

MILL VALLEY  
SCHOOL DISTRICT  
FACILITIES  
ASSESSMENT  
2018

# MILL VALLEY SCHOOL DISTRICT

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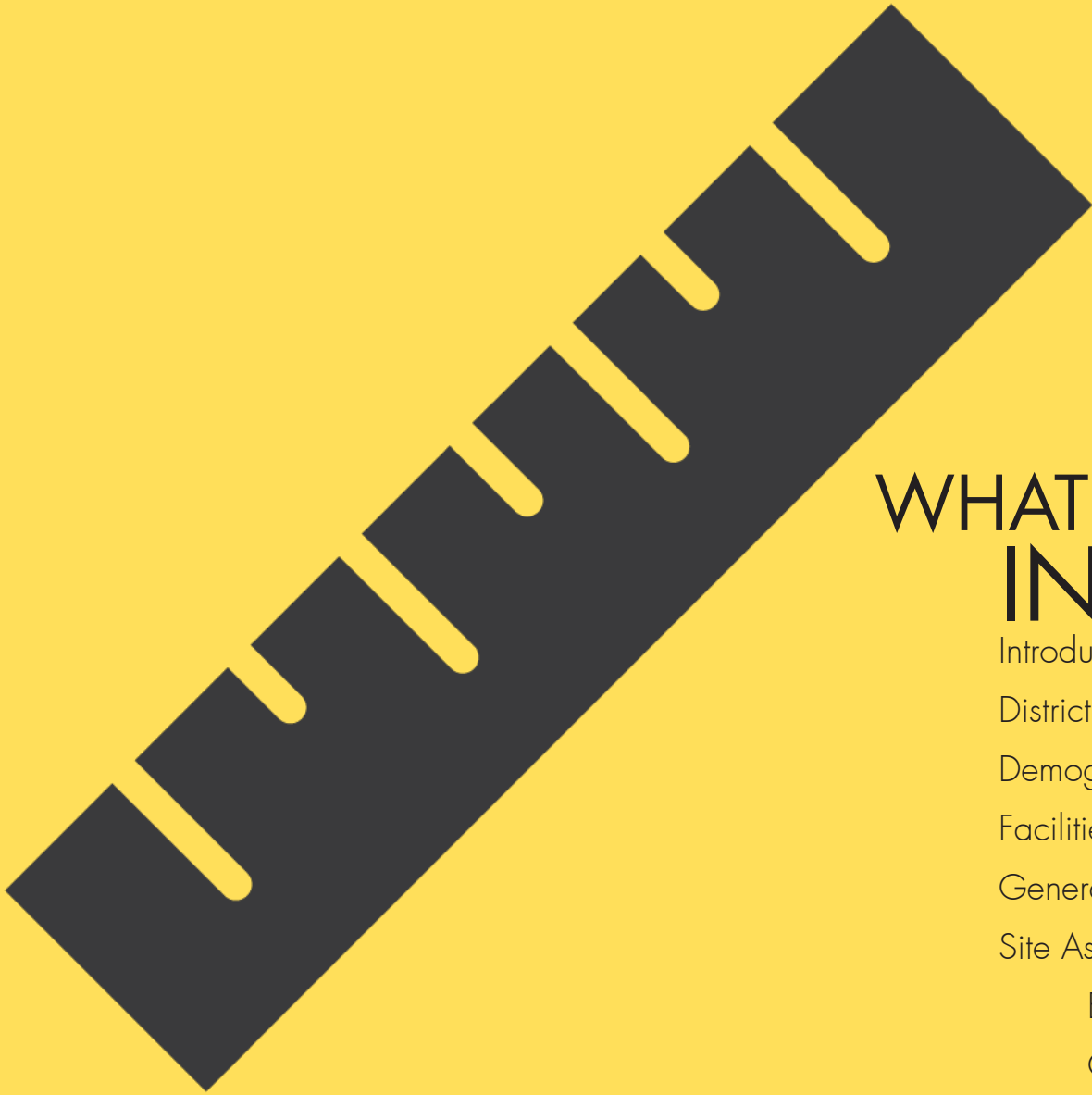
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Member

Marco Pardi





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## 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.







# OLD MILL ELEMENTARY SCHOOL

352 THROCKMORTON AVE. | MILL VALLEY, CA 94941



## MILL VALLEY SCHOOL DISTRICT PRE-PLANNING SURVEY

NOVEMBER 26, 2018



Hibser Yamauchi  
Architects, Inc.

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## OVERVIEW

### OLD MILL ES

#### NEIGHBORHOOD & DEMOGRAPHICS

Situated amidst redwood and fern canyons at the base of Mt. Tamalpais, Old Mill Elementary is adjacent to Mill Valley Public Library and is a short walk from the downtown district. The surrounding neighborhood is largely comprised of state park land, single family homes, and the small downtown retail. The school is open for enrollment to any families living in the Mill Valley School District, though public school busing is not provided to Old Mill. Campus boundaries are Lovell Ave. to the North, Old Mill St. to the East, Elma Ave. to the West, and Throckmorton Ave. to the South. Since there is no parking lot, available street parking is scarce and the area often becomes heavily congested during pickup/drop off.

Based on the 2017-18 SARC, the student makeup is approximately 84% white with 4% Latino, and 2.5% Asian. Approximately 9.5% identify as two or more races, 2% are socioeconomically disadvantaged, 1.5% are English learners, and 5.5% are students with disabilities.

#### INSTRUCTION

Old Mill is one of five elementary schools in the Mill Valley School District, serving students from Kindergarten through 5th grade. Project-based learning serves as the foundation of the school's instructional program. To this end, basic academic instruction is enhanced by immersive and hands-on arts, global awareness, and environmental programs. Classroom teachers work closely with specialists to integrate art, music, physical education, and dance classes throughout the curriculum. In an effort to promote mindfulness and care for others as well as the natural environment, Old Mill incorporates a number of environmental and community service programs into the school day. There is a high level of parent and volunteer support through PTA, Klddo!, and It Takes a Village PTA.

#### FACILITIES

Architectural: Old Mill was opened in 1921. Major renovations in 2010 included the renovation of the "Lower Level" to the Main Building. During this renovation, the Main Building received interior finish upgrades, electrical upgrades, new roofs, new windows, and structural upgrades. The Multipurpose Building (MPR) was constructed in 1995 and the portables were installed in 1997.

With the exception of the portables, the buildings appear to be in relatively good condition. Exterior painting should be anticipated in the near term. With regards to the portables, the exterior siding is warping and beginning to deteriorate. Replacement of the portables' exterior finish should also be anticipated in the near term. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated. While the wheelchair lift connecting the Main Building and the Lower Level is functional and ADA compliant, it is cumbersome to use and most people go all the way around the building instead.



## OVERVIEW

### OLD MILL ES

MEPF: The Lower Level mechanical equipment is from 2010 and is operating well. On the other hand, most of the mechanical equipment in the Main Building and MPR is outdated; the average age of the furnaces in the classrooms is at least 20 years and one MPR furnace is completely non-functioning. Neither building is air conditioned. While the package units at the Portables are original, those buildings at least have air conditioning. Providing cooling capability to the Main Building classrooms is highly recommended, especially at the art room where the kiln causes frequent overheating. To this end, a further engineering study would analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to reconfigure the HVAC system is also included.

The age, condition and extent of the galvanized water supply line running underneath the Main Building needs to be determined. A consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to reconfigure the water supply system is also included.

Site: The campus features a generous, though largely uncovered, outdoor play area with multiple play structures, outdoor amphitheater, small garden, and recently added turf field. The simple playground layout and natural buffers around the campus allow for relatively easy supervision and security at Old Mill.

In general, the play areas, play structures and exterior lighting are in good condition. Since the campus slopes towards the main building, drainage and water pooling is frequently an issue during the rainy season. Catch basins at particular locations is recommended to prevent water seepage. Since retaining walls on the west and north sides of the property are slowly being undermined by rain and tree roots, regular monitoring is recommended.



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352 THROCKMORTON AVE. | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018



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## 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 PARK	352 THROCKMORTON AVE
STRAWBERRY PT. ES	117 E STRAWBERRY DR
MILL VALLEY MS	425 SYCAMORE AVE
TAM VALLEY ES	350 BELL LN
EDNA MAGUIRE ES	80 LOMITA DR

### LEGEND

 OLD MILL ES



DISTRICT CONTEXT MAP & COMMUNITY RESOURCES

## OLD MILL ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

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## CAMPUS SUMMARY

SITE INFORMATION	TOTALS
CURRENT AREA	2.5 ACRES
CURRENT PLAYGROUND AREA	1 ACRES
CURRENT PLAYFIELD AREA	0.08 ACRES
PARKING	0 SPACES

TOTAL CAPACITY			
CLASSROOM STATUS	PERMANENT	PORTABLE	TOTALS
AVAILABLE STANDARD CLASSROOMS	11	2	13
AVAILABLE SPECIALTY CLASSROOMS (SCIENCE, MUSIC, ART, COMPUTER LAB)	2	0	2
AVAILABLE SPECIAL ED. CLASSROOMS	0	0	0
<b>TOTALS</b>	<b>13</b>	<b>2</b>	<b>15</b>

STUDENT COUNT	
CURRENT ENROLLMENT	291
DISTRICT CAPACITY*	329

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

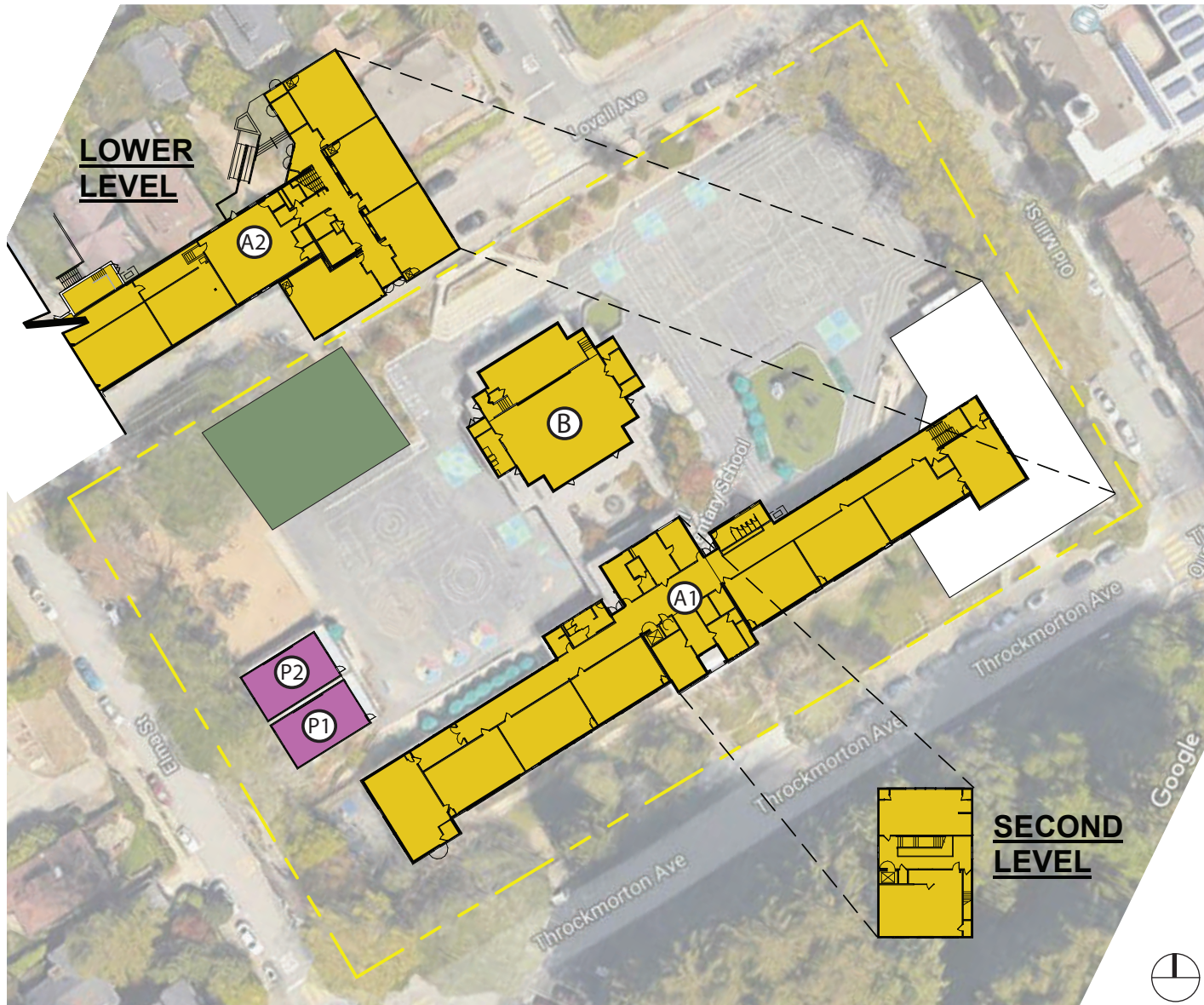


### CAMPUS SUMMARY

## OLD MILL ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

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**EXISTING CAMPUS PLAN  
PERMANENT & PORTABLE  
BUILDINGS**

- PERMANENT
- PORTABLE
- A BUILDING LETTER
- # BUILDING NUMBER



EXISTING BUILDINGS

**OLD MILL ELEMENTARY SCHOOL : PRE-PLANNING SURVEY**

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### BUILDING DATA

BLDG #	DESCRIPTION	SQ FT	PORT / PERM	YEAR BUILT	YEAR MOD.	10 YR MOD. COST	REPLACE COST	FCI
A1	ADMIN/ LIB/ CLASSROOMS	17,900	PERM	1918	2010	\$981,025	\$12,620,000	8%
*A2	CLASSROOMS	7,895	PERM	2010	-	\$277,469	\$4,990,000	6%
B	MPR	4,179	PERM	1995	2010	\$399,025	\$2,641,000	15%
P1	CLASSROOM	1,920	PORT	1997	-	\$221,961	\$1,213,000	18%
P2	CLASSROOM		PORT	1997	-			

