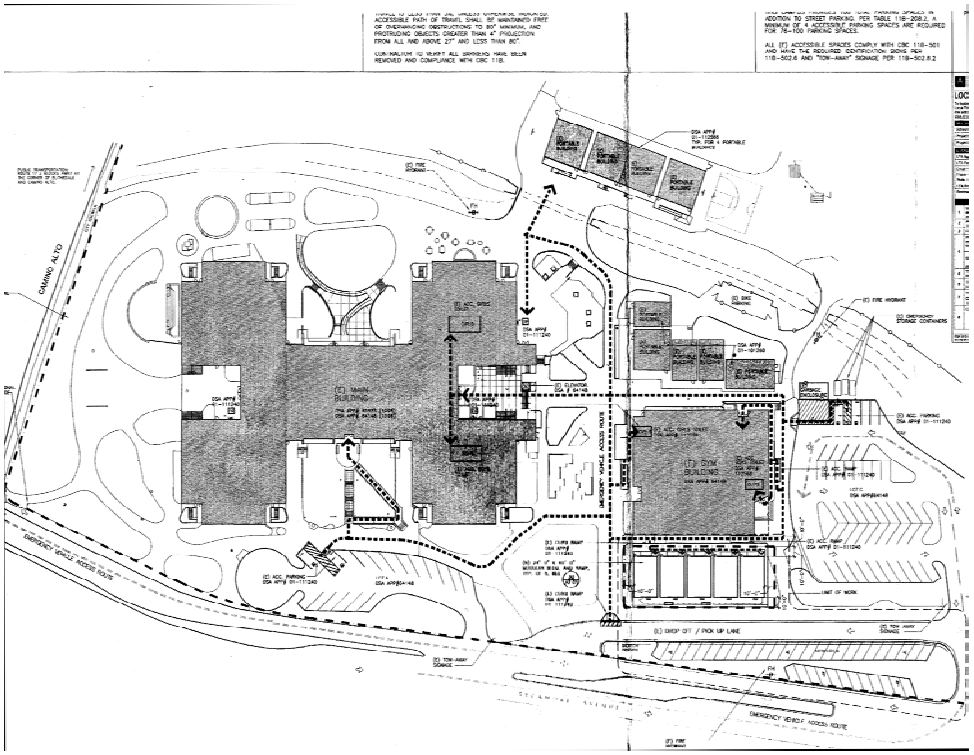
#62	JANITOR FLOOR SINK

#63	LEAK AT GUTTER

#64	ROOFING DETERIORATION

Appendix B:
Site Plans

Site Plan



SOURCE:

HY Architects

ON-SITE DATE:

October 8-9, 2018

Aerial Site Plan

SOURCE:

Google Maps: Imagery ©2018 Google, Map data ©2018Google

ON-SITE DATE:

October 8-9, 2018

Appendix C:
Supporting Documentation

Building and Cost Data

CAMPUS	BLDG ID	DESCRIPTION	PORT / PERM	YEAR BUILT	YEAR MODERNIZED / INSTALLED	AREA	Indicates level of modernization required to bring to "like-new" District standard	Automatically calculated based on SF and Mod Level	Replacement value	Replacement cost	Comparison of modernization against replacement
							COSTS RELATIVE TO BUILDING CONDITION AND COMPARISON AGAINST REPLACEMENT COSTS				
							MOD LEVEL	10 YEAR MOD/MAINT COST	REPL. LEVEL	REPL. COST (2018 DOLLARS)	M vs. R Compare (FCI)
MILL VALLEY MIDDLE SCHOOL	A	ADMIN / LIB/ CLASSROOMS/DISTRICT OFFICE	PERM	1972	1996	91,875	N/A	$7,907,211	2	$64,772,000	12%
	B	GYM	PERM	1972	1996	15,500	N/A	$1,563,429	3	$9,889,000	16%
	78	ART	PORT	1999	-		N/A				
	79	PANTHER CAFÉ	PORT	1999	-		N/A				
	80	SDA (COUNTY SPED)	PORT	1999	-	6,240	N/A	$757,304	5	$4,168,000	18%
	81	ART	PORT	1999	-		N/A				
	82	BAND	PORT	2012	-		N/A				
	83	GIRLS PE CHANGING	PORT	2012	-		N/A				
	84	PE CLASSROOM	PORT	2012	-						
	85	PE CLASSROOM	PORT	2012	-	5,760		$281,256	1	$3,640,000	8%
	86	BOYS PE CHANGING	PORT	2012	-						
	90	CLASSROOM	PORT	2012	-						
	91	WORLD LANGUAGE CLASSROOM	PORT	2012	-						
	92	WORLD LANGUAGE CLASSROOM	PORT	2012	-	4,800		$215,568	1	$3,034,000	7%
	93	WORLD LANGUAGE CLASSROOM	PORT	2012	-		N/A				
	94	WORLD LANGUAGE CLASSROOM	PORT	2012	-						
						124,175		**$10,724,768**		**$85,503,000**	**13%**

Total Building Area	**124,175**

Cost Calculation Notes

ADA Checklist

Date Completed: OCT. 9, 2018

Property Name: MILL VALLEY MIDDLE SCHOOL

EMG Project Number: 183750.18R000-006.017

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	X			
2	Have any ADA improvements been made to the property?	X			
3	Do a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?	X			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?	X			

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ADA Checklist

	Ramps	Yes	No	NA	Comments
1	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	X			
2	Are ramps that appear longer than 6 FT complete with railings on both sides?	X			
3	Does the width between railings appear at least 36 inches?	X			
4	Is there a level landing for approximately every 30 FT horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	X			
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
3	Is there a path of travel that does not require the use of stairs?	X			

	Elevators	Yes	No	NA	Comments
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	X			
2	Are there visual and audible signals inside cars indicating floor change?	X			
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	X			

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ADA Checklist

4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	X			
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	X			
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	X			
	Toilet Rooms	**Yes**	**No**	**NA**	**Comments**
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?		X		NOT ALL RESTROOMS HAVE STROBES/ALARMS
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?		X		
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	X			
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?	X			

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Appendix D:
Pre-Survey Questionnaire

urvey...

FCA (Commercial)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:			
Name of Building:	Mill Valley Middle School	Building #:	
Name of person completing questionnaire:	John Binchi (Director of OPS)		
Length of Association With the Property:	3 yrs	Phone Number:	

Site Information	
Year of Construction?	See plans / Gym
No. of Stories?	
Total Site Area?	(5) Buildings - Main + 2e
Total Building Area?	- Portable 83-86, 78-82, 90-94

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators		2012 - ADA & Chair Lift (3) Installed
2. HVAC Mechanical, Electric, Plumbing?		
3. Life-Safety/Fire?		2018
4. Roofs?		18 yrs old some patching thru yr in gym

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	NO
Planned Capital Expenditure For Next Year?	Seal coating of the employee parking Lot & School
Age of the Roof?	18 yr
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	NA

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
Zoning, Building Design & Life Safety Issues						
1	Are there any unresolved building, fire, or zoning code issues?	✓				Recent inspection required some changes needed to fire alarm & sprinkler system
2	Is there any pending litigation concerning the property?		✓			
3	Are there any other significant issues/hazards with the property?		✓			
4	Are there any unresolved construction defects at the property?		✓			
5	Has any part of the property ever contained visible suspect mold growth?		✓			

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
6	Is there a mold Operations and Maintenance Plan?		✓			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		✓			
8	Have there been indoor air quality or mold related complaints from tenants?		✓			
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	✓				Near main gas room outside
10	Are there any problems with the landscape irrigation systems?		✓			
	Building Structure					
11	Are there any problems with foundations or structures?	✓				Ground settling
12	Is there any water infiltration in basements or crawl spaces?		✓			
13	Has a termite/wood boring insect inspection been performed within the last year?		✓			Annual basis inspected
	Building Envelope					
14	Are there any wall, or window leaks?	✓				some on gym & main office
15	Are there any roof leaks?	✓				11
16	Is the roofing covered by a warranty or bond?		✓			only patched area
17	Are there any poorly insulated areas?	✓				single pane windows & doors
18	Is Fire Retardant Treated (FRT) plywood used?		✓			
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?	✓				

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
	BUILDING HVAC AND ELECTRICAL					
20	Are there any leaks or pressure problems with natural gas service?		✓			
21	Does any part of the electrical system use aluminum wiring?		✓			
22	Do Residential units have a less than 60-Amp service?		✓			
23	Do Commercial units have less than 200-Amp service?	✓				
24	Are there any problems with the utilities, such as inadequate capacities?		✓			
	ADA					
25	Has the management previously completed an ADA review?	✓				2012
26	Have any ADA improvements been made to the property?	✓				
27	Does a Barrier Removal Plan exist for the property?			✓		
28	Has the Barrier Removal Plan been approved by an arms-length third party?			✓		
29	Has building ownership or management received any ADA related complaints?		✓			
30	Does elevator equipment require upgrades to meet ADA standards?			✓		
	PLUMBING					
31	Is the property served by private water well?		✓			
32	Is the property served by a private septic system or other waste treatment systems?		✓			
33	Is polybutylene piping used?		✓			
34	Are there any plumbing leaks or water pressure problems?	✓				Quad lunch area – sewer line has a dip.