\* = DOES NOT INCLUDE CRAWL SPACE



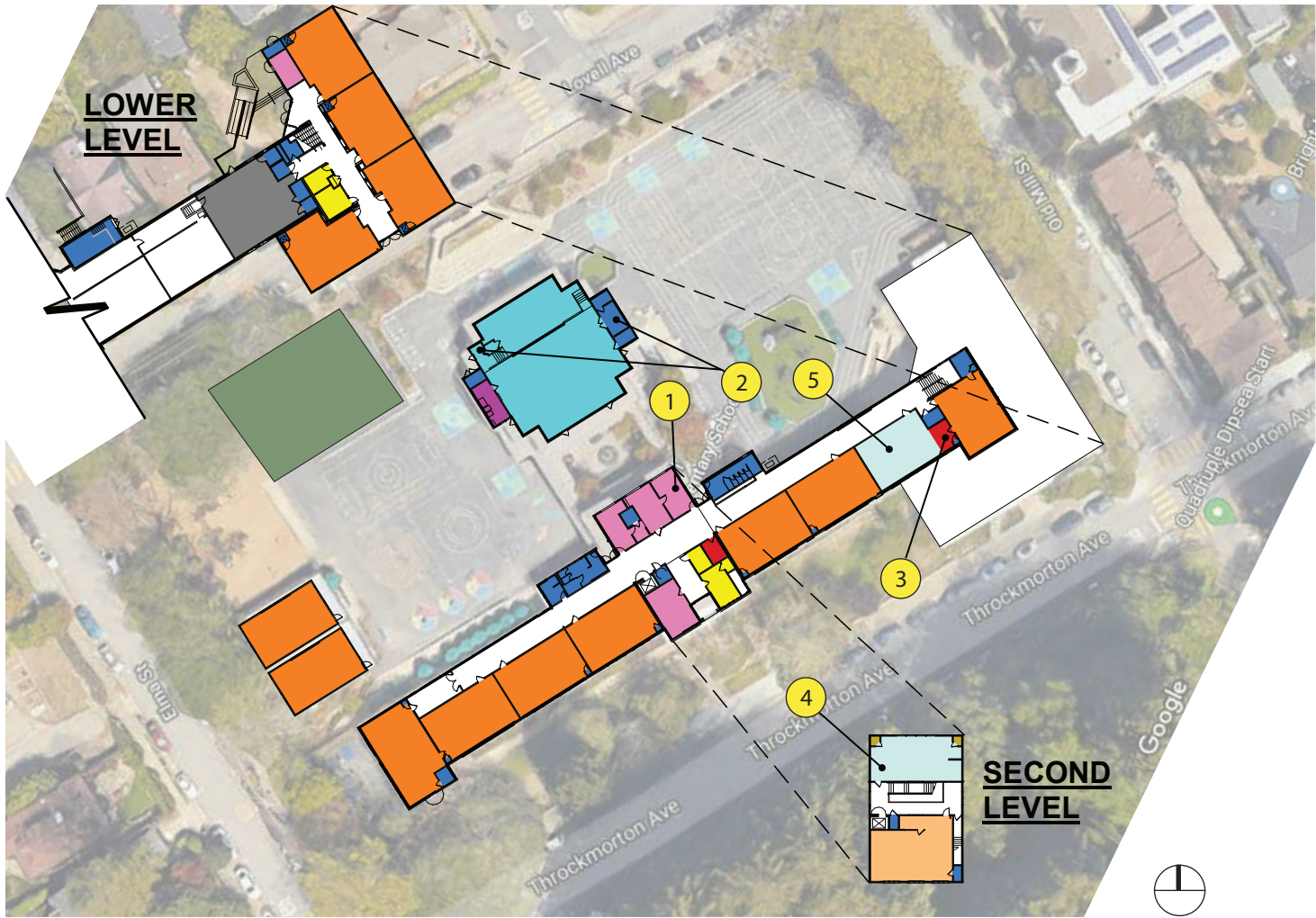
EXISTING BUILDINGS (CONT.)

## OLD MILL ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

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## INTERIOR BUILDING SPACES CURRENT USES LEGEND

### INSTRUCTIONAL

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

### GENERAL

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

- 1 Principle office used to host conferences and conduct IEPs since no conference room

2 PTA use for storage

3 Classroom corner being used as Counselor office
- 4 Art Classroom

5 Flex Classroom (Spanish, Counseling)



EXISTING CAMPUS BUILDING USE

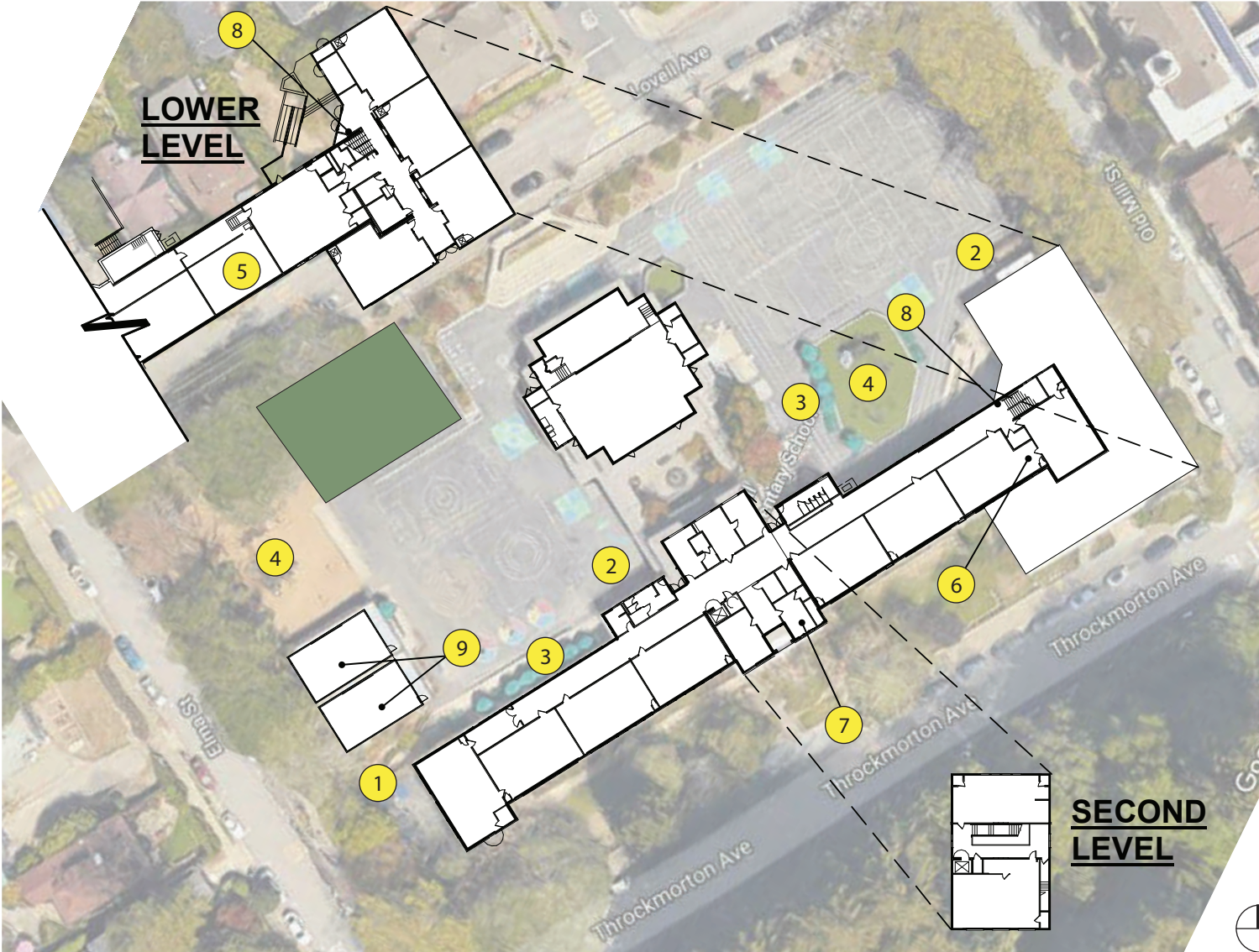
## OLD MILL ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

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ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS MAP

OLD MILL ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

352 THROCKMORTON AVE. | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018



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# ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS

## 1. SITE

- 1 Old Mill Elementary would like to expand it's relatively small garden. Consideration should be given to relocating the kinder outdoor patio so that the existing garden can extend into that area.
- 2 Given the site's sloping layout, drainage issues at the Main Building are an issue. In addition to catch basins, consideration should be given to site grading on the northeastern section of the blacktop.
- 3 The outdoor area has no 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 areas are at a premium given that all grades have lunch at the same time.
- 4 The grades 1-2 play structure would be more appropriate in the location of the grades 3-5 play structure and vice versa; consideration should be given to swapping them.
- 5 The lack of parking makes things difficult for staff, especially if they have to leave school during the day and find street parking upon their return. Consideration should be given to exploring street parking for staff.
- 6 Consideration should be given to increasing the number of vegetated play spaces throughout campus as well as green technology ( solar panels, rain catch system, living wall, etc).



ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS

## OLD MILL ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

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# ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS

## 2. BUILDING

- 5 Consideration should be given to more effectively using the Boiler room/crawl space adjacent to the EDS classroom as storage space.
- 6 With the exception of OT, RAMP, and Counselor, special education and student resource programming were effectively consolidated during the Main Building's recent modernization. While OT and RAMP are held once a week, the Counselor's space is heavily used and would benefit from having a designated room as well as direct adjacency with the rest of resource. The Counselor Office currently operates out of a partitioned corner of Room 7. As a result, private conversations must take place in the OT room in the Lower Level.
- 7 RSP remains undersized and would benefit from additional space.
- 8 Consideration should be given to replacing the existing wheelchair lift with a ramp or equipment that is easier to use. While the wheelchair lift connecting the Main Building and the Lower Level is functional and ADA compliant, it is cumbersome to use and most people go all the way around the building instead.
- 9 Given the age of the portables, consideration should be given to modernization/replacement. Adding a stair would help promote easy access.
- Because there are no designated music or drama rooms, the MPR becomes the de facto classroom for these programs. As a result, Physical Education is limited to regularly using the space; currently it only gets one day in the MPR. Though music benefits from the MPR's excellent acoustics, consideration should be given to designating classrooms for music and drama to allow PE more use of the MPR.
- Consideration should be given to relocating the EDS afterschool program to a new portable above the existing portables and reusing that classroom as a flexible Maker Space or Art classroom. If Art is relocated to the EDS classroom, the existing Art classroom can be converted into a Maker Space. In this location, the Maker Space would benefit from direct adjacency to the recently renovated Library. Since Art is often overheated in its current second floor location, it would benefit from relocating.
- Given the lack of air conditioning in the Main Building, consideration should be given to installing shading devices or air conditioning that prevent classroom overheating on the Main Building's southern face while maintaining the historic nature of the facade.
- Though the number of staff restrooms appears adequate, there are not enough student restrooms. Two Kindergarten classrooms are sharing one restroom. Consideration should be given to increasing the number of student restroom facilities.
- To ensure greater security, classroom doors should be outfitted with new panic bars that have an easier locking mechanism than the existing panic bars.