FCA (Commercial)
Pre-Survey Questionnaire

Additional Issues or Concerns That EMG Should Know About?	
1.	
2.	NA
3.	

Items Provided to EMG Auditors	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	☑	☐	☐	
Access to Roof/Attic Space	☑	☐	☐	
Access to Building As-Built Drawings	☐	☐	☑	
Site plan with bldg., roads, parking and other features	☐	☐	☐	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	☐	
List of Commercial Tenants in the property	☐	☐	☐	
Previous reports pertaining to the physical condition of property.	☐	☐	☐	
ADA survey and status of improvements implemented.	☐	☐	☐	
Current / pending litigation related to property condition.	☐	☐	☐	
Any brochures or marketing information.	☐	☐	☐	

_____ _____

Signature of person Interviewed or completing form Date

Appendix E:
Replacement Reserves

Replacement Reserves Report

11/27/2018

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimate
Mill Valley Middle School	$0	$0	$0	$0	$833,068	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$833,068**
Mill Valley Middle School / Gym Building	$53,272	$620,121	$136,300	$178,825	$205,113	$132,613	$91,566	$65,584	$0	$0	$80,035	$134,522	$16,372	$109,070	$0	$154,879	$36,504	$71,215	$4,500	$89,477	$124,292	**$2,304,261**
Mill Valley Middle School / Main Building	$1,097,088	$1,205,899	$1,382,324	$1,311,790	$990,210	$0	$634,594	$407,428	$610,731	$0	$267,147	$0	$730,049	$194,706	$383,564	$0	$0	$504,514	$1,948,231	$184,546	$2,089,919	**$13,942,739**
Mill Valley Middle School / Portables 78-82	$154,025	$15,388	$6,763	$177,573	$167,850	$64,085	$5,857	$0	$0	$0	$165,763	$335	$10,503	$10,622	$17,778	$0	$29,363	$0	$152,508	$173,127	$704,634	**$1,856,176**
Mill Valley Middle School / Portables 83-86	$0	$0	$0	$100,678	$7,560	$0	$0	$0	$173,018	$0	$0	$0	$0	$289,299	$0	$0	$0	$0	$101,326	$14,630	$0	**$686,511**
Mill Valley Middle School / Portables 90-94	$2,668	$0	$0	$0	$7,560	$0	$0	$63,090	$0	$0	$142,250	$0	$0	$0	$0	$99,640	$0	$97,977	$2,453	$14,630	$61,406	**$491,674**
Mill Valley Middle School / Site	$64,224	$0	$46,577	$0	$154,595	$0	$0	$22,806	$0	$0	$0	$0	$28,421	$0	$321,303	$0	$25,740	$35,418	$126,998	$41,425	$0	**$867,506**
GrandTotal	**$1,371,277**	**$1,841,408**	**$1,571,965**	**$1,768,866**	**$2,365,954**	**$196,698**	**$732,017**	**$558,908**	**$783,749**	**$0**	**$655,195**	**$134,857**	**$785,345**	**$603,697**	**$722,646**	**$254,519**	**$91,606**	**$709,124**	**$2,336,016**	**$517,834**	**$2,980,252**	**$20,981,934**

Mill Valley Middle School

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D3049	Roof	Air-Conditioning System, School, Install	20	16	4	104920	SF	$4.50	$6.66	$698,578					$698,578																	**$698,578**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$698,578**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$698,578**
Totals, Escalated (4.5% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$833,068**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$833,068**

* Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Mill Valley Middle School / Gym Building

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B101X	Exterior wall	Structural Frame, , Replace	50	49	1	12700	SF	$3.62	$5.12	$64,989		$64,989																				**$64,989**
B1021	Roof	Roof Structure, Flat, Metal Deck over Steel Beams, Replace	50	49	1	15500	SF	$4.18	$5.91	$91,587		$91,587																				**$91,587**
B1029	Gymnasium Building - roof	Roof Access Ladder, Steel, Replace	40	40	0	10	LF	$122.78	$173.56	$1,736	$1,736																					**$1,736**
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	10	0	12700	SF	$2.87	$4.06	$51,537	$51,537										$51,537										$51,537	**$154,611**
B2011	Building Exterior	Exterior Wall, Textured Plywood (T1-11), Replace	20	19	1	12700	SF	$11.59	$16.38	$208,081		$208,081																				**$208,081**
B2021	Building Exterior	Window, SF, Replace	30	23	7	26	EA	$1,311.24	$1,853.56	$48,193								$48,193														**$48,193**
B2032	Building Exterior	Exterior Door, Steel w/ Safety Glass, Replace	25	23	2	8	EA	$3,081.00	$4,355.30	$34,842			$34,842																			**$34,842**
B2034	Building Exterior	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	23	12	1	EA	$4,025.54	$5,690.50	$5,690													$5,690								**$5,690**
B3011	Roof	Roof, Modified Bituminous, Replace	20	19	1	15500	SF	$9.00	$12.72	$197,123		$197,123																				**$197,123**
C1021	Throughout building	Interior Door, Steel w/ Safety Glass, Replace	20	16	4	12	EA	$3,081.00	$4,355.30	$52,264					$52,264																	**$52,264**
C1021	Throughout building	Interior Door, Steel, Replace	25	19	6	12	EA	$3,081.00	$4,355.30	$52,264											$52,264											**$52,264**
C1031	Restrooms	Toilet Partitions, Metal Overhead-Braced, Replace	20	17	3	4	EA	$1,250.00	$1,767.00	$7,068				$7,068																		**$7,068**
C3012	Lobby, classrooms	Interior Wall Finish, Vinyl, Replace	15	13	2	4200	SF	$2.27	$3.21	$13,501			$13,501																	$13,501		**$27,002**
C3012	Restrooms	Interior Wall Finish, Ceramic Tile, Replace	25	23	2	1100	SF	$16.55	$23.40	$25,741			$25,741																			**$25,741**
C3012	Throughout building	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	9500	SF	$1.45	$2.05	$19,472				$19,472								$19,472									$19,472	**$58,417**
C3024	Stage	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	13	2	2000	SF	$4.80	$6.79	$13,572			$13,572																	$13,572		**$27,145**
C3024	Restrooms	Interior Floor Finish, Vinyl Sheeting, Replace	15	3	12	400	SF	$7.01	$9.91	$3,963													$3,963									**$3,963**
C3025	Classrooms	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	6000	SF	$7.26	$10.26	$61,545				$61,545										$61,545								**$123,090**
C3031	Gym Building	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	4	6	5625	SF	$2.27	$3.21	$18,050										$18,050												**$36,100**
C3032	Classrooms	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	15	5	6000	SF	$3.11	$4.40	$26,386						$26,386																**$26,386**
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace	20	16	4	4	EA	$4,051.00	$5,726.49	$22,906					$22,906																	**$22,906**
D2012	Boys Restrooms	Waterless Urinal, Vitreous China, Replace	20	16	4	2	EA	$635.00	$897.64	$1,795					$1,795																	**$1,795**
D2014	Restrooms	Gang Sink, Trough Style, Solid Surface, Vandalism Resistant, Replace	20	16	4	2	EA	$4,051.00	$5,726.49	$11,453					$11,453																	**$11,453**
D2014	Throughout	Sink/Lavatory, Stainless Steel, Replace	20	16	4	1	EA	$4,051.00	$5,726.49	$5,726					$5,726																	**$5,726**
D2014	Restrooms	Service Sink, Floor, Replace	35	16	19	1	EA	$1,599.51	$2,261.07	$2,261																				$2,261		**$2,261**
D2018	Throughout	Drinking Fountain, Vitreous China, Replace	15	11	4	1	EA	$6,488.00	$9,171.44	$9,171					$9,171															$9,171		**$18,343**
D2023	Gymnasium Building - Art Room - Janitor closet	Water Heater, 5 - 15 GAL, Replace	15	11	4	1	EA	$1,280.00	$1,809.41	$1,809					$1,809															$1,809		**$3,619**
D3041	Gymnasium Building - roof	Make-Up Air Unit, 6001 - 12000 CFM, Replace	20	9	11	1	EA	$44,658.41	$63,129.13	$63,129												$63,129										**$63,129**
D3042	Gymnasium Building - roof	Exhaust Fan, 801 - 2000 CFM, Replace	15	13	2	1	EA	$2,664.18	$3,766.08	$3,766			$3,766																	$3,766		**$7,532**
D3042	Gymnasium Building- Roof	Exhaust Fan, 251 - 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,858.11	$2,858			$2,858																	$2,858		**$5,716**
D3049	Gymnasium Building - Roof	HVAC System Ductwork, Sheet Metal, Replace	30	28	2	1440	SF	$15.00	$21.20	$30,534			$30,534																			**$30,534**
D3051	Roof	Unit Heater, FRN-3, 82 MBH, Replace	20	19	1	2	EA	$5,006.98	$7,077.87	$14,156		$14,156																				**$14,156**
D3051	Roof	Unit Heater, FRN-2, 140 MBH, Replace	20	19	1	2	EA	$6,183.48	$8,740.97	$17,482		$17,482																				**$17,482**
D4019	Gymnasium Building - Riser Room	Sprinkler Heads (per SF), , Replace	20	16	4	1200	SF	$1.33	$1.88	$2,256					$2,256																	**$2,256**
D5012	Gymnasium Building - Art Room	Secondary Transformer, 75 kVA, Replace	30	26	4	1	EA	$8,844.95	$12,503.22	$12,503					$12,503																	**$12,503**
D5012	Gymnasium Building - Art Room	Distribution Panel, 400 AMP, Replace	30	26	4	1	EA	$9,487.85	$13,412.03	$13,412					$13,412																	**$13,412**
D5022	Exterior wall	LED Lighting Fixture, Basic, 15 W, Replace	20	2	18	8	EA	$180.19	$254.71	$2,038																					$2,038	**$2,038**
D5032	Throughout buildings	Public Address/Announcement (PA) System, Facility Wide, Replace	20	16	4	15500	SF	$1.49	$2.11	$32,647					$32,647																	**$32,647**
D5037	Throughout	Fire Alarm System, School, Install	20	17	3	15500	SF	$3.13	$4.43	$68,618				$68,618																		**$68,618**