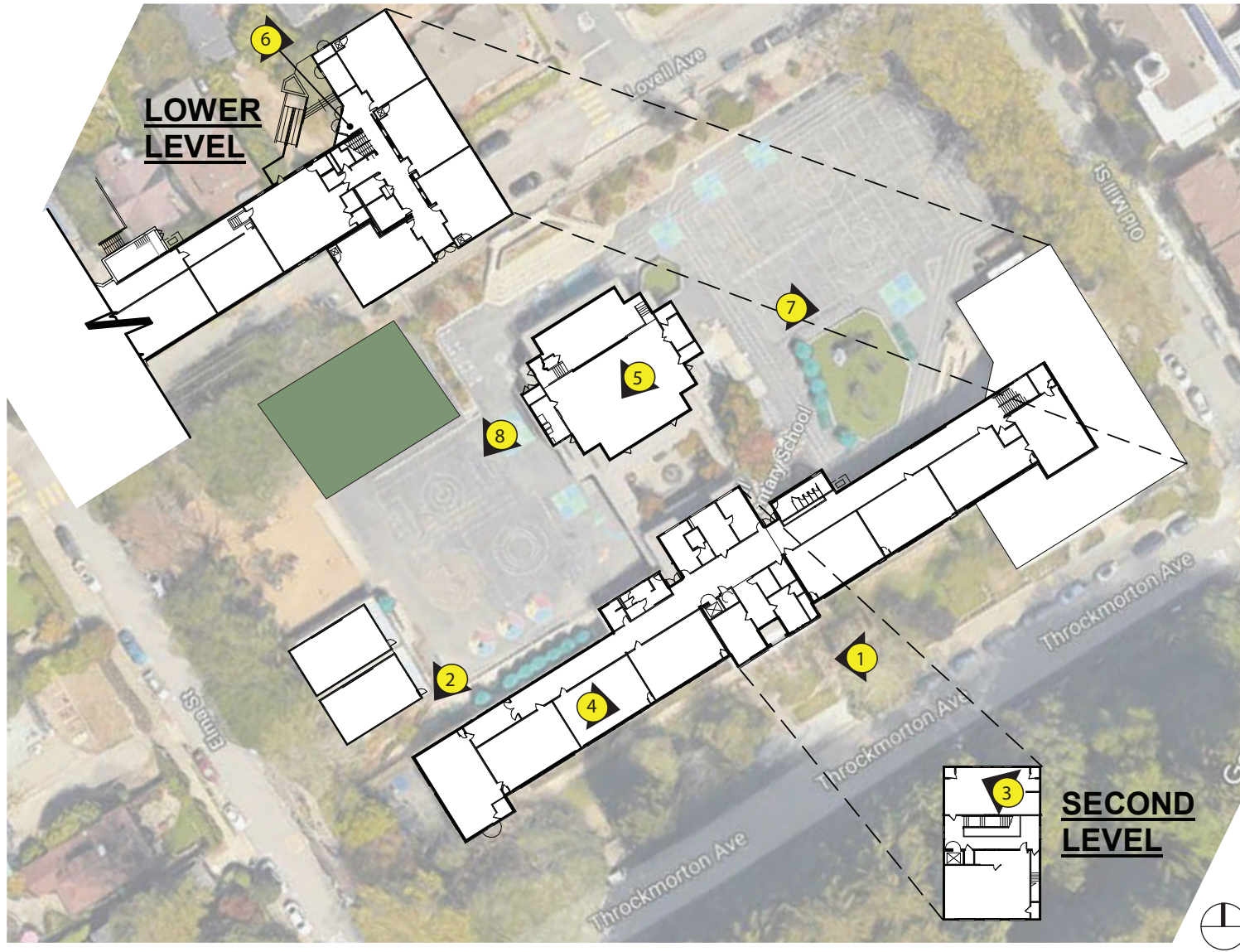


IMAGE KEY PLAN

OLD MILL ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

352 THROCKMORTON AVE. | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018



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PHOTO - 1  
ENTRANCE

Main entrance to school retains historic and art deco feel and is welcoming

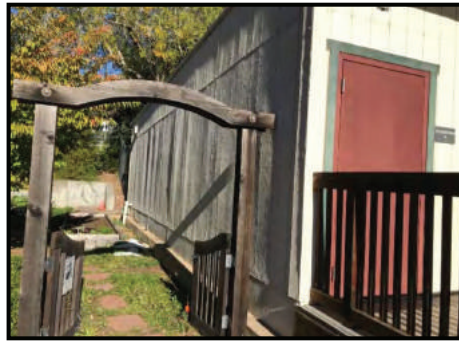


PHOTO - 2  
GARDEN

Small garden adjacent to portable



PHOTO - 3  
ART ROOM

Art is often overheated due to it's kiln and second floor location

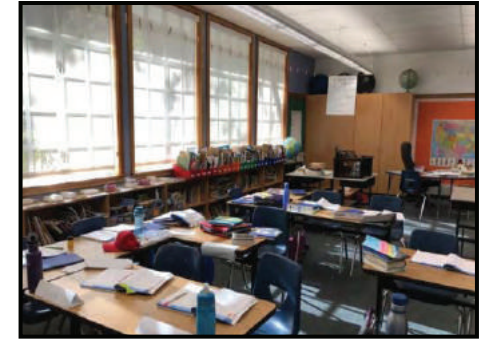


PHOTO - 4  
CLASSROOM

Classrooms in Main Building are often overheated and would benefit from shading devices or cooling element



PHOTO - 5  
MPR

MPR is used by PE, music, and drama classes



PHOTO - 6  
WHEELCHAIR LIFT

Wheelchair lift connecting the Main Building and the Lower Level



PHOTO - 7  
PLAYSTRUCTURE

Grades 1-2 playstructure would be more appropriate in the location of the grades 3-5 playstructure



PHOTO - 8  
PLAY YARD

The outdoor area has no permanent shade structures; the existing shade structures are umbrellas



CAMPUS PHOTOS

## OLD MILL ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

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# FACILITY CONDITION ASSESSMENT

Prepared for:

**HY Architects**  
300 27<sup>th</sup> Street  
Oakland, California 94612  
Marcus Hibser



## FACILITY CONDITION ASSESSMENT

Old Mill Elementary School  
352 Throckmorton Avenue  
Mill Valley, California 94941

### PREPARED BY:

EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)

### EMG CONTACT:

Matthew Anderson  
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800.733.0660 x7613  
[mfanderson@emgcorp.com](mailto:mfanderson@emgcorp.com)

### EMG Project Number:

133750.18R000-002.017

### Date of Report:

November 27, 2018

### On Site Date:

October 16, 2018



engineering | environmental | capital planning | project management

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# 1. Executive Summary

## Property Summary & Assessment Details

General Information		
Main Address	352 Throckmorton Avenue, Mill Valley, California 94941	
Site Developed	1918 Renovated 2010	
Current Occupants	Mill Valley School District	
Percent Utilization	100%	
Management Point of Contact	HY Architects, Mr. Marcus Hibser 510.226.2222 phone <a href="mailto:mhibser@hy-arch.com">mhibser@hy-arch.com</a> email	
Property Type	School campus	
Number of Buildings	Four (this includes two portables as one building)	
Date(s) of Visit	October 16, 2018	
On-site Point of Contact (POC)	Dave Gheman	
Assessment and Report Prepared By	Kay van der Have	
Reviewed By	Kathleen Sullivan for Matthew Anderson Program Manager <a href="mailto:manderson@emgcorp.com">manderson@emgcorp.com</a> 800.733.0660 x7613	

Building Name	Gross Square Footage	Built/Renovated
Main Building	17,900	1918/2010
Lower Level	7,895	2010
Multipurpose Room	4,179	2010
Portables	1,920	1997
<b>Total SF</b>	<b>31,894</b>	





Unit Allocation
All 28,800 square feet of the property are occupied by Mill Valley School District. The spaces are mostly classrooms, and the multipurpose room with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed
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 flat roofs.
<b>Key Spaces Not Observed</b>
All key areas of the property were accessible and observed.

## Significant/Systemic Findings or Deficiencies

### Historical Summary

This location has been a site for a school since 1918. In 2010, a major renovation took place. The Main building was extensively renovated. The work included interior finishes, electrical upgrades, new roofs, new windows, structural upgrades and an addition to the main building. In this report, the addition is called out as a separate building, named the Lower Level.

### Architectural

With the exception of the portables, the exterior elements, roofs and windows, are holding up very well. Exterior painting should be anticipated in the near term. The T-111 exterior siding on the portables is beginning to warp; replacement of the exterior finish should also be anticipated in the near term. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing & Fire (MEPF)

Most of the mechanical equipment in the Main building and Multipurpose Building (MPR) was not replaced in 2010. The package units at the Portables are original. Average age of the furnaces in the classrooms is 20 years. The two furnaces in the MPR appear to be more than 20 years old; one is completely non-functioning. Neither of these buildings is air-conditioned.

The Main Building and the Lower Level are connected by interior stairs, which also have a wheelchair lift. The replacement costs for the wheelchair lift have been attributed to the Lower Level.

The Lower Level mechanical equipment is from 2010 and operating well. While looking under the Main Building a galvanized water supply line was seen, the new plumbing is copper.

### Site

No off street parking is provided at Old Mill Elementary. Play areas, play structures and exterior lighting are in good condition. The retaining walls on the west and north sides of the property are slowly being undermined by rain and tree roots. Regular attention to the condition of the retaining walls is recommended.



### Recommended Additional Studies

Classrooms have no air conditioning and it is reported that many of them get uncomfortably warm. Providing air conditioning is highly recommended. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to reconfigure the HVAC system is also included.

The age, condition and extent of the galvanized water supply line needs to be determined. A consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to reconfigure the water supply system is also included.

### 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 60%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>60% and above</b>	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
<b>Old Mill Elementary</b>	<b>\$673</b>	<b>31,894</b>	<b>21,464,000</b>	<b>0.2%</b>	<b>3.2%</b>	<b>5.2%</b>	<b>9.9%</b>
Old Mill Elementary / Lower Level	\$632	7,895	\$4,990,000	0.0%	1.2%	2.0%	5.6%
Old Mill Elementary / Main Building	\$705	17,900	\$12,620,000	0.1%	2.6%	2.8%	7.8%
Old Mill Elementary / Multi Purpose Building	\$632	4,179	\$2,641,000	0.7%	5.5%	8.2%	15.1%
Old Mill Elementary / Portables	\$632	1,920	\$1,213,000	0.0%	10.8%	10.8%	18.3%

The graphs above and tables 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:

Facility (Year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Old Mill Elementary	\$456	28,800	\$13,131,072	11.0%	32.0%	38.0%	52.0%
Old Mill Elementary / Lower Level	\$491	7,000	\$3,437,000	0.0%	0.0%	2.0%	11.0%
Old Mill Elementary / Main Building	\$491	15,200	\$7,463,200	18.0%	18.0%	22.0%	34.0%
Old Mill Elementary / Multi Purpose Building	\$356	5,000	\$1,780,000	2.0%	2.0%	12.0%	29.0%
Old Mill Elementary / Portables	\$282	1,600	\$451,200	0.0%	0.0%	42.0%	64.0%
Old Mill Elementary / Site	\$0	109,500	\$1	0.0%	0.0%	0.0%	0.0%



## Immediate Needs

Facility/Building		Total Cost	Total Items
Old Mill Elementary		\$9,282	2
<b>Total :</b>		<b>\$9,282</b>	<b>2</b>