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D5037	Gymnasium Building - Art Room	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	1	EA	$4,284.35	$6,056.36	$6,056					$6,056															$6,056		**$12,113**
E1023	Stage	Stage Curtain, Medium Weight Velour, Flameproof (per SF), Replace	15	4	11	19	SF	$13.00	$15.31	$291												$291										**$291**
G2047	Gymnasium	Sports Apparatus, Basketball Backstop, Replace	10	5	5	6	EA	$9,435.64	$13,338.21	$80,029						$80,029										$80,029						**$160,059**
Totals, Unescalated											**$53,272**	**$593,417**	**$124,814**	**$156,703**	**$172,000**	**$106,416**	**$70,314**	**$48,193**	**$0**	**$0**	**$51,537**	**$82,892**	**$9,654**	**$61,545**	**$0**	**$80,029**	**$18,050**	**$33,697**	**$2,038**	**$38,771**	**$51,537**	**$1,754,879**
Totals, Escalated (4.5% inflation, compounded annually)											**$53,272**	**$620,121**	**$136,300**	**$178,825**	**$205,113**	**$132,613**	**$91,566**	**$65,584**	**$0**	**$0**	**$80,035**	**$134,522**	**$16,372**	**$109,070**	**$0**	**$154,879**	**$36,504**	**$71,215**	**$4,500**	**$89,477**	**$124,292**	**$2,304,261**

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Mill Valley Middle School / Main Building

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B1015	Building Exterior	Exterior Stairs, Metal, Replace	40	39	1	500	SF	$44.53	$65.89	$32,944		$32,944																				**$32,944**
B101X	Exterior wall	Structural Frame, , Replace	50	50	0	40500	SF	$3.62	$5.36	$216,924	$216,924																					**$216,924**
B1021	Roof	Roof Structure, Flat, Metal Deck over Steel Beams, Replace	50	49	1	57500	SF	$4.18	$6.18	$355,622		$355,622																				**$355,622**
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	10	0	40500	SF	$2.87	$4.25	$172,023	$172,023										$172,023										$172,023	**$516,070**
B2011	Throughout building	Exterior Wall, Textured Plywood (T1-11), Replace	20	20	0	40500	SF	$11.59	$17.15	$694,547	$694,547																				$694,547	**$1,389,094**
B2021	Building Exterior	Window, SF, Replace	30	23	7	120	EA	$870.45	$1,287.92	$154,550								$154,550														**$154,550**
B3011	Roof	Roof, Modified Bituminous, Replace	20	19	1	57500	SF	$9.00	$13.31	$765,404		$765,404																				**$765,404**
B3011	Roof	Roof, Metal, Replace	40	23	17	1500	SF	$12.45	$18.42	$27,629																		$27,629				**$27,629**
B3021	Roof	Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace	30	23	7	20	EA	$1,207.20	$1,786.17	$35,723								$35,723														**$35,723**
B3022	Roof	Roof Hatch, Metal, Replace	30	23	7	1	EA	$1,213.44	$1,795.40	$1,795								$1,795														**$1,795**
C1021	Throughout building	Interior Door, Wood Solid-Core, Replace	20	14	6	60	EA	$3,081.00	$4,558.65	$273,519							$273,519															**$273,519**
C1031	Restrooms	Toilet Partitions, Metal Overhead-Braced, Replace	20	3	17	20	EA	$1,250.00	$1,849.50	$36,990																		$36,990				**$36,990**
C2021	Throughout building	Interior Stair Treads, Raised Rubber Tile, Replace	18	18	0	800	SF	$8.98	$13.28	$10,627	$10,627																		$10,627			**$21,254**
C3021	Restrooms	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	8	2	500	SF	$8.74	$12.93	$6,466			$6,466										$6,466									**$12,932**
C3021	Building Exterior	ExteriorFloor Finish, Elastomeric Coating, Prep & Paint	10	6	4	1200	SF	$12.95	$19.16	$22,993					$22,993									$22,993								**$45,986**
C3024	Restrooms	Interior Floor Finish, Vinyl Sheeting, Replace	15	3	12	500	SF	$7.01	$10.37	$5,185													$5,185									**$5,185**
C3025	Throughout building	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	35000	SF	$7.26	$10.74	$375,775			$375,775										$375,775									**$751,550**
C3025	District office	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	8000	SF	$7.26	$10.74	$85,891				$85,891										$85,891								**$171,783**
C3025	Throughout building	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	2	8	40000	SF	$7.26	$10.74	$429,457									$429,457													**$858,914**
C3032	Throughout building	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	40000	SF	$3.11	$4.60	$184,121				$184,121																		**$184,121**
C3032	Throughout building	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	6	14	40000	SF	$3.11	$4.60	$184,121																$184,121						**$184,121**
D1011	Main Building - Mechanical Room	Elevator Controls, 1 - 2 Car Cluster, Modernize	20	16	4	1	EA	$11,547.25	$17,085.31	$17,085					$17,085																	**$17,085**
D1011	Main Building	Elevator, 2500 LB, Renovate	30	24	6	1	EA	$144,487.20	$213,783.26	$213,783							$213,783															**$213,783**
D1013	Main Building	Wheelchair Lift, , Renovate	25	21	4	2	EA	$16,652.79	$24,639.47	$49,279					$49,279																	**$49,279**
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace	20	16	4	28	EA	$4,051.00	$5,993.86	$167,828					$167,828																	**$167,828**
D2012	Boys Restrooms	Waterless Urinal, Vitreous China, Replace	20	16	4	16	EA	$635.00	$939.55	$15,033					$15,033																	**$15,033**
D2014	Restrooms	Gang Sink, Trough Style, Solid Surface, Vandalism Resistant, Replace	20	16	4	9	EA	$2,332.00	$3,450.43	$31,054					$31,054																	**$31,054**
D2014	Restrooms	Sink/Lavatory, Vitreous China, Replace	20	16	4	6	EA	$4,051.00	$5,993.86	$35,963					$35,963																	**$35,963**
D2014	Throughout	Sink/Lavatory, Stainless Steel, Replace	20	16	4	17	EA	$4,051.00	$5,993.86	$101,896					$101,896																	**$101,896**
D2014	Janitor closets	Service Sink, Floor, Replace	35	16	19	4	EA	$1,599.51	$2,366.64	$9,467																					$9,467	**$9,467**
D2018	Throughout	Drinking Fountain, Vitreous China, Replace	15	11	4	2	EA	$6,488.00	$9,599.64	$19,199					$19,199																$19,199	**$38,399**
D2023	Main Building	Water Heater, 40 GAL, Replace	10	7	3	4	EA	$4,051.00	$5,993.86	$23,975					$23,975										$23,975							**$47,951**
D3029	Main Building - 2nd Floor - Boys Restroom NW	Metal Flue, , Replace	25	25	0	10	LF	$176.31	$260.86	$2,609	$2,609																					**$2,609**
D3032	Main Building - Roof	Drycooler/Condenser, 5 TON, Replace	15	8	7	1	EA	$4,237.42	$6,269.68	$6,270								$6,270														**$6,270**
D3041	Main Building - Roof	Air Handler, 6001 - 8000 CFM, Replace	15	13	2	2	EA	$37,802.95	$55,933.24	$111,866			$111,866																$111,866			**$223,733**
D3041	Main Building - Roof	Air Handler, 6001 - 8000 CFM, Replace	15	13	2	1	EA	$37,802.95	$55,933.24	$55,933			$55,933																$55,933			**$111,866**
D3041	Main Building - Roof	Air Handler, 6001 - 8000 CFM, Replace	15	12	3	7	EA	$37,802.95	$55,933.24	$391,533				$391,533																$391,533		**$783,065**
D3042	Main Building - Roof	Exhaust Fan, 501 - 800 CFM, Replace	15	12	3	7	EA	$1,750.30	$2,589.74	$18,128				$18,128																$18,128		**$36,256**
D3045	Main Building - 1st Floor - Data Room SW	Pipe Insulation, Fiberglass, Chilled Water, Replace	25	25	0	50	LF	$5.80	$7.16	$358	$358																					**$358**
D3052	Main Building - 1st Floor - Data Room SW	Air Conditioner, 5 TON, Replace	20	8	12	1	EA	$29,100.55	$43,057.17	$43,057													$43,057									**$43,057**
D3068	Throughout building	HVAC Controls, Building Automation System (BAS), Upgrade	20	18	2	89420	SF	$5.36	$7.93	$709,490			$709,490																			**$709,490**
D5012	Main Building - 1st Floor - Electrical Room SE	Distribution Panel, 400 AMP, Replace	30	26	4	1	EA	$9,487.85	$14,038.23	$14,038					$14,038																	**$14,038**
D5012	Main Building - Copy Room	Distribution Panel, 400 AMP, Replace	30	26	4	3	EA	$9,487.85	$14,038.23	$42,115					$42,115																	**$42,115**
D5012	Main Building Electrical Room	Secondary Transformer, 75 kVA, Replace	30	26	4	5	EA	$8,844.95	$13,086.99	$65,435					$65,435																	**$65,435**
D5012	Main Building - 1st Floor - Electrical Room NW	Distribution Panel, 400 AMP, Replace	30	23	7	1	EA	$9,487.85	$14,038.23	$14,038								$14,038														**$14,038**
D5012	Main Building - Electrical Room	Switchboard, 1000 AMP, Replace	30	23	7	2	EA	$29,404.36	$43,506.70	$87,013								$87,013														**$87,013**
D5022	Main Building - 1st Floor - Main Electrical Room	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	15	13	2	1	EA	$4,261.42	$6,305.20	$6,305			$6,305																$6,305			**$12,610**
D5022	Main Building - 1st Floor - Electrical Room SW	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	15	12	3	5	EA	$4,261.42	$6,305.20	$31,526				$31,526																$31,526		**$63,052**
D5022	Main Building - Roof	LED Lighting Fixture, 100 WATT, Replace	20	2	18	4	EA	$180.19	$222.17	$889																				$889		**$889**
D5032	Throughout buildings	Public Address/Announcement (PA) System, Facility Wide, Replace	20	16	4	89420	SF	$1.49	$2.20	$197,136					$197,136																	**$197,136**
D5037	Throughout	Fire Alarm System, School, Install	20	17	3	89420	SF	$3.13	$4.63	$414,342				$414,342																		**$414,342**