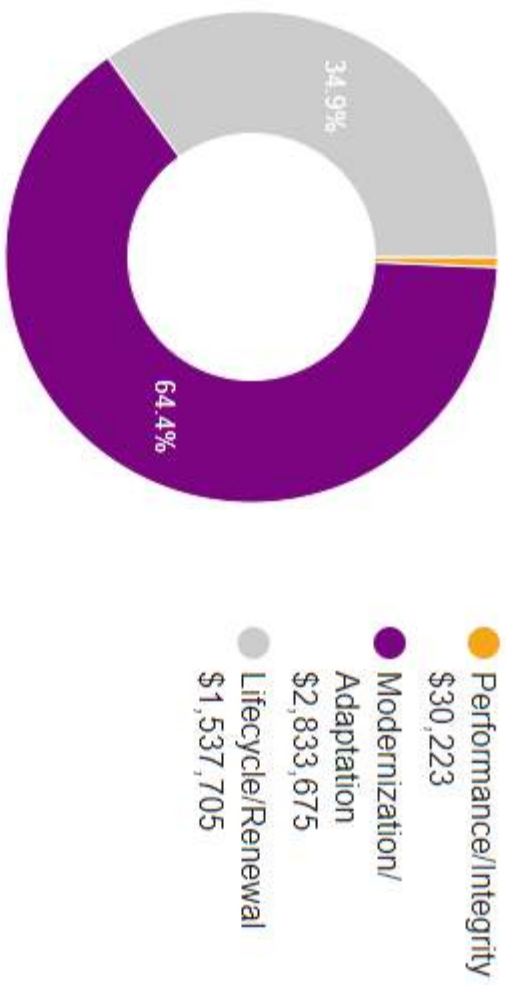
Old Mill Elementary							
ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Cost
1072585	Old Mill Elementary / Main Building	B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	Poor	Performance/Integrity	\$287
1072625	Old Mill Elementary / Site	G3033	Catch Basin, 12", Frame and Cover, Add	(No Lifespan)	Poor	Performance/Integrity	\$8,995

## 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	
<b>Safety</b>	■ 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.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces that are recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■ 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: \$7,149,800

## 2. Main Building Summary

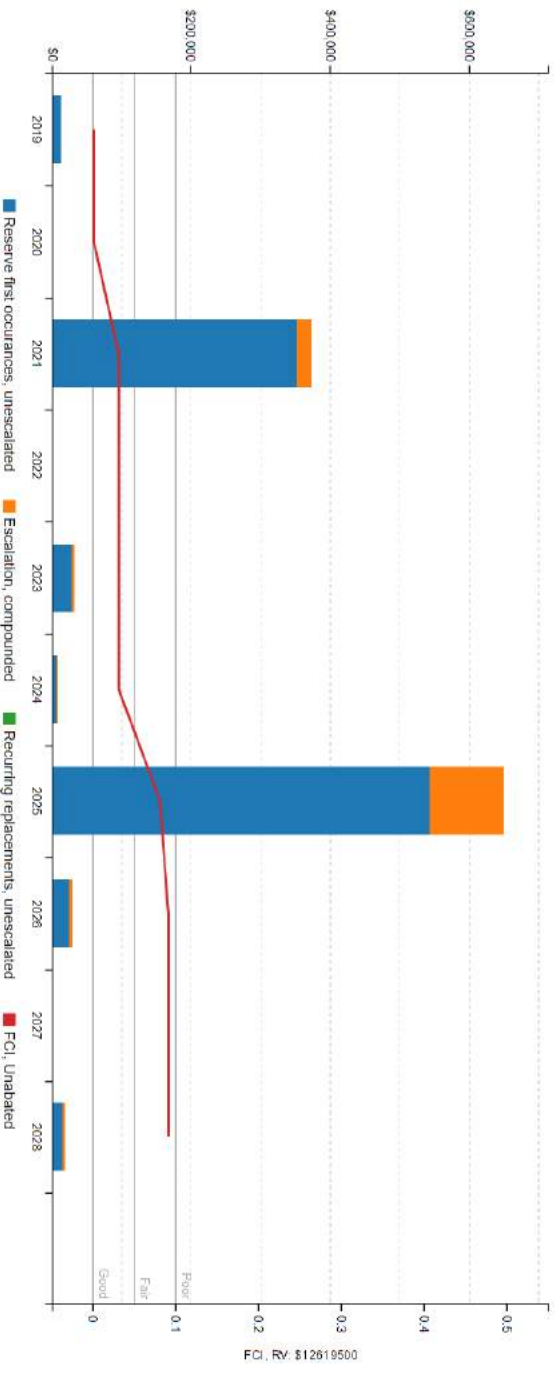


Main Building Information		
Address	352 Throckmorton, Mill Valley, California	
Constructed/ Renovated	1918/2010	
Building Size	17,900 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure with raised floor and wood framed roof	Good
Facade	Stucco with aluminum windows	Good
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, sound board, vinyl, wood paneling, ceramic tile Floors: Carpet, sheet vinyl, ceramic tile Ceilings: Painted gypsum board, ACT	Good

Main Building Information	
Elevators	Hydraulic: One car serving both floors Wheelchair lift
Plumbing	Copper supply and cast iron waste and venting, some galvanized Electric water heaters
HVAC	Individual furnaces Supplemental components: ductless split-systems
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers
Electrical	Source and Distribution: Main switchgear with copper wiring Interior Lighting: LED Emergency: None
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs
Equipment/Special	None
Key Issues and Findings	The age, condition and extent of the galvanized water supply line needs to be determined. The classrooms have no air conditioning.

### FCI Analysis: Old Mill Elementary Main Building

Replacement Value: \$12,619,500; Inflation rate: 3.0%



System	Immediate	Short Term (Yr 1-2)	Near Term (Yr 3-5)	Med Term (Yr 6-10)	Long Term (Yr 11-20)	TOTAL
Facade	\$400	\$45,800	-	\$500	\$67,100	\$113,700
Roofing	-	-	-	-	\$67,100	\$67,100
Interiors	-	\$48,800	\$2,700	\$193,400	\$298,200	\$543,200
Elevators	-	-	-	\$221,000	\$39,900	\$260,900
Plumbing	\$937,800	-	\$5,900	\$5,900	\$63,700	\$1,013,300
Fire Suppression	-	-	-	-	-	-
HVAC	-	\$76,700	\$5,900	-	\$9,200	\$91,800
Electrical	-	\$7,200	\$8,800	\$74,700	\$616,700	\$707,300
Fire Alarm & Comm	-	-	-	\$91,100	\$107,500	\$198,700
Equipment/Special	-	-	-	\$13,400	-	\$13,400
Follow-up Studies	\$10,300	-	-	-	-	\$10,300
<b>TOTALS</b>	<b>\$948,500</b>	<b>\$178,500</b>	<b>\$23,300</b>	<b>\$600,000</b>	<b>\$1,269,400</b>	<b>\$3,019,700</b>
Interior Finishes						
Location/Space	Finish	Condition	Qty (SF)			
Corridor	Wall Wood Paneling	Fair	1,000			
Library	Floor Carpet Standard-Commercial Medium-Traffic	Good	4,000			
Office	Floor Vinyl Sheeting	Good	10,600			
Restrooms	Floor Ceramic Tile	Good	1,500			
	Wall Ceramic Tile	Good	1,400			
Throughout	Ceiling Suspended Acoustical Tile (ACT)	Good	10,000			
Throughout building	Ceiling Gypsum Board/Plaster	Good	5,000			
	Wall Vinyl	Good	11,000			
Plumbing						
Location/Space	Asset	Condition	Qty			
Art room	Water Heater, 1.5 GAL	Good	2			
Corridor	Drinking Fountain, Refrigerated	Fair	1			
Lower mechanical space	Sump Pump, 3 HP	Fair	1			
Main Building	Plumbing System, Domestic Supply & Sanitary, School	NA	15,200			
Restrooms	Sink/Lavatory, Porcelain Enamel, Cast Iron	Good	9			
	Toilet, Tankless (Water Closet)	Good	11			
	Water Heater, Instant Hot, Electric	Fair	1			
	Waterless Urinal, Vitreous China	Good	4			
Utility closet	Water Heater, 121 - 180 GAL	Good	1			
Mechanical Systems						
Location/Space	Asset	Condition	Qty			
Throughout building	Furnace, Gas, 51 to 100 MBH	Fair	12			
Utility closet	Ductless Split System, Single Zone, 0.75 to 1 Ton [Illegible]	Good	1			



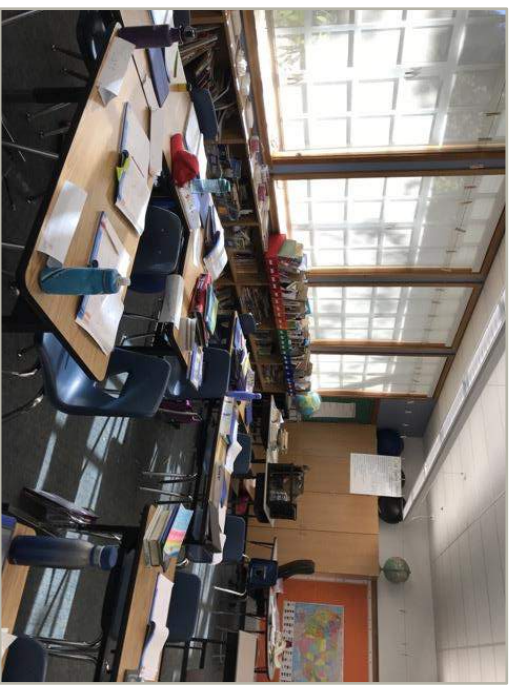
Electrical Systems

Location/Space	Asset	Condition	Qty
	Fire Alarm Control Panel, Addressable [RPS#1]	Fair	1 EA
Art room	Distribution Panel, 225 AMP [C-2]	Fair	1 EA
Building exterior	Building/Main Switchgear, 800 AMP [MSB]	Good	1 EA
Corridor	Distribution Panel, 100 AMP [EAST WING]	Fair	1 EA
	Distribution Panel, 100 AMP [EAST WING]	Fair	1 EA
	Distribution Panel, 100 AMP [No tag/plate found]	Fair	1 EA
	Distribution Panel, 225 AMP [WW1]	Good	1 EA
	Distribution Panel, 250 AMP [Pn]	Good	1 EA
	Distribution Panel, 250 AMP [WW3]	Good	1 EA
	Distribution Panel, 225 AMP [C1]	Fair	1 EA
Throughout building	Emergency Lighting Pack, 2 Light w/ Battery	Fair	4 EA
	Fire Alarm System, School [RPS-2]	Fair	15,200 SF
	Lighting System, Interior, School	Good	15,200 SF
	Public Address System, Public Address System, Replace	Good	15,200 SF
Utility closet	Fire Alarm Control Panel, Addressable	Fair	1 EA
	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor [LCP]	Good	1 EA





### 3. Lower Level Summary

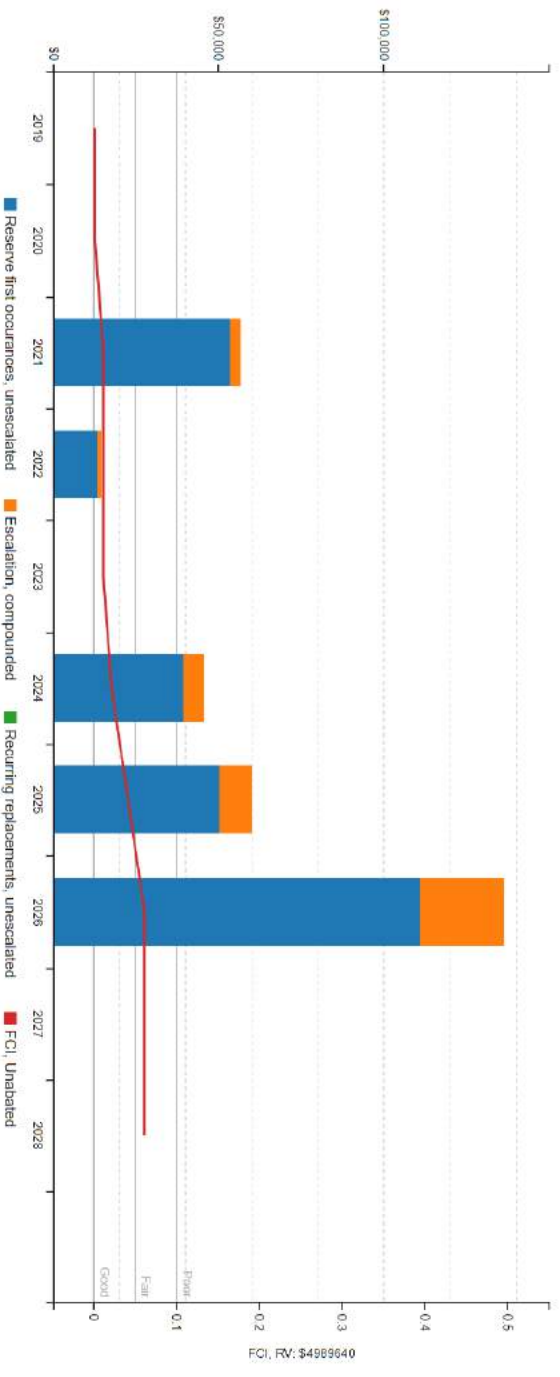


Lower Level Information		
Address	352 Throckmorton, Mill Valley, California	
Constructed/ Renovated	2010	
Building Size	7,895 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame with wood framed roof	Good
Facade	Stucco with aluminum windows	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, sound board, vinyl Floors: Carpet, sheet vinyl, ceramic tile Ceilings: Painted gypsum board, ACT	Good
Elevators	Wheelchair lift	Fair

Lower Level Information	
Plumbing	Copper supply and cast iron waste and venting No hot water Fair
HVAC	Individual furnaces Supplemental components: ductless split-systems Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers Good
Electrical	Source and Distribution: Main 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 Good
Equipment/Special	None --
Key Issues and Findings	None

**FCI Analysis: Old Mill Elementary Lower Level**

Replacement Value: \$4,989,640; Inflation rate: 3.0%



Interior Finishes

Location/Space	Finish	Condition	Qty (SF)
Classrooms	Wall Vinyl	Good	6,000
Eds	Ceiling Suspended Acoustical Tile (ACT)	Fair	1,200
	Floor Carpet Standard-Commercial Medium-Traffic	Fair	1,000
	Floor Vinyl Tile (VCT)	Fair	400
Restroom	Floor Ceramic Tile	Good	136
	Ceiling Suspended Acoustical Tile (ACT)	Good	7,000
Throughout building	Floor Carpet Standard-Commercial Medium-Traffic	Good	4,750
	Floor Vinyl Sheeting	Good	1,000
	Wall Generic Surface	Fair	15,000

System	Immediate	Short Term (Yr 1-2)	Near Term (Yr 3-5)	Med Term (Yr 6-10)	Long Term (Yr 11-20)	TOTAL
Facade	-	\$28,000	-	-	\$44,700	\$72,700
Roofing	-	-	-	-	\$59,200	\$59,200
Interiors	-	-	\$52,500	\$111,000	\$252,000	\$415,600
Elevators	-	-	-	-	\$42,300	\$42,300
Plumbing	-	\$4,200	-	-	\$14,500	\$18,700
Fire Suppression	-	-	-	\$6,700	-	\$6,700
HVAC	-	-	-	\$34,100	\$59,300	\$93,500
Electrical	-	-	-	\$8,100	\$292,400	\$300,400
Fire Alarm & Comm	-	-	-	\$6,800	\$48,100	\$54,900
Equipment/Special	-	-	-	\$5,500	-	\$5,500
<b>TOTALS</b>	<b>-</b>	<b>\$32,200</b>	<b>\$52,500</b>	<b>\$172,200</b>	<b>\$812,500</b>	<b>\$1,069,500</b>



Plumbing

Location/Space	Asset	Condition	Qty
Building exterior	Drinking Fountain, Refrigerated	Good	1
Throughout building	Drinking Fountain, Refrigerated	Good	1
	Sink/Lavatory, Porcelain Enamel, Cast Iron	Good	2
	Toilet, Tankless (Water Closet)	Good	2

Mechanical Systems

Location/Space	Asset	Condition	Qty
Classrooms	Furnace, Gas, 101 to 150 MBH [No tag/plate found]	Good	4
Eds	Furnace, Gas, 51 to 100 MBH [No tag/plate found]	Good	1
	Ductless Split System, .75 - 1 TON [No tag/plate found]	Fair	1
Roof	Ductless Split System, .75 TON [HP-2A]	Fair	1
	Ductless Split System, 1.5 TON [EW3]	Fair	1
	Exhaust Fan, 100 - 250 CFM [No tag/plate found]	Fair	8

Electrical Systems

Location/Space	Asset	Condition	Qty
Building exterior	Flood Light, Exterior, 100 W	Good	4 EA
Corridor	Distribution Panel, 100 AMP [B-1]	Fair	1 EA
	Distribution Panel, 250 AMP [B]	Good	1 EA
	Distribution Panel, 250 AMP [EW3]	Good	1 EA
Throughout building	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor [LCP-1]	Good	1 EA
	Fire Alarm System, School	Good	7,000 SF
	Lighting System, Interior, School	Good	7,000 SF
	Public Address System, Public Address System, Replace	Good	7,000 SF



## 4. MultiPurpose Building Summary

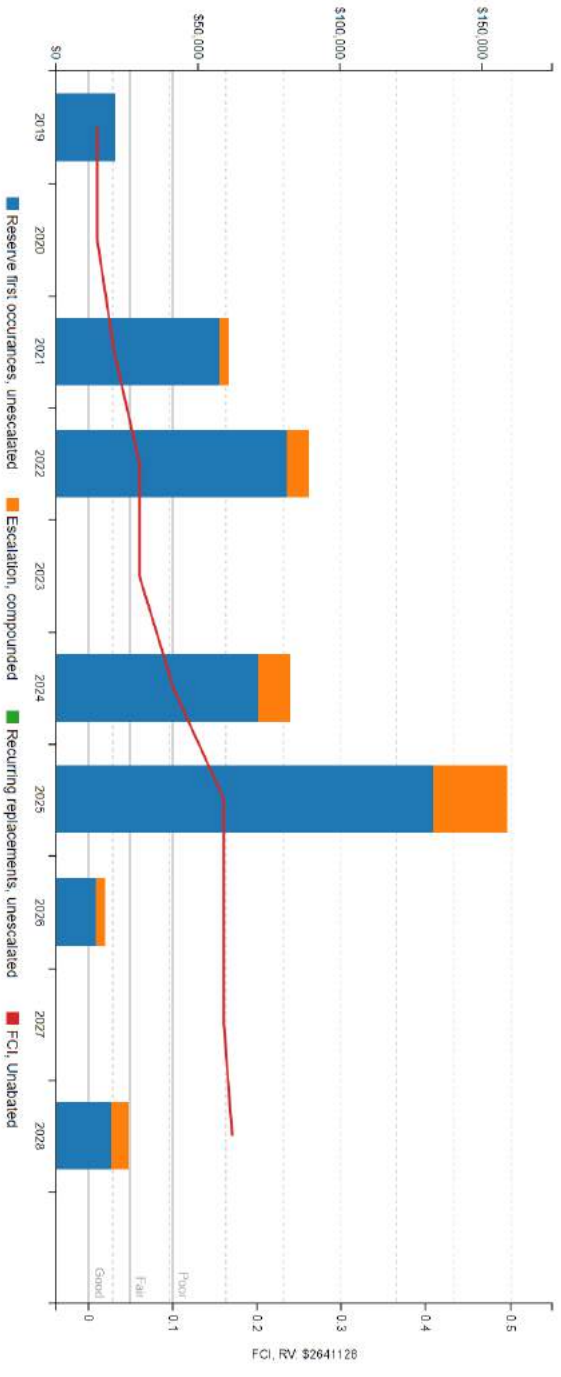


Multipurpose Building Information		
Address	352 Throckmorton, Mill Valley, California	
Constructed/ Renovated	1918/2010	
Building Size	4,179 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame structure on concrete slab	Good
Facade	Stucco with aluminum windows	Good
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and wood siding Floors: VCT, Maple sports floor, quarry tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Copper supply and cast iron waste and venting Electric water heater	Fair

Multipurpose Building Information		
HVAC	Central system furnaces	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
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	One of the two furnaces does not work, the building does not have air conditioning	

### FCI Analysis: Old Mill Elementary Multi Purpose Building

Replacement Value: \$ 2,641,128; Inflation rate: 3.0%



System	Immediate	Short Term (Yr 1-2)	Near Term (Yr 3-5)	Med Term (Yr 6-10)	Long Term (Yr 11-20)	TOTAL
Facade	-	\$27,500	-	\$8,800	\$50,700	\$87,100
Roofing	-	-	-	-	-	-
Interiors	-	\$9,500	\$46,600	\$37,500	\$91,000	\$184,600
Elevators	-	-	\$28,800	-	-	\$28,800
Plumbing	-	-	\$2,200	\$1,900	\$5,200	\$9,300
Fire Suppression	-	-	-	\$3,400	-	\$3,400
HVAC	\$18,400	-	\$24,700	-	\$33,300	\$76,400
Electrical	-	\$16,500	\$4,500	\$30,100	\$236,900	\$288,000
Fire Alarm & Comm	-	-	-	\$76,800	\$34,300	\$111,100
Equipment/Special	-	-	-	\$1,800	-	\$1,800
Site Development	-	-	\$34,700	-	\$46,600	\$81,200
<b>TOTALS</b>	<b>\$18,400</b>	<b>\$53,500</b>	<b>\$141,500</b>	<b>\$160,300</b>	<b>\$498,000</b>	<b>\$871,700</b>



Interior Finishes

Location/Space	Finish	Condition	Qty (SF)
Classrooms	Wall Vinyl	Good	6,000
Eds	Ceiling Suspended Acoustical Tile (ACT)	Fair	1,200
	Floor Carpet Standard-Commercial Medium-Traffic	Fair	1,000
	Floor Vinyl Tile (VCT)	Fair	400
Throughout building	Floor Ceramic Tile	Good	136
	Ceiling Suspended Acoustical Tile (ACT)	Good	7,000

Plumbing

Location/Space	Asset	Condition	Qty
Building exterior	Drinking Fountain, Refrigerated	Good	1
Throughout building	Drinking Fountain, Refrigerated	Good	1
	Sink/Lavatory, Porcelain Enamel, Cast Iron	Good	2

Mechanical Systems

Location/Space	Asset	Condition	Qty
Classrooms	Furnace, Gas, 101 to 150 MBH [No tag/plate found]	Good	4
Eds	Furnace, Gas, 51 to 100 MBH [No tag/plate found]	Good	1

Electrical Systems

Location/Space	Asset	Condition	Qty
Building exterior	Flood Light, Exterior, 100 W	Good	4 EA
Corridor	Distribution Panel, 100 AMP [B-1]	Fair	1 EA
Throughout building	Distribution Panel, 250 AMP [B]	Good	1 EA
	Distribution Panel, 250 AMP [EW3]	Good	1 EA
	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor [LCP-1]	Good	1 EA
Utility closet	Fire Alarm System, School	Good	7,000 SF
	Lighting System, Interior, School	Good	7,000 SF
	Public Address System, Public Address System, Replace	Good	7,000 SF





## 5. Portables Summary

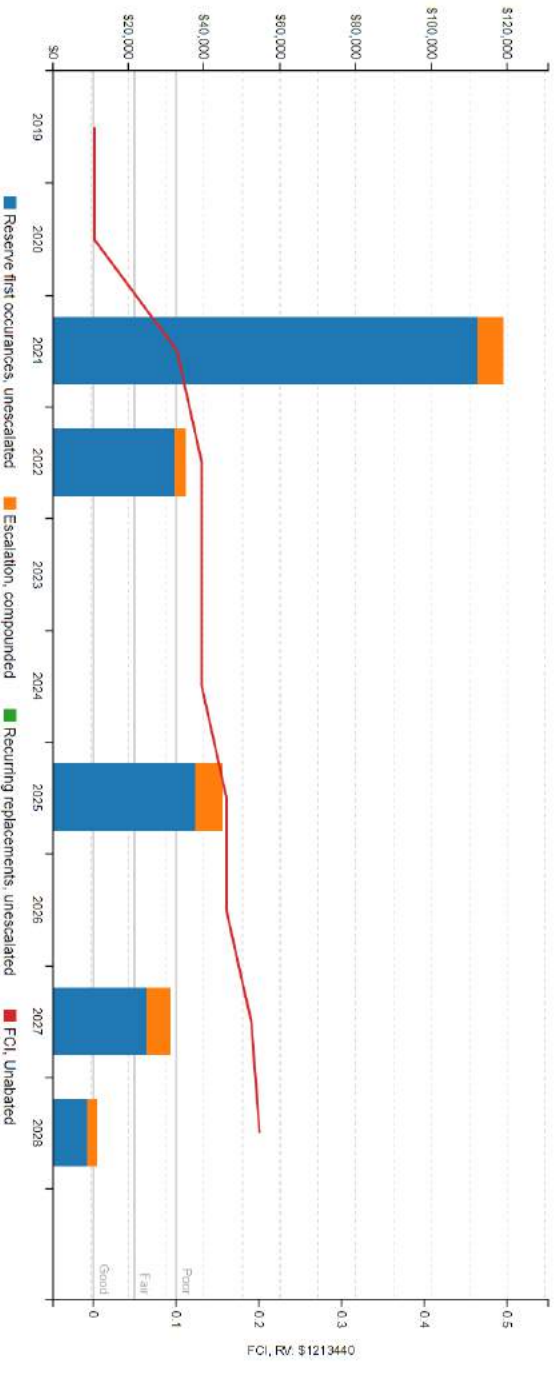


Portables Information		
Address	352 Throckmorton, Mill Valley, California	
Constructed/ Renovated	1997	
Building Size	1,920 SF	
Number of Stories	One	
System	<i>Description</i>	<i>Condition</i>
Structure	Light weight metal frame structure on T-footing	Fair
Facade	Painted T-111 with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl finished sound board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water	Fair