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D5037	Main Building - Lobby Office	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	2	EA	$4,284.35	$6,339.12	$12,678					$12,678															$12,678		**$25,356**
D5037	Main Building - Lobby Office	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	$20,297.59	$30,032.32	$30,032					$30,032															$30,032		**$60,065**
E1093	Main Building - Kitchen	Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	$5,804.00	$8,587.60	$8,588					$8,588															$8,588		**$17,175**
Totals, Unescalated											**$1,097,088**	**$1,153,970**	**$1,265,836**	**$1,149,517**	**$830,352**	**$0**	**$487,302**	**$299,390**	**$429,457**	**$0**	**$172,023**	**$0**	**$430,483**	**$109,867**	**$207,114**	**$0**	**$0**	**$238,724**	**$882,160**	**$79,964**	**$866,570**	**$9,699,817**
Totals, Escalated (4.5% inflation, compounded annually)											**$1,097,088**	**$1,205,899**	**$1,382,324**	**$1,311,790**	**$990,210**	**$0**	**$634,594**	**$407,428**	**$610,731**	**$0**	**$267,147**	**$0**	**$730,049**	**$194,706**	**$383,564**	**$0**	**$0**	**$504,514**	**$1,948,231**	**$184,546**	**$2,089,919**	**$13,942,739**

* Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Mill Valley Middle School / Portables 78-82

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B1012	Portables 78 - 82	Structural Flooring/Decking, Pressure Treated Timber, Replace	25	20	5	700	SF	$10.04	$14.85	$10,397						$10,397																**$10,397**
B1012	Portables 78 - 82	Structural Flooring/Decking, Wood, Replace	20	14	6	300	SF	$10.13	$14.99	$4,497							$4,497															**$4,497**
B2011	Portables 78 - 82	Exterior Wall, Textured Plywood (T1-11), Replace	20	20	0	7000	SF	$11.59	$17.15	$120,045	$120,045																			$120,045		**$240,090**
B2011	Portables 78 - 82	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	10	0	8000	SF	$2.87	$4.25	$33,980	$33,980										$33,980									$33,980		**$101,940**
B2021	Building Exterior	Window, SF, Replace	30	20	10	8	EA	$870.45	$1,287.92	$10,303											$10,303											**$10,303**
B2021	Building Exterior	Window, SF, Replace	30	20	10	13	EA	$870.45	$1,287.92	$16,743											$16,743											**$16,743**
B2032	Portables 78 - 82	Exterior Door, Steel w/ Safety Glass, Replace	25	20	5	3	EA	$3,081.00	$4,558.65	$13,676						$13,676																**$13,676**
B2032	Building Exterior	Exterior Door, Steel, Replace	25	20	5	6	EA	$3,081.00	$4,558.65	$27,352						$27,352																**$27,352**
B3011	Portables 78 - 82	Roof, Metal, Replace	40	20	20	7500	SF	$12.45	$18.42	$138,147																				$138,147		**$138,147**
B3016	Roof	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	9	1	20	LF	$8.37	$10.32	$206		$206											$206									**$413**
B3016	Portables 78 - 82	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	8	2	500	LF	$8.37	$12.39	$6,193			$6,193											$6,193								**$12,387**
C3012	Kitchen	Interior Wall Finish, Laminated Paneling, Replace	20	17	3	850	SF	$15.31	$22.65	$19,249				$19,249																		**$19,249**
C3012	Portables 78 - 82	Interior Wall Finish, Vinyl, Replace	15	11	4	5000	SF	$2.27	$3.36	$16,823					$16,823															$16,823		**$33,646**
C3024	Kitchen	Interior Floor Finish, Vinyl Sheeting, Replace	15	14	1	1400	SF	$7.01	$10.37	$14,519		$14,519														$14,519						**$29,038**
C3024	Portables 78 - 82	Interior Floor Finish, Vinyl Sheeting, Replace	15	11	4	5000	SF	$7.01	$10.37	$51,854					$51,854															$51,854		**$103,708**
C3032	Portables 78 - 82	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	6400	SF	$3.11	$4.60	$29,459				$29,459																		**$29,459**
D2014	Throughout	Sink/Lavatory, Stainless Steel, Replace	20	16	4	7	EA	$4,051.00	$5,993.86	$41,957					$41,957																	**$41,957**
D2018	Throughout	Drinking Fountain, Refrigerated, Replace	10	6	4	1	EA	$6,488.00	$9,599.64	$9,600					$9,600										$9,600							**$19,199**
D2023	Portables 81	Water Heater, 5 - 15 GAL, Replace	15	12	3	1	EA	$1,280.00	$1,893.89	$1,894				$1,894															$1,894			**$3,788**
D2023	Portables 79	Water Heater, 16 - 29 GAL, Replace	15	2	13	1	EA	$4,051.00	$5,993.86	$5,994														$5,994								**$5,994**
D3051	Portables 79 - Cafeteria Roof	Unit Heater, 76 - 125 MBH, Replace	20	17	3	1	EA	$6,183.48	$9,149.08	$9,149				$9,149																		**$9,149**
D3052	Portables 78-82	Heat Pump, 3.5 TON, Replace	15	12	3	5	EA	$8,928.22	$13,210.20	$66,051				$66,051															$66,051			**$132,102**
D5012	Portables 78-82	Secondary Transformer, 113 kVA, Replace	30	20	10	1	EA	$11,920.05	$17,636.91	$17,637											$17,637											**$17,637**
D5012	Portables 79	Distribution Panel, 400 AMP, Replace	30	20	10	1	EA	$9,487.85	$14,038.23	$14,038											$14,038											**$14,038**
D5012	Portables 78-82	Distribution Panel, 400 AMP, Replace	30	20	10	1	EA	$9,487.85	$14,038.23	$14,038											$14,038											**$14,038**
D5022	Exterior wall	LED Lighting Fixture, Basic, 15 W, Replace	20	2	18	5	EA	$180.19	$222.17	$1,111																			$1,111			**$1,111**
D5032	Throughout buildings	Public Address/Announcement (PA) System, Facility Wide, Replace	20	16	4	6432	SF	$1.49	$2.20	$14,180					$14,180																	**$14,180**
D5037	Throughout	Fire Alarm System, School, Install	20	17	3	6432	SF	$3.13	$4.63	$29,804				$29,804																		**$29,804**
D5037	Portables 79	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	1	EA	$4,284.35	$6,339.12	$6,339					$6,339																	**$12,678**
Totals, Unescalated											**$154,025**	**$14,726**	**$6,193**	**$155,606**	**$140,753**	**$51,425**	**$4,497**	**$0**	**$0**	**$0**	**$106,739**	**$206**	**$6,193**	**$5,994**	**$9,600**	**$0**	**$14,519**	**$0**	**$69,056**	**$75,016**	**$292,172**	**$1,106,721**
Totals, Escalated (4.5% inflation, compounded annually)											**$154,025**	**$15,388**	**$6,763**	**$177,573**	**$167,850**	**$64,085**	**$5,857**	**$0**	**$0**	**$0**	**$165,763**	**$335**	**$10,503**	**$10,622**	**$17,778**	**$0**	**$29,363**	**$0**	**$152,508**	**$173,127**	**$704,634**	**$1,856,176**

* Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Mill Valley Middle School / Portables 83-86

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	6800	SF	$2.87	$4.25	$28,883				$28,883										$28,883								**$57,766**
B2032	Portables 83 - 86	Exterior Door, Steel Insulated, Replace	25	7	18	8	EA	$3,801.00	$5,623.96	$44,992																		$44,992			**$44,992**
C1021	Portables 83 - 86	Interior Door, Wood Hollow-Core, Replace	20	7	13	2	EA	$3,081.00	$4,558.65	$9,117														$9,117								**$9,117**
C3012	Portables 83 - 86	Interior Wall Finish, Vinyl, Replace	15	7	8	4750	SF	$2.27	$3.36	$15,982									$15,982													**$15,982**
C3025	Portables 83 - 86	Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	7	3	5760	SF	$6.96	$10.30	$59,341				$59,341										$59,341								**$118,683**
C3032	Portables 83 - 86	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	7	13	5760	SF	$3.11	$4.60	$26,513														$26,513								**$26,513**
D3052	Portables 83-86	Heat Pump, 3.5 TON, Replace	15	7	8	8	EA	$8,928.22	$13,210.20	$105,682									$105,682													**$105,682**
D5022	Exterior wall	LED Lighting Fixture, Basic, 15 W, Replace	20	2	18	4	EA	$180.19	$222.17	$889																			$889			**$889**
D5032	Throughout buildings	Public Address/Announcement (PA) System, Facility Wide, Replace	20	7	13	5760	SF	$1.49	$2.20	$12,699														$12,699								**$12,699**
D5037	Portables 85	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	1	EA	$4,284.35	$6,339.12	$6,339					$6,339															$6,339		**$12,678**
D5037	Throughout	Fire Alarm System, School, Install	20	7	13	5760	SF	$3.13	$4.63	$26,690														$26,690								**$26,690**
Totals, Unescalated											**$0**	**$0**	**$0**	**$88,224**	**$6,339**	**$0**	**$0**	**$0**	**$121,663**	**$0**	**$0**	**$0**	**$0**	**$163,243**	**$0**	**$0**	**$0**	**$0**	**$45,880**	**$6,339**	**$0**	**$431,690**
Totals, Escalated (4.5% inflation, compounded annually)											**$0**	**$0**	**$0**	**$100,678**	**$7,560**	**$0**	**$0**	**$0**	**$173,018**	**$0**	**$0**	**$0**	**$0**	**$289,299**	**$0**	**$0**	**$0**	**$0**	**$101,326**	**$14,630**	**$0**	**$686,511**

* Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Mill Valley Middle School / Portables 90-94

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2032	Building Exterior	Exterior Door, Steel, Replace	25	5	20	5	EA	$3,081.00	$4,558.65	$22,793																					$22,793	**$22,793**
B3016	Portables 90 - 94	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	10	0	100	LF	$8.37	$10.32	$1,032	$1,032										$1,032										$1,032	**$3,097**

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B3016	Portables 94	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	10	0	10	LF	$8.37	$10.32	$103	$103										$103										$103	**$310**
C3012	Portables 90 - 94	Interior Wall Finish, Vinyl, Replace	15	5	10	6800	SF	$2.27	$3.36	$22,879											$22,879											**$22,879**
C3021	Portables 90 - 94	Interior Floor Finish, Elastomeric Coating, Prep & Paint	10	10	0	80	SF	$12.95	$19.16	$1,533	$1,533										$1,533										$1,533	**$4,599**
C3025	Portables 90 - 94	Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	3	7	4500	SF	$6.96	$10.30	$46,360								$46,360										$46,360				**$92,721**
C3032	Portables 90 - 94	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	5	15	4500	SF	$3.11	$4.60	$20,714																$20,714						**$20,714**
D3052	Portables 94-90	Heat Pump, 3.5 TON, Replace	15	5	10	5	EA	$8,928.22	$13,210.20	$66,051											$66,051											**$66,051**
D5022	Exterior wall	LED Lighting Fixture, Basic, 15 W, Replace	20	2	18	5	EA	$180.19	$222.17	$1,111																			$1,111			**$1,111**
D5032	Throughout buildings	Public Address/Announcement (PA) System, Facility Wide, Replace	20	5	15	4500	SF	$1.49	$2.20	$9,921																$9,921						**$9,921**
D5037	Portables 94	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	1	EA	$4,284.35	$6,339.12	$6,339					$6,339														$6,339			**$12,678**
D5037	Throughout	Fire Alarm System, School, Install	20	5	15	4500	SF	$3.13	$4.63	$20,851																$20,851						**$20,851**
Totals, Unescalated											**$2,668**	**$0**	**$0**	**$0**	**$6,339**	**$0**	**$0**	**$46,360**	**$0**	**$0**	**$91,599**	**$0**	**$0**	**$0**	**$0**	**$51,486**	**$0**	**$46,360**	**$1,111**	**$6,339**	**$25,462**	**$277,724**
Totals, Escalated (4.5% inflation, compounded annually)											**$2,668**	**$0**	**$0**	**$0**	**$7,560**	**$0**	**$0**	**$63,090**	**$0**	**$0**	**$142,250**	**$0**	**$0**	**$0**	**$0**	**$99,640**	**$0**	**$97,977**	**$2,453**	**$14,630**	**$61,406**	**$491,674**

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Mill Valley Middle School / Site

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D2021	Site	Backflow Preventer, 2 INCH, Replace	15	11	4	1	EA	$2,603.17	$3,851.64	$3,852					$3,852															$3,852		**$7,703**
D2021	Site	Backflow Preventer, 6 INCH, Replace	15	11	4	1	EA	$9,528.08	$14,097.75	$14,098					$14,098															$14,098		**$28,196**
D2049	Site - Quad lunch area	Plumbing System, Rain Water Drainage, Install	40	40	0	1000	SF	$2.92	$4.32	$4,320	$4,320																					**$4,320**
G1031	Site	Landscaping, Ground Cover, Regrade/Establish	25	11	14	2500	SF	$3.71	$5.49	$13,720															$13,720							**$13,720**
G2022	Site	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	25000	SF	$0.38	$0.56	$14,038			$14,038						$14,038				$14,038					$14,038				**$56,151**
G2031	Site	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	11	14	6500	SF	$5.00	$7.40	$48,087															$48,087							**$48,087**
G2035	Site	Exterior Stairs & Ramps, Handrails, Metal, Replace	25	23	2	350	LF	$50.00	$73.98	$25,893			$25,893																			**$25,893**
G2044	Site	Signage, Property, Monument/Pylon, Replace/Install	20	4	16	1	EA	$8,602.00	$12,727.52	$12,728																			$12,728			**$12,728**
G2047	Site	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	1000	SF	$0.38	$0.47	$469			$469						$469						$469				$469			**$1,877**
G2047	Site	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	4000	SF	$0.38	$0.56	$2,252			$2,252						$2,252						$2,252				$2,252			**$9,008**
G2047	Site	Sports Apparatus, Baseball Backstop, Replace	10	6	4	1	EA	$9,435.64	$13,960.97	$13,961					$13,961												$13,961						**$27,922**
G2047	Site	Sports Apparatus, Basketball Backstop, Replace	10	6	4	7	EA	$9,435.64	$13,960.97	$97,727					$97,727												$97,727						**$195,454**
G3031	Site - Quad Lunc Area - South	Sanitary Sewer, Concrete, 8", Replace	50	50	0	150	LF	$269.91	$399.35	$59,903	$59,903																						**$59,903**
G4021	Site	Pole Light, Exterior, 80 to 100 W LED (Fixture & Bracket Arm Only), Replace	20	2	18	7	EA	$2,721.00	$4,025.99	$28,182																					$28,182		**$28,182**
G4021	Site	Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace	20	2	18	6	EA	$3,303.00	$4,887.12	$29,323																					$29,323		**$29,323**
Totals, Unescalated											**$64,224**	**$0**	**$42,652**	**$0**	**$129,637**	**$0**	**$0**	**$16,759**	**$0**	**$0**	**$0**	**$0**	**$16,759**	**$0**	**$173,495**	**$0**	**$12,728**	**$16,759**	**$57,505**	**$17,949**	**$0**	**$548,466**
Totals, Escalated (4.5% inflation, compounded annually)											**$64,224**	**$0**	**$46,577**	**$0**	**$154,595**	**$0**	**$0**	**$22,806**	**$0**	**$0**	**$0**	**$0**	**$28,421**	**$0**	**$321,303**	**$0**	**$25,740**	**$35,418**	**$126,998**	**$41,425**	**$0**	**$867,506**