Portables Information		
HVAC	Individual package units	Fair
Fire Suppression	Dry-pipe / Wet-pipe sprinkler system; hydrants, fire extinguishers, hose cabinets, kitchen hood system	--
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	Good
Equipment/Special	None	--
Key Issues and Findings	The exterior T-111 is warping and beginning to deteriorating	

### FCI Analysis: Old Mill Elementary Portables

Replacement Value: \$1,213,440; Inflation rate: 3.0%



System	Immediate	Short Term (Yr 1-2)	Near Term (Yr 3-5)	Med Term (Yr 6-10)	Long Term (Yr 11-20)	TOTAL
Structure	-	-	-	\$10,800	-	\$10,800
Facade	-	\$68,100	\$3,300	\$7,000	\$18,200	\$96,500
Interiors	-	\$7,600	\$20,100	\$10,300	\$38,900	\$77,000
Fire Suppression	-	-	-	\$1,000	-	\$1,000
HVAC	-	\$28,700	-	-	\$44,800	\$73,500
Electrical	-	-	-	\$20,400	\$800	\$21,100
Fire Alarm & Comm	-	-	-	\$38,400	\$11,000	\$49,400
<b>TOTALS</b>	<b>-</b>	<b>\$104,400</b>	<b>\$23,400</b>	<b>\$87,900</b>	<b>\$113,700</b>	<b>\$329,300</b>

Interior Finishes

Location/Space	Finish	Condition	Qty (SF)
Wall	Vinyl	Good	6,000
Ceiling	Suspended Acoustical Tile (ACT)	Fair	1,200
Floor	Carpet Standard-Commercial Medium-Traffic	Fair	1,000

Plumbing

Location/Space	Asset	Condition	Qty
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Mechanical Systems

Location/Space	Asset	Condition	Qty
	Furnace, Gas, 101 to 150 MBH [No tag/plate found]	Good	4

Electrical Systems

Location/Space	Asset	Condition	Qty
Building exterior	Flood Light, Exterior, 100 W	Good	4 EA
Corridor	Distribution Panel, 100 AMP [B-1]	Fair	1 EA
	Distribution Panel, 250 AMP [B]	Good	1 EA
	Distribution Panel, 250 AMP [EW3]	Good	1 EA



## 6. Site Summary



Site Information		
Lot Size	2.5 acres (estimated)	
Parking Spaces	No off street parking provided	
System	Description	Condition
Pavement/Flatwork	Asphalt play areas with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Property entrance signage, chain link fencing, chain link dumpster enclosures Moderately furnished park benches, picnic tables, trash receptacles Moderate landscaping features Irrigation present	Good
Landscaping and Topography	Reinforced concrete and pressure treated wood retaining walls Severe site slopes along west and north boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: LED	Good
Ancillary Structures	None	--
Key Issues and Findings	The west play area appears to drain into the main building. Added catch basin.	

System	Immediate	Short Term (Yr 1-2)	Near Term (Yr 3-5)	Med Term (Yr 6-10)	Long Term (Yr 11-20)	TOTAL
Facade	-	-	\$5,000	-	\$6,700	\$11,600
Roofing	-	-	-	-	\$7,500	\$7,500
Electrical	-	-	-	-	\$32,700	\$32,700
Site Development	-	-	\$120,600	\$40,700	\$1,538,600	\$1,699,900
Utilities	\$11,100	-	-	-	-	\$11,100
<b>TOTALS</b>	<b>\$11,100</b>	<b>-</b>	<b>\$125,600</b>	<b>\$40,700</b>	<b>\$1,585,500</b>	<b>\$1,762,800</b>

Electrical Systems

Location/Space	Asset	Condition	Qty
Building exterior	Flood Light, Exterior, 100 W	Good	4 EA



## 7. 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 Whistone*, 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 preventative 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.

## 8. 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.

## 9. 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 does appear to be accessible with Title II of the Americans with Disabilities Act.

The facility was originally constructed in 1918. The facility was significantly renovated in 2010. It is reported that complaints about accessibility issues have not been received by the property management and that the property does not have associated prior or pending litigation related to existing barriers or previously removed barriers.

A full ADA Compliance Survey has been previously performed at the site. 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 <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Lower Level Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Multipurpose Building Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wheelchair Lift	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Portables Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## 10. Certification

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HY Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Master Planning Project for the Mill Valley School District at Old Mill Elementary School, 352 Throckmorton Avenue, Mill Valley, 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,  
Project Manager

**Reviewed by:**



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Kathleen Sullivan,  
Technical Report Reviewer for  
Matt Anderson  
Program Manager  
[manderson@emgcorp.com](mailto:manderson@emgcorp.com) | 800.733.0660 x 7613

## 11. Appendices

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Appendix A: Photographic Record

Appendix B: Site Plans

Appendix C: Supporting Documentation

Appendix D: Pre-Survey Questionnaire

Appendix E: Replacement Reserves

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## **Appendix B: Site Plans**

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## **Appendix C: Supporting Documentation**

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## **Appendix D: Pre-Survey Questionnaire**

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CLIENT DELIVERY, PLEASE INSERT  
PRE-SURVEY QUESTIONNAIRE

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## **Appendix E: Replacement Reserves**

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***CLIENT DELIVERY: Please run Replacement Reserve Table  
with 4% Inflation and Location Description checked.  
Adjust top and bottom margin to 0.4”***

***CLIENT DELIVERY: Please delete all pages from here going  
forward. These are notes for our PM's only.***

Executive Summary Examples:

Example 1:

**Historical Summary**

(STRAIGHTFORWARD EXAMPLE): The high school campus was originally constructed in 1977 and the gymnasium building was added in 2006. The original buildings were completely renovated at the time of the gymnasium construction.

**Architectural**

(STRAIGHTFORWARD EXAMPLE): The original buildings were completely renovated at the time of the gymnasium construction, including the exterior and interior finishes, as well as complete roof and window replacement. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

(SLIGHTLY MORE ROBUST EXAMPLE): The three-story office building was constructed in 1987. The stucco facade was refinished in 2012 while the windows, storefront glazing, and roof are original. The roof membrane shows signs of significant wear, with evidence of leakage throughout the top floor, and requires replacement. The interior finishes have been regularly replaced during tenant change-overs and are generally the responsibility of the tenants. The lobby finishes are dated and budgeted for replacement.

The neighboring fire station was recently constructed in 2008. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

**Mechanical, Electrical, Plumbing & Fire (MEPF)**

(STRAIGHTFORWARD EXAMPLE): Most MEPF systems and components are original to the 1999 campus construction and have been well-maintained since that time. Some HVAC and plumbing components such as pump motors and terminal units have required isolated replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

(COMPLICATED/HISTORICAL EXAMPLE): The original portion of the campus was supplied by steam generated from a dedicated central plant in the early 1960s. That plant was abandoned in 1992 when most HVAC systems were converted over to packaged rooftop units, with much-needed cooling capability provided. These RTU's are reportedly still functioning well but are nearing the end of their lifecycle. The newer buildings, Washington Hall (1997) and Jefferson Hall (1999), are served by local boiler and chiller plants feeding air handlers and VAV's. Major component replacements for those buildings are budgeted in the long term.

Although the HVAC systems of the older buildings were renovated in 1992 (per above), the rest of the MEPF infrastructure in those buildings has not; the electrical and (galvanized iron) plumbing systems are original and in dire need of replacement. In addition, these buildings lack fire suppression systems, and although each building is likely 'grandfathered' a full fire sprinkler system retrofit for each is highly recommended.

#### **Site**

(GENERALLY KEEP SITE SIMPLE): The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The west parking lot has developed numerous potholes and heavy surface wear and should be milled and overlaid. The playgrounds and sport courts are generally in good condition.

#### **Example 2:**

**Historical Summary:** The Old House was originally a farmhouse built in 1936 and the facility was converted to a country club with a golf course when the Main Clubhouse was constructed in 1956. The golf and tennis pro shops were erected during the 1970s and the fitness center and maintenance building were recently added in 2001 during a significant renovation of the entire facility.

**Architectural:** Short term recommendations include replacement of the original antiquated windows at the Old House and replacements of the aged and leaky roofs at the Old House as well as the tennis and golf pro shops. In the basement of the Main Clubhouse, there are water intrusion issues and associated rusting of steel joists and metal decking that need to be further investigated and addressed. The warped and dry-rotted wood window and door trim of the Main Clubhouse should also be replaced. For all the buildings, typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

**MEPF:** The MEPF systems and infrastructure vary significantly in age; while some components were replaced and upgraded during the 2001 renovations, many remain older, with some still original to the construction dates of each building. Most boilers, furnaces, rooftop units, and split systems are dated 1990 and newer, but many air handlers are older and are in need of refurbishment or replacement. Most piping is original, and the 1970 galvanized iron found in the Golf Pro Shop is particularly concerning and recommended for replacement. The facility's electrical infrastructure is considered somewhat aged but still functional, with the most significant shortcoming being the lack of emergency power. Since management reports occasional outages, installation of an emergency generator is recommended. With the exception of the Main Clubhouse and Fitness Center, all other buildings would benefit from a refresh of the fire alarm systems in addition to fire suppression system retrofits (currently lacking).

**Site:** As an active country club facility renovated in 2001, most of the pavement and site features range from good to fair condition, generally correlating with age. There are limited areas of paving exhibiting extensive cracking, with the worst areas in the service yard, within the dumpster area, and along some of the concrete golf course paths. The chain link fencing throughout the golf course has numerous failing sections. In terms of accessibility upgrades, the site stairs and ramp serving the Main Clubhouse appear to require an update to achieve compliance.

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## **Appendix A: Photographic Record**

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#1  
PARTIAL FRONT ELEVATION,  
MAIN BUILDING



#2  
PARTIAL FRONT ELEVATION,  
MAIN BUILDING



#3  
REAR ELEVATION, MAIN  
BUILDING



#4  
FRONT ELEVATION  
MULTIPURPOSE BUILDING



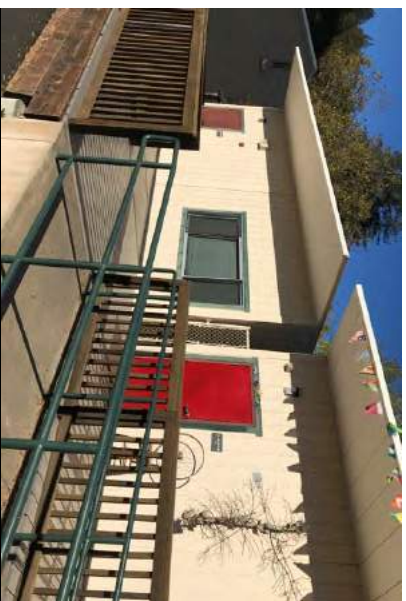
#5  
SIDE ELEVATION  
MULTIPURPOSE BUILDING