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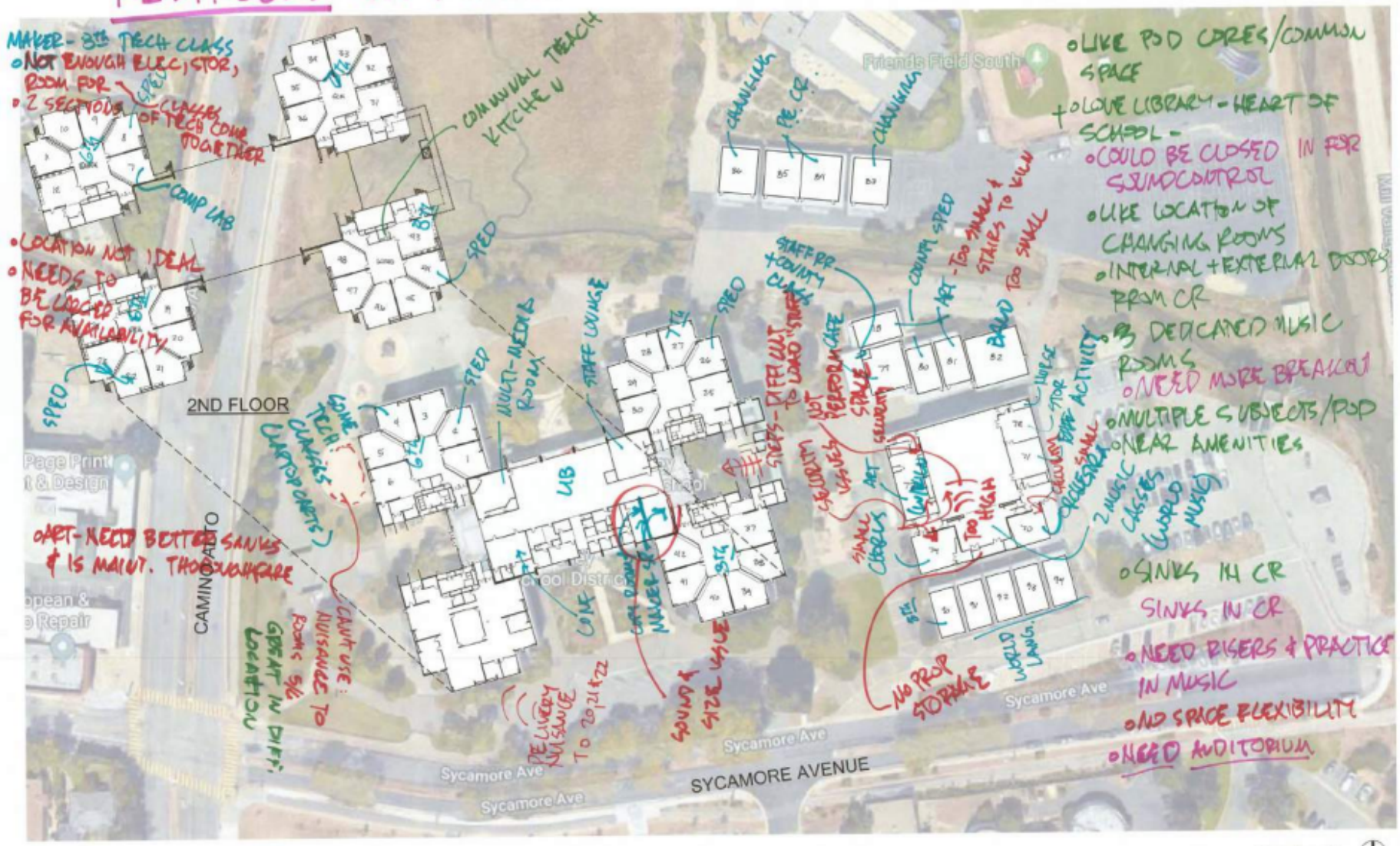
Location Name	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Deficiency Repair Estimate
Mill Valley Middle School / Main Building	C3025	1047755	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	8000	SF	$7.26	$10.74	$85,891				$85,891										$85,891								**$171,783**
Mill Valley Middle School / Main Building	C3025	1047735	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	2	8	40000	SF	$7.26	$10.74	$429,457									$429,457										$429,457			**$858,914**
Mill Valley Middle School / Main Building	C3032	1047778	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	40000	SF	$3.11	$4.60	$184,121				$184,121																		**$184,121**
Mill Valley Middle School / Main Building	C3032	1047787	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	6	14	40000	SF	$3.11	$4.60	$184,121															$184,121							**$184,121**
Mill Valley Middle School / Main Building	D1011	1039796	Elevator Controls, 1 - 2 Car Cluster, Modernize	20	16	4	1	EA	$11,547.25	$17,085.31	$17,085					$17,085																	**$17,085**
Mill Valley Middle School / Main Building	D1011	1039781	Elevator, 2500 LB, Renovate	30	24	6	1	EA	$144,487.20	$213,783.26	$213,783							$213,783															**$213,783**
Mill Valley Middle School / Main Building	D1013	1039754	Wheelchair Lift, , Renovate	25	21	4	2	EA	$16,652.79	$24,639.47	$49,279					$49,279																	**$49,279**
Mill Valley Middle School / Main Building	D2011	1041386	Toilet, Tankless (Water Closet), Replace	20	16	4	28	EA	$842.97	$1,247.25	$34,923					$34,923																	**$34,923**
Mill Valley Middle School / Main Building	D2012	1041389	Waterless Urinal, Vitreous China, Replace	20	16	4	16	EA	$635.00	$939.55	$15,033					$15,033																	**$15,033**
Mill Valley Middle School / Main Building	D2014	1041388	Gang Sink, Trough Style, Solid Surface, Vandalism Resistant, Replace	20	16	4	9	EA	$2,332.00	$3,450.43	$31,054					$31,054																	**$31,054**
Mill Valley Middle School / Main Building	D2014	1041387	Sink/Lavatory, Vitreous China, Replace	20	16	4	6	EA	$861.51	$1,274.69	$7,648					$7,648																	**$7,648**
Mill Valley Middle School / Main Building	D2014	1041391	Sink/Lavatory, Stainless Steel, Replace	20	16	4	17	EA	$1,054.05	$1,559.57	$26,513					$26,513																	**$26,513**
Mill Valley Middle School / Main Building	D2014	1041390	Service Sink, Floor, Replace	35	16	19	4	EA	$1,599.51	$2,366.64	$9,467																				$9,467		**$9,467**
Mill Valley Middle School / Main Building	D2018	1041394	Drinking Fountain, Vitreous China, Replace	15	11	4	2	EA	$1,938.99	$2,868.94	$5,738					$5,738															$5,738		**$11,476**
Mill Valley Middle School / Main Building	D2023	1039809	Water Heater, 40 GAL, Replace	10	7	3	4	EA	$2,349.48	$3,476.30	$13,905				$13,905										$13,905								**$27,810**
Mill Valley Middle School / Main Building	D3029	1040376	Metal Flue, , Replace	25	25	0	10	LF	$176.31	$260.86	$2,609	$2,609																					**$2,609**
Mill Valley Middle School / Main Building	D3032	1039748	Drycooler/Condenser, 5 TON, Replace	15	8	7	1	EA	$4,237.42	$6,269.68	$6,270								$6,270														**$6,270**
Mill Valley Middle School / Main Building	D3041	1039760	Air Handler, 6001 - 8000 CFM, Replace	15	13	2	2	EA	$37,802.95	$55,933.24	$111,866			$111,866															$111,866				**$223,733**
Mill Valley Middle School / Main Building	D3041	1039757	Air Handler, 6001 - 8000 CFM, Replace	15	13	2	1	EA	$37,802.95	$55,933.24	$55,933			$55,933															$55,933				**$111,866**
Mill Valley Middle School / Main Building	D3041	1039742	Air Handler, 6001 - 8000 CFM, Replace	15	12	3	7	EA	$37,802.95	$55,933.24	$391,533				$391,533															$391,533			**$783,065**
Mill Valley Middle School / Main Building	D3042	1039745	Exhaust Fan, 501 - 800 CFM, Replace	15	12	3	7	EA	$1,750.30	$2,589.74	$18,128				$18,128															$18,128			**$36,256**
Mill Valley Middle School / Main Building	D3045	1039806	Pipe Insulation, Fiberglass, Chilled Water, Replace	25	25	0	50	LF	$5.80	$7.16	$358	$358																					**$358**
Mill Valley Middle School / Main Building	D3052	1039817	Air Conditioner, 5 TON, Replace	20	8	12	1	EA	$29,100.55	$43,057.17	$43,057												$43,057										**$43,057**
Mill Valley Middle School / Main Building	D3068	1039785	HVAC Controls, Building Automation System (BAS), Upgrade	20	18	2	89420	SF	$5.36	$7.93	$709,490			$709,490																			**$709,490**
Mill Valley Middle School / Main Building	D5012	1039804	Distribution Panel, 400 AMP, Replace	30	26	4	1	EA	$9,487.85	$14,038.23	$14,038					$14,038																	**$14,038**
Mill Valley Middle School / Main Building	D5012	1039763	Distribution Panel, 400 AMP, Replace	30	26	4	3	EA	$9,487.85	$14,038.23	$42,115					$42,115																	**$42,115**
Mill Valley Middle School / Main Building	D5012	1039794	Secondary Transformer, 75 kVA, Replace	30	26	4	5	EA	$8,844.95	$13,086.99	$65,435					$65,435																	**$65,435**
Mill Valley Middle School / Main Building	D5012	1039746	Distribution Panel, 400 AMP, Replace	30	23	7	1	EA	$9,487.85	$14,038.23	$14,038								$14,038														**$14,038**
Mill Valley Middle School / Main Building	D5012	1039774	Switchboard, 1000 AMP, Replace	30	23	7	2	EA	$29,404.36	$43,506.70	$87,013								$87,013														**$87,013**
Mill Valley Middle School / Main Building	D5022	1039793	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	15	13	2	1	EA	$4,261.42	$6,305.20	$6,305			$6,305															$6,305				**$12,610**