#6  
SIDE ELEVATION  
MULTIPURPOSE BUILDING



#7  
FRONT ELEVATION, LOWER LEVEL



#8  
FRONT ELEVATION, PORTABLES



#9  
SIDE ELEVATION, PORTABLES



#10  
SIDE ELEVATION, PORTABLES



#11  
EXTERIOR COVERED WALKWAY



#12  
PLAY AREA



#13

PLAY SURFACES



#14

RETAINING WALL - UNDERMINED



#15

RETAINING WALL, TREATED  
TIMBER



#16

PLAY STRUCTURE



#17

BUILDING SIGNAGE



#18

MOSAIC STEPS





#19  
STRUCTURE UNDER THE MAIN BUILDING



#20  
STEEL ROOF BEAMS IN MULTIPURPOSE BUILDING



#21  
MODIFIED BITUMINOUS ROOF



#22  
MULTIPURPOSE BUILDING ROOF



#23  
ROOF, PORTABLES. ASPHALT SHINGLES ON MAIN BUILDING BEYOND



#24  
STUCCO WALLS



#25

STUCCO WALLS



#26

WINDOWS



#27

WINDOWS



#28

WINDOWS AT PORTABLES



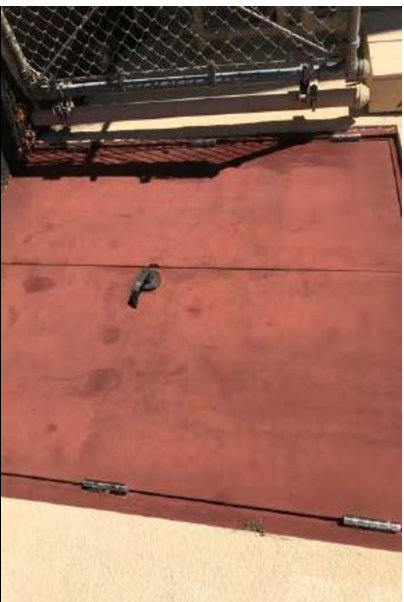
#29

INTERIOR STAIRS



#30

INTERIOR STAIRS



#31

EXTERIOR DOOR



#32

EXTERIOR DOOR, STEEL WITH SAFETY GLASS



#33

FURNACE, GAS AT CLASSROOMS



#34

FURNACE, GAS, AT MULTIPURPOSE BUILDING



#35

MINI SPLITS, LOWER LEVEL



#36

PLUMBING



#37

TOILET, TANKLESS



#38

URINAL, WATERLESS



#39

WATER HEATER



#40

DRINKING FOUNTAIN



#41

GAS SUPPLY



#42

MAIN SWITCHGEAR



#43

ELECTRICAL DISTRIBUTION



#44

DISTRIBUTION PANEL



#45

PUBLIC ADDRESS SYSTEM



#46

STAIR LIFT, LOWER LEVEL TO  
MAIN BUILDING



#47

ELEVATOR



#48

ELEVATOR, HYDRAULIC



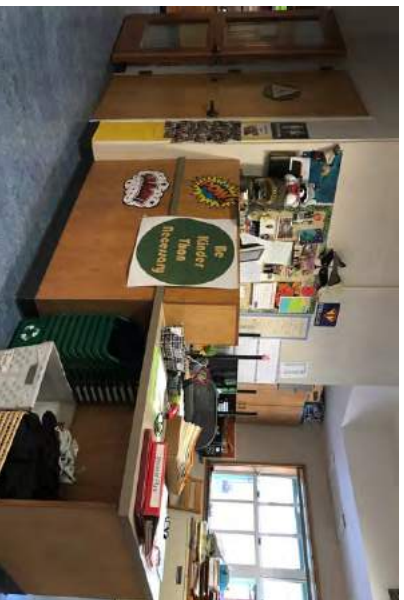
#49

FIRE SPRINKLER STANDPIPE



#51

SIAMESE CONNECTION



#53

OFFICE



#50

TIME CLOCK



#52

FIRE ALARM



#54

ART CLASSROOM



#55

CLASS ROOM



#56

LIBRARY



#57

CORRIDOR



#58

MULTIPURPOSE BUILDING



#59

MULTIPURPOSE BUILDING



#60

MULTIPURPOSE BUILDING

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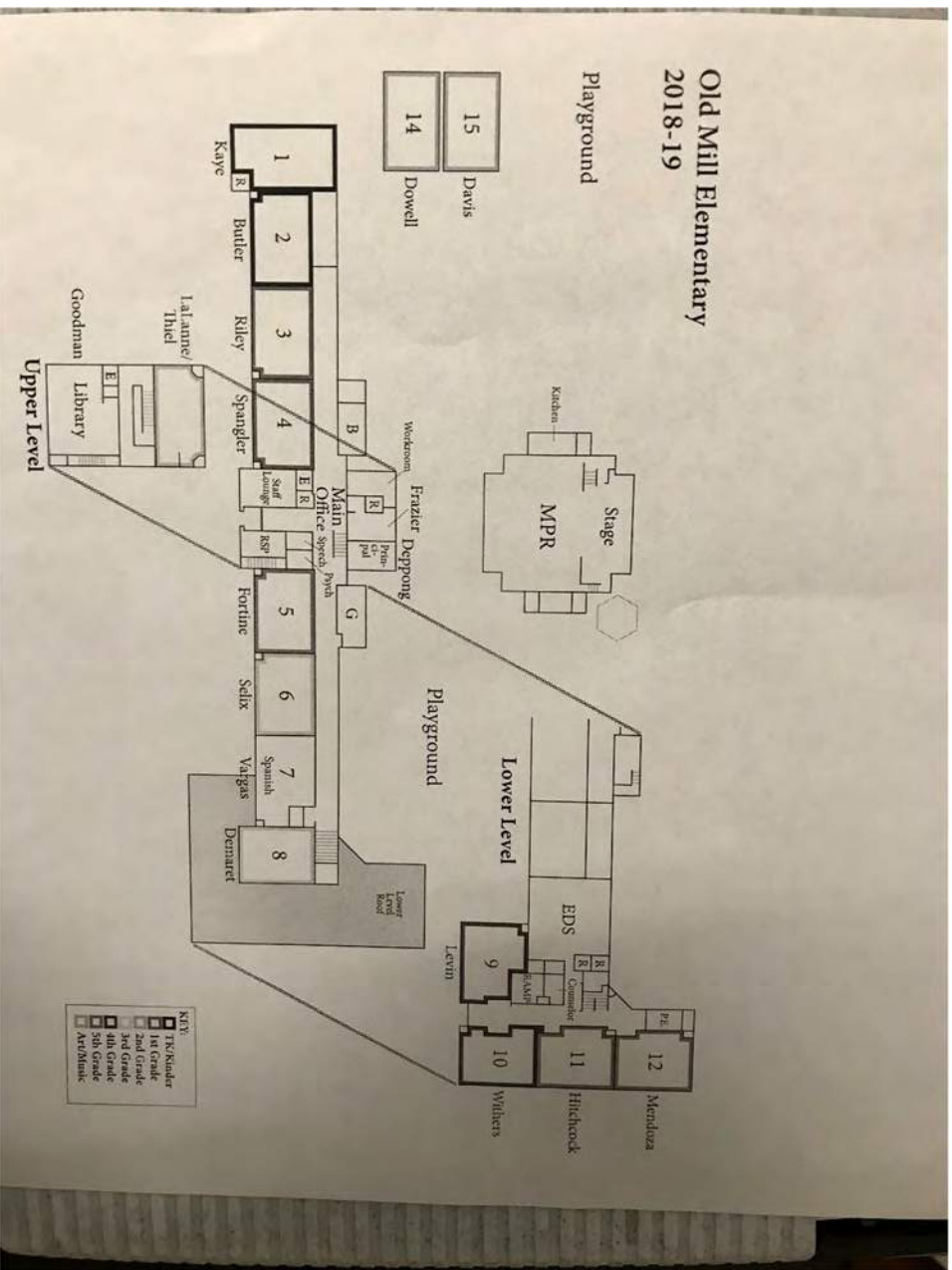
## **Appendix B: Site Plans**

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### Site Plan



SOURCE:

Mill Valley School District

ON-SITE DATE:



October 16, 2018

## Aerial Site Plan



SOURCE:

Google Maps; Imagery ©2018 Google; Map data ©2018Google

ON-SITE DATE:



October 16, 2018

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## **Appendix C: Supporting Documentation**

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**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)
<b>OLD MILL ES</b>	A1	ADMIN / MPR / CLASSROOMS	PERM	1918	2010	17,900	N/A	\$981,025	2	\$12,620,000	8%					
	A2	CLASSROOMS	PERM	1995	2010	7,895	N/A	\$277,469	1	\$4,990,000	6%					
	B	MPR	PERM	1995	2010	4,179	N/A	\$399,025	1	\$2,641,000	15%					
	P1	CLASSROOM	PORT	1997	-	1,920	N/A	\$221,961	1	\$1,213,000	18%					
	P2	CLASSROOM	PORT	1997	-	1,920	N/A	\$221,961	1	\$1,213,000	18%					
						<b>31,894</b>		<b>\$1,879,480</b>		<b>\$21,464,000</b>	<b>9%</b>					
<b>Total Building Area</b>						<b>31,894</b>										

**Cost Calculation Notes**

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## **Appendix D: Pre-Survey Questionnaire**

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# Facility Condition Assessment 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: OLD MILL ELEMENT Building # 3

Name of person completing questionnaire:

Length of Association With the Property: 20 Phone Number:

**SITE INFORMATION**

Year of Construction: 1921 21995 / 2010  
 No. of Stories: \_\_\_\_\_ Floors(s)  
 Total Site Area: \_\_\_\_\_ Acres  
 Total Building Area: \_\_\_\_\_ Sq. ft.  
 Building Replacement Value: \$ \_\_\_\_\_

**INSPECTIONS**

DATE OF LAST INSPECTION

LIST OF ANY OUTSTANDING REPAIRS

1. Elevators
2. HVAC Mechanical, Electric, Plumbing?
3. Life-Safety/Fire?
4. Roofs?

2010

**KEY QUESTIONS**

**RESPONSE**

Major Capital Improvements in Last 3 yrs. NEW CRT & PAINT IN LIB, NEW TRUF  
 Planned Capital Expenditure For Next Year? -  
 Age of the Roof? 2010  
 What bldg. Systems Are Responsibilities of Tenants?  
 (HVAC/Roof/Interior/Exterior/Paving)

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
<b>ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES</b>					
1 Are there any unresolved building, fire, or zoning code issues?		<input checked="" type="checkbox"/>			
2 Is there any pending litigation concerning the property?		<input checked="" type="checkbox"/>			
3 Are there any other significant issues/hazards with the property?	<input checked="" type="checkbox"/>				



# Facility Condition Assessment 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	
4	Are there any unresolved construction defects at the property?	<input checked="" type="checkbox"/>				Doors Not Square
5	Has any part of the property ever contained visible suspect mold growth?			<input checked="" type="checkbox"/>		
6	Is there a mold Operations and Maintenance Plan?			<input checked="" type="checkbox"/>		
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		<input checked="" type="checkbox"/>			
8	Have there been indoor air quality or mold related complaints from tenants?		<input checked="" type="checkbox"/>			
<b>GENERAL SITE</b>						
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	<input checked="" type="checkbox"/>				Doors INFR BIDD APPR
10	Are there any problems with the landscape irrigation systems?		<input checked="" type="checkbox"/>			
<b>BUILDING STRUCTURE</b>						
11	Are there any problems with foundations or structures?		<input checked="" type="checkbox"/>			
12	Is there any water infiltration in basements or crawl spaces?		<input checked="" type="checkbox"/>			
13	Has a termite/wood boring insect inspection been performed within the last year?			<input checked="" type="checkbox"/>		
14	Are there any wall, or window leaks?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>BUILDING ENVELOPE</b>						
15	Are there any roof leaks?		<input checked="" type="checkbox"/>			
16	Is the roofing covered by a warranty or bond?			<input checked="" type="checkbox"/>		
17	Are there any poorly insulated areas?			<input checked="" type="checkbox"/>		
18	Is Fire Retardant Treated (FRT) plywood used?			<input checked="" type="checkbox"/>		



# Facility Condition Assessment 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
19		✓			
<b>BUILDING HVAC &amp; ELECTRICAL</b>					
20		✓			
21					
22				✓	
23				✓	
24		✓			
<b>ADA</b>					
25					
26		✓			
27				✓	
28				✓	
29					
30		✓			
<b>PLUMBING</b>					
31		✓			
32		✓			
33		✓			
34		✓			





# Facility Condition Assessment Pre-Survey Questionnaire

*Draft - For Discussion Purposes Only*

**ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?**

1	
2	
3	

	ITEMS PROVIDED TO EMG AUDITORS			ADDITIONAL COMMENTS
	YES	NO	NA	
Access to All Mechanical Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Roof/Attic Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Building As-Built Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site plan with bldg., roads, parking and other features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
List of Commercial Tenants in the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Signature of person interviewed or completing form \_\_\_\_\_

Date \_\_\_\_\_

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## **Appendix E: Replacement Reserves**