Mill Valley Middle School / Main Building	D5022	1039814	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	15	12	3	5	EA	$4,261.42	$6,305.20	$31,526				$31,526															$31,526			**$63,052**
Mill Valley Middle School / Main Building	D5022	1039743	LED Lighting Fixture, 100 WATT, Replace	20	2	18	4	EA	$180.19	$222.17	$889																			$889			**$889**
Mill Valley Middle School / Main Building	D5032	1039755	Public Address/Announcement (PA) System, Facility Wide, Replace	20	16	4	89420	SF	$1.49	$2.20	$197,136					$197,136																	**$197,136**
Mill Valley Middle School / Main Building	D5037	1040375	Fire Alarm System, School, Install	20	17	3	89420	SF	$3.13	$4.63	$414,342				$414,342																		**$414,342**
Mill Valley Middle School / Main Building	D5037	1039780	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	2	EA	$4,284.35	$6,339.12	$12,678					$12,678														$12,678			**$25,356**
Mill Valley Middle School / Main Building	D5037	1039791	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	$20,297.59	$30,032.32	$30,032					$30,032														$30,032			**$60,065**
Mill Valley Middle School / Main Building	E1093	1039816	Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	$5,804.00	$8,587.60	$8,588					$8,588														$8,588			**$17,175**
Mill Valley Middle School / Portables 78-82	B1012	1047943	Structural Flooring/Decking, Pressure Treated Timber, Replace	25	20	5	700	SF	$10.04	$14.85	$10,397						$10,397																**$10,397**
Mill Valley Middle School / Portables 78-82	B1012	1047946	Structural Flooring/Decking, Wood, Replace	20	14	6	300	SF	$10.13	$14.99	$4,497							$4,497															**$4,497**
Mill Valley Middle School / Portables 78-82	B2011	1047945	Exterior Wall, Textured Plywood (T1-11), Replace	20	20	0	7000	SF	$11.59	$17.15	$120,045	$120,045																			$120,045		**$240,090**
Mill Valley Middle School / Portables 78-82	B2011	1047939	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	10	0	8000	SF	$2.87	$4.25	$33,980	$33,980									$33,980										$33,980		**$101,940**
Mill Valley Middle School / Portables 78-82	B2021	1047938	Window, SF, Replace	30	20	10	8	EA	$870.45	$1,287.92	$10,303										$10,303												**$10,303**
Mill Valley Middle School / Portables 78-82	B2021	1047942	Window, SF, Replace	30	20	10	13	EA	$870.45	$1,287.92	$16,743										$16,743												**$16,743**
Mill Valley Middle School / Portables 78-82	B2032	1047941	Exterior Door, Steel w/ Safety Glass, Replace	25	20	5	3	EA	$1,352.72	$2,001.48	$6,004						$6,004																**$6,004**
Mill Valley Middle School / Portables 78-82	B2032	1047944	Exterior Door, Steel, Replace	25	20	5	6	EA	$950.12	$1,405.80	$8,435						$8,435																**$8,435**
Mill Valley Middle School / Portables 78-82	B3011	1047935	Roof, Metal, Replace	40	20	20	7500	SF	$12.45	$18.42	$138,147																				$138,147		**$138,147**
Mill Valley Middle School / Portables 78-82	B3016	1047936	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	9	1	20	LF	$8.37	$10.32	$206		$206										$206										**$413**
Mill Valley Middle School / Portables 78-82	B3016	1047940	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	8	2	500	LF	$8.37	$12.39	$6,193			$6,193										$6,193									**$12,387**
Mill Valley Middle School / Portables 78-82	C3012	1047932	Interior Wall Finish, Laminated Paneling, Replace	20	17	3	850	SF	$15.31	$22.65	$19,249				$19,249																		**$19,249**
Mill Valley Middle School / Portables 78-82	C3012	1047931	Interior Wall Finish, Vinyl, Replace	15	11	4	5000	SF	$2.27	$3.36	$16,823					$16,823														$16,823			**$33,646**
Mill Valley Middle School / Portables 78-82	C3024	1047934	Interior Floor Finish, Vinyl Sheeting, Replace	15	14	1	1400	SF	$7.01	$10.37	$14,519		$14,519														$14,519						**$29,038**
Mill Valley Middle School / Portables 78-82	C3024	1047930	Interior Floor Finish, Vinyl Sheeting, Replace	15	11	4	5000	SF	$7.01	$10.37	$51,854					$51,854														$51,854			**$103,708**
Mill Valley Middle School / Portables 78-82	C3032	1047933	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	6400	SF	$3.11	$4.60	$29,459				$29,459																		**$29,459**
Mill Valley Middle School / Portables 78-82	D2014	1041393	Sink/Lavatory, Stainless Steel, Replace	20	16	4	7	EA	$1,054.05	$1,559.57	$10,917					$10,917																	**$10,917**
Mill Valley Middle School / Portables 78-82	D2018	1041401	Drinking Fountain, Refrigerated, Replace	10	6	4	1	EA	$1,257.51	$1,860.61	$1,861					$1,861											$1,861						**$3,721**
Mill Valley Middle School / Portables 78-82	D2023	1039783	Water Heater, 5 - 15 GAL, Replace	15	12	3	1	EA	$1,014.17	$1,500.57	$1,501				$1,501															$1,501			**$3,001**
Mill Valley Middle School / Portables 78-82	D2023	1039805	Water Heater, 16 - 29 GAL, Replace	15	2	13	1	EA	$1,249.92	$1,849.38	$1,849														$1,849								**$1,849**
Mill Valley Middle School / Portables 78-82	D3051	1039801	Unit Heater, 76 - 125 MBH, Replace	20	17	3	1	EA	$6,183.48	$9,149.08	$9,149				$9,149																		**$9,149**
Mill Valley Middle School / Portables 78-82	D3052	1039789	Heat Pump, 3.5 TON, Replace	15	12	3	5	EA	$8,928.22	$13,210.20	$66,051				$66,051															$66,051			**$132,102**
Mill Valley Middle School / Portables 78-82	D5012	1039815	Secondary Transformer, 113 kVA, Replace	30	20	10	1	EA	$11,920.05	$17,636.91	$17,637										$17,637												**$17,637**
Mill Valley Middle School / Portables 78-82	D5012	1039772	Distribution Panel, 400 AMP, Replace	30	20	10	1	EA	$9,487.85	$14,038.23	$14,038										$14,038												**$14,038**

Location Name	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Replacement Estimate
Mill Valley Middle School / Portables 78-82	D5012	1039762	Distribution Panel, 400 AMP, Replace	30	20	10	1	EA	$9,487.85	$14,038.23	$14,038											$14,038											**$14,038**
Mill Valley Middle School / Portables 78-82	D5022	1041403	LED Lighting Fixture, Basic, 15 W, Replace	20	2	18	5	EA	$180.19	$222.17	$1,111																			$1,111			**$1,111**
Mill Valley Middle School / Portables 78-82	D5032	1064306	Public Address/Announcement (PA) System, Facility Wide, Replace	20	16	4	6432	SF	$1.49	$2.20	$14,180					$14,180																	**$14,180**
Mill Valley Middle School / Portables 78-82	D5037	1064300	Fire Alarm System, School, Install	20	17	3	6432	SF	$3.13	$4.63	$29,804				$29,804																			**$29,804**
Mill Valley Middle School / Portables 78-82	D5037	1039807	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	1	EA	$4,284.35	$6,339.12	$6,339					$6,339															$6,339			**$12,678**
Mill Valley Middle School / Portables 83-86	B2011	1047973	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	6800	SF	$2.87	$4.25	$28,883				$28,883										$28,883									**$57,766**
Mill Valley Middle School / Portables 83-86	B2032	1047972	Exterior Door, Steel Insulated, Replace	25	7	18	8	EA	$1,577.53	$2,334.11	$18,673																			$18,673			**$18,673**
Mill Valley Middle School / Portables 83-86	C1021	1047968	Interior Door, Wood Hollow-Core, Replace	20	7	13	2	EA	$596.52	$882.62	$1,765														$1,765								**$1,765**
Mill Valley Middle School / Portables 83-86	C3012	1047969	Interior Wall Finish, Vinyl, Replace	15	7	8	4750	SF	$2.27	$3.36	$15,982									$15,982														**$15,982**
Mill Valley Middle School / Portables 83-86	C3025	1047971	Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	7	3	5760	SF	$6.96	$10.30	$59,341				$59,341										$59,341									**$118,683**
Mill Valley Middle School / Portables 83-86	C3032	1047970	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	7	13	5760	SF	$3.11	$4.60	$26,513														$26,513									**$26,513**
Mill Valley Middle School / Portables 83-86	D3052	1039777	Heat Pump, 3.5 TON, Replace	15	7	8	8	EA	$8,928.22	$13,210.20	$105,682									$105,682														**$105,682**
Mill Valley Middle School / Portables 83-86	D5022	1041405	LED Lighting Fixture, Basic, 15 W, Replace	20	2	18	4	EA	$180.19	$222.17	$889																			$889			**$889**
Mill Valley Middle School / Portables 83-86	D5032	1064301	Public Address/Announcement (PA) System, Facility Wide, Replace	20	7	13	5760	SF	$1.49	$2.20	$12,699														$12,699								**$12,699**
Mill Valley Middle School / Portables 83-86	D5037	1039768	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	1	EA	$4,284.35	$6,339.12	$6,339					$6,339															$6,339			**$12,678**
Mill Valley Middle School / Portables 83-86	D5037	1064304	Fire Alarm System, School, Install	20	7	13	5760	SF	$3.13	$4.63	$26,690														$26,690								**$26,690**
Mill Valley Middle School / Portables 90-94	B2032	1048130	Exterior Door, Steel, Replace	25	5	20	5	EA	$950.12	$1,405.80	$7,029																					$7,029	**$7,029**
Mill Valley Middle School / Portables 90-94	B3016	1048137	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	10	0	100	LF	$8.37	$10.32	$1,032	$1,032										$1,032										$1,032	**$3,097**
Mill Valley Middle School / Portables 90-94	B3016	1039767	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	10	0	10	LF	$8.37	$10.32	$103	$103										$103										$103	**$310**
Mill Valley Middle School / Portables 90-94	C3012	1048136	Interior Wall Finish, Vinyl, Replace	15	5	10	6800	SF	$2.27	$3.36	$22,879											$22,879											**$22,879**
Mill Valley Middle School / Portables 90-94	C3021	1048134	Interior Floor Finish, Elastomeric Coating, Prep & Paint	10	10	0	80	SF	$12.95	$19.16	$1,533	$1,533										$1,533										$1,533	**$4,599**
Mill Valley Middle School / Portables 90-94	C3025	1048135	Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	3	7	4500	SF	$6.96	$10.30	$46,360								$46,360										$46,360				**$92,721**
Mill Valley Middle School / Portables 90-94	C3032	1048131	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	5	15	4500	SF	$3.11	$4.60	$20,714																	$20,714					**$20,714**
Mill Valley Middle School / Portables 90-94	D3052	1039792	Heat Pump, 3.5 TON, Replace	15	5	10	5	EA	$8,928.22	$13,210.20	$66,051											$66,051											**$66,051**
Mill Valley Middle School / Portables 90-94	D5022	1041404	LED Lighting Fixture, Basic, 15 W, Replace	20	2	18	5	EA	$180.19	$222.17	$1,111																			$1,111			**$1,111**
Mill Valley Middle School / Portables 90-94	D5032	1064302	Public Address/Announcement (PA) System, Facility Wide, Replace	20	5	15	4500	SF	$1.49	$2.20	$9,921																	$9,921					**$9,921**
Mill Valley Middle School / Portables 90-94	D5037	1039811	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	1	EA	$4,284.35	$6,339.12	$6,339					$6,339															$6,339			**$12,678**
Mill Valley Middle School / Portables 90-94	D5037	1064305	Fire Alarm System, School, Install	20	5	15	4500	SF	$3.13	$4.63	$20,851																	$20,851					**$20,851**
Mill Valley Middle School / Site	D2021	1039782	Backflow Preventer, 2 INCH, Replace	15	11	4	1	EA	$2,603.17	$3,851.64	$3,852					$3,852															$3,852			**$7,703**
Mill Valley Middle School / Site	D2021	1039797	Backflow Preventer, 6 INCH, Replace	15	11	4	1	EA	$9,528.08	$14,097.75	$14,098					$14,098															$14,098			**$28,196**
Mill Valley Middle School / Site	D2049	1039795	Plumbing System, Rain Water Drainage, Install	40	40	0	1000	SF	$2.92	$4.32	$4,320	$4,320																					**$4,320**
Mill Valley Middle School / Site	G2022	1047751	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	25000	SF	$0.38	$0.56	$14,038			$14,038					$14,038				$14,038				$14,038						**$56,151**
Mill Valley Middle School / Site	G2031	1047728	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	11	14	6500	SF	$5.00	$7.40	$48,087															$48,087							**$48,087**
Mill Valley Middle School / Site	G2035	1047789	Exterior Stairs & Ramps, Handrails, Metal, Replace	25	23	2	350	LF	$50.00	$73.98	$25,893			$25,893																			**$25,893**
Mill Valley Middle School / Site	G2044	1047741	Signage, Property, Monument/Pylon, Replace/Install	20	4	16	1	EA	$8,602.00	$12,727.52	$12,728																		$12,728				**$12,728**
Mill Valley Middle School / Site	G2047	1047775	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	1000	SF	$0.38	$0.47	$469			$469					$469				$469				$469						**$1,877**
Mill Valley Middle School / Site	G2047	1047777	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	4000	SF	$0.38	$0.56	$2,252			$2,252					$2,252				$2,252				$2,252						**$9,008**
Mill Valley Middle School / Site	G2047	1047799	Sports Apparatus, Baseball Backstop, Replace	10	6	4	1	EA	$9,435.64	$13,960.97	$13,961					$13,961										$13,961							**$27,922**
Mill Valley Middle School / Site	G2047	1047782	Sports Apparatus, Basketball Backstop, Replace	10	6	4	7	EA	$9,435.64	$13,960.97	$97,727					$97,727										$97,727							**$195,454**
Mill Valley Middle School / Site	G2052	1047733	Landscaping, Ground Cover, Regrade/Establish	25	11	14	2500	SF	$3.71	$5.49	$13,721															$13,721							**$13,721**
Mill Valley Middle School / Site	G3031	1041406	Sanitary Sewer, Concrete, 8", Replace	50	50	0	150	LF	$269.91	$399.35	$59,903	$59,903																					**$59,903**
Mill Valley Middle School / Site	G4021	1041407	Pole Light, Exterior, 80 to 100 W LED (Fixture & Bracket Arm Only), Replace	20	2	18	7	EA	$2,721.00	$4,025.99	$28,182																			$28,182			**$28,182**
Mill Valley Middle School / Site	G4021	1041408	Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace	20	2	18	6	EA	$3,303.00	$4,887.12	$29,323																			$29,323			**$29,323**
Totals, Unescalated												**$1,154,353**	**$1,249,915**	**$1,419,951**	**$1,537,326**	**$1,631,795**	**$131,252**	**$378,786**	**$410,702**	**$551,120**	**$0**	**$421,898**	**$83,099**	**$463,089**	**$319,082**	**$382,470**	**$131,515**	**$45,297**	**$323,704**	**$1,031,037**	**$204,111**	**$1,219,976**	**$13,090,478**
Totals, Escalated (3.0% inflation, compounded annually)												**$1,154,353**	**$1,287,412**	**$1,506,426**	**$1,679,877**	**$1,836,600**	**$152,157**	**$452,290**	**$505,111**	**$698,143**	**$0**	**$566,996**	**$115,028**	**$660,255**	**$468,583**	**$578,521**	**$204,896**	**$72,688**	**$535,033**	**$1,755,271**	**$357,910**	**$2,203,412**	**$16,790,962**



MILL VALLEY MIDDLE SCHOOL
ASSESSMENT SITE PLAN

425 Sycamore Ave, Mill Valley, CA 94941 10/11/18

HIBSER YAMAUCHI ARCHITECTS, INC.