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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
Old Mill Elementary	\$0	\$0	\$0	\$0	\$215,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215,969
Old Mill Elementary / Lower Level	\$0	\$0	\$47,869	\$12,252	\$0	\$40,104	\$53,531	\$123,713	\$0	\$0	\$0	\$174,446	\$255,211	\$76,059	\$0	\$0	\$49,830	\$467,827	\$13,011	\$0	\$0	\$1,313,853
Old Mill Elementary / Main Building	\$9,617	\$0	\$314,982	\$0	\$26,455	\$5,939	\$580,877	\$26,238	\$0	\$16,917	\$0	\$358,813	\$464,003	\$6,555	\$81,062	\$0	\$786,560	\$13,325	\$0	\$7,044	\$11,495	\$2,709,882
Old Mill Elementary / Multi Purpose Building	\$17,205	\$0	\$51,480	\$76,108	\$0	\$72,716	\$142,066	\$15,660	\$0	\$23,790	\$0	\$99,015	\$79,946	\$37,082	\$0	\$112,925	\$266,737	\$0	\$0	\$0	\$41,494	\$1,036,226
Old Mill Elementary / Portables	\$0	\$0	\$100,408	\$30,008	\$0	\$0	\$40,255	\$0	\$28,704	\$10,945	\$11,641	\$12,032	\$20,169	\$30,443	\$0	\$0	\$0	\$67,704	\$981	\$0	\$0	\$353,290
Old Mill Elementary / Site	\$10,357	\$0	\$0	\$36,711	\$87,005	\$0	\$0	\$17,320	\$0	\$25,434	\$0	\$1,263,441	\$144,696	\$57,011	\$135,115	\$0	\$118,163	\$0	\$0	\$39,499	\$0	\$1,934,752
<b>GrandTotal</b>	<b>\$37,180</b>	<b>\$0</b>	<b>\$514,739</b>	<b>\$155,078</b>	<b>\$329,428</b>	<b>\$118,759</b>	<b>\$816,729</b>	<b>\$182,932</b>	<b>\$28,704</b>	<b>\$77,086</b>	<b>\$11,641</b>	<b>\$1,907,747</b>	<b>\$964,026</b>	<b>\$207,150</b>	<b>\$216,177</b>	<b>\$112,925</b>	<b>\$1,221,289</b>	<b>\$548,857</b>	<b>\$13,993</b>	<b>\$46,543</b>	<b>\$52,989</b>	<b>\$7,563,971</b>

Old Mill Elementary

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	27200	SF	\$4.50	\$6.66	\$181,103					\$181,103																	\$181,103										
<b>Totals, Unescalated</b>												<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$181,103</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$181,103</b>	
<b>Totals, Escalated (4.5% inflation, compounded annually)</b>												<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$215,969</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$215,969</b>

\* 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.

Old Mill Elementary / Lower Level

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	8	2	5800	SF	\$2.87	\$4.25	\$24,635																						\$49,271				
B2032	Building Exterior	Exterior Door, Steel w/ Safety Glass, Replace		25	8	17	2	EA	\$3,800.00	\$5,622.48	\$11,245																						\$11,245	\$11,245			
B3011	Roof	Roof, Modified Bituminous, Replace		20	9	11	3000	SF	\$9.00	\$13.31	\$39,934																\$39,934						\$39,934				
C1021	Corridor	Interior Door, Wood Solid-Core, Replace		20	8	12	2	EA	\$3,081.00	\$4,558.65	\$9,117																						\$9,117	\$9,117			
C1021	Corridor	Interior Door, Wood Solid-Core w/ Safety Glass, Replace		20	8	12	7	EA	\$3,081.00	\$4,558.65	\$31,911																						\$31,911	\$31,911			
C3012	Throughout building	Interior Wall Finish, Generic Surface, Prep & Paint		8	3	5	15000	SF	\$1.45	\$2.15	\$32,181						\$32,181																\$32,181	\$64,363			
C3012	Classrooms	Interior Wall Finish, Vinyl, Replace		15	8	7	6000	SF	\$2.27	\$3.36	\$20,188												\$20,188											\$20,188			
C3024	Eds	Interior Floor Finish, Vinyl Tile (VCT), Replace		15	9	6	400	SF	\$4.80	\$7.10	\$2,841												\$2,841											\$2,841			
C3024	Throughout building	Interior Floor Finish, Vinyl Sheeting, Replace		15	8	7	1000	SF	\$7.01	\$10.37	\$10,371													\$10,371										\$10,371			
C3025	Eds	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace		10	7	3	1000	SF	\$7.26	\$10.74	\$10,736						\$10,736																\$10,736	\$21,473			
C3025	Throughout building	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace		10	3	7	4750	SF	\$7.26	\$10.74	\$50,998																						\$50,998	\$101,996			
C3032	Eds	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		20	9	11	1200	SF	\$3.11	\$4.60	\$5,524																	\$5,524						\$5,524			
C3032	Throughout building	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		20	8	12	7000	SF	\$3.11	\$4.60	\$32,221																						\$32,221	\$32,221			
D1013	Lower Level	Wheelchair Lift, , Renovate		25	9	16	1	EA	\$16,652.79	\$24,639.47	\$24,639																						\$24,639	\$24,639			
D2011	Throughout building	Toilet, Tankless (Water Closet), Replace		20	9	11	2	EA	\$4,051.00	\$5,993.86	\$11,988																						\$11,988	\$11,988			
D2014	Throughout building	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace		20	9	11	2	EA	\$4,051.00	\$5,993.86	\$11,988																						\$11,988	\$11,988			
D2018	Throughout building	Drinking Fountain, Refrigerated, Replace		10	8	2	1	EA	\$6,488.00	\$9,599.64	\$9,600																						\$9,600	\$19,199			
D2018	Building exterior	Drinking Fountain, Refrigerated, Replace		10	8	2	1	EA	\$6,488.00	\$9,599.64	\$9,600																						\$9,600	\$19,199			
D3032	Roof	Ductless Split System, .75 TON, Replace		15	9	6	1	EA	\$3,221.22	\$4,766.12	\$4,766																						\$4,766	\$4,766			
D3032	Roof	Ductless Split System, 1.5 TON, Replace		15	9	6	1	EA	\$4,473.11	\$6,618.42	\$6,618																						\$6,618	\$6,618			
D3032	Roof	Ductless Split System, .75 - 1 TON, Replace		15	9	6	1	EA	\$3,221.22	\$4,766.12	\$4,766																						\$4,766	\$4,766			
D3042	Roof	Exhaust Fan, 100 - 250 CFM, Replace		15	9	6	8	EA	\$889.90	\$1,316.70	\$10,534																						\$10,534	\$10,534			
D3051	Eds	Furnace, Gas, 51 to 100 MBH, Replace		20	9	11	1	EA	\$3,801.45	\$5,624.62	\$5,625																						\$5,625	\$5,625			
D3051	Classrooms	Furnace, Gas, 101 to 150 MBH, Replace		20	8	12	4	EA	\$5,644.27	\$8,351.26	\$33,405																						\$33,405	\$33,405			
D4031	Throughout building	Fire Extinguisher, , Replace		15	9	6	10	EA	\$356.54	\$527.54	\$5,275																						\$5,275	\$5,275			
D5022	Corridor	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace		15	9	6	1	EA	\$4,261.42	\$6,305.20	\$6,305																						\$6,305	\$6,305			
D5022	Building exterior	Flood Light, Exterior, 100 W, Replace		20	2	18	4	EA	\$995.47	\$1,472.90	\$5,892																						\$5,892	\$5,892			
D5029	Throughout building	Lighting System, Interior, School, Upgrade		25	8	17	7000	SF	\$15.36	\$22.73	\$159,122																						\$159,122	\$159,122			
D5034	Throughout building	Public Address System, Replace		15	8	7	7000	SF	\$0.50	\$0.74	\$5,160																						\$5,160	\$5,160			
D5037	Throughout building	Fire Alarm System, School, Install		20	9	11	7000	SF	\$3.13	\$4.63	\$32,436																						\$32,436	\$32,436			
E1094	Classrooms	Residential Fixtures, Ceiling Fan, Replace		15	8	7	8	EA	\$354.11	\$523.94	\$4,192																						\$4,192	\$4,192			
<b>Totals, Unescalated</b>												<b>\$0</b>	<b>\$0</b>	<b>\$43,835</b>	<b>\$10,736</b>	<b>\$0</b>	<b>\$32,181</b>	<b>\$41,106</b>	<b>\$90,908</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$107,493</b>	<b>\$150,489</b>	<b>\$42,918</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,639</b>	<b>\$221,365</b>	<b>\$5,892</b>	<b>\$0</b>	<b>\$0</b>	<b>\$771,562</b>

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	
<b>Totals, Escalated (4.5% inflation, compounded annually)</b>											\$0	\$0	\$47,869	\$12,252		\$0	\$40,104	\$53,531	\$123,713	\$0	\$0	\$0	\$174,446	\$255,211	\$76,059	\$0	\$0	\$49,830	\$467,827	\$13,011	\$0	\$0	\$1,313,853

\* 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.

Old Mill Elementary / 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
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	9500	SF	\$2.87	\$4.25	\$40,351			\$40,351										\$40,351									\$80,702
B2032	Building Exterior	Exterior Door, Steel, Replace	25	9	16	2	EA	\$3,081.00	\$4,558.65	\$9,117																						\$9,117
B3011	Roof	Roof, Modified Bituminous, Replace	20	9	11	3400	SF	\$9.00	\$13.31	\$45,259												\$45,259										\$45,259
C1021	Throughout building	Interior Door, Wood Solid-Core, Replace	20	9	11	8	EA	\$3,081.00	\$4,558.65	\$36,469												\$36,469										\$36,469
C1021	Throughout building	Interior Door, Wood Solid-Core w/ Safety Glass, Replace	20	9	11	16	EA	\$3,081.00	\$4,558.65	\$72,938												\$72,938										\$72,938
C1031	Restrooms	Toilet Partitions, Wood, Replace	20	9	11	9	EA	\$1,250.00	\$1,849.50	\$16,646												\$16,646										\$16,646
C2021	Throughout building	Interior Stair Treads, Raised Rubber Tile, Replace	18	9	9	300	SF	\$8.98	\$13.28	\$3,985										\$3,985												\$3,985
C3012	Corridor	Interior Wall Finish, Wood Paneling, Refinish	10	6	4	1000	SF	\$1.53	\$2.26	\$2,265					\$2,265									\$2,265								\$4,530
C3012	Throughout building	Interior Wall Finish, Vinyl, Replace	15	9	6	11000	SF	\$2.27	\$3.36	\$37,011																						\$37,011
C3012	Restrooms	Interior Wall Finish, Ceramic Tile, Replace	25	9	16	1400	SF	\$16.55	\$24.49	\$34,291																						\$34,291
C3024	Office	Interior Floor Finish, Vinyl Sheetting, Replace	15	9	6	10600	SF	\$7.01	\$10.37	\$109,931																						\$109,931
C3025	Library	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	4000	SF	\$7.26	\$10.74	\$42,946			\$42,946										\$42,946									\$42,946
C3032	Throughout	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	9	11	10000	SF	\$3.11	\$4.60	\$46,030												\$46,030										\$46,030
D1011	Corridor	Elevator, 1500 - 2500 LB, Renovate	30	24	6	1	EA	\$108,794.40	\$160,972.19	\$160,972																						\$160,972
D1013	stairs to lower level	Wheelchair Lift, Renovate	25	11	14	1	EA	\$16,652.79	\$24,639.47	\$24,639															\$24,639							\$24,639
D1019	Corridor	Elevator Cab Finishes, Standard w/ Stainless Steel Doors, Replace	15	9	6	1	EA	\$8,000.00	\$11,836.80	\$11,837																						\$11,837
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace	20	8	12	11	EA	\$4,051.00	\$5,993.86	\$65,932													\$65,932									\$65,932
D2012	Restrooms	Waterless Urinal, Vitreous China, Replace	20	9	11	4	EA	\$635.00	\$939.55	\$3,758												\$3,758										\$3,758
D2014	Restrooms	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	8	12	9	EA	\$4,051.00	\$5,993.86	\$53,945													\$53,945									\$53,945
D2018	Corridor	Drinking Fountain, Refrigerated, Replace	10	6	4	1	EA	\$6,488.00	\$9,599.64	\$9,600					\$9,600										\$9,600							\$9,600
D2023	Utility closet	Water Heater, 121 - 180 GAL, Replace	15	9	6	1	EA	\$4,051.00	\$5,993.86	\$5,994																						\$5,994
D2023	Restrooms	Water Heater, Instant Hot, Electric, Replace	15	6	9	1	EA	\$5,000.00	\$7,398.00	\$7,398											\$7,398											\$7,398
D2023	Art room	Water Heater, 1.5 GAL, Replace	15	2	13	2	EA	\$1,250.00	\$1,849.50	\$3,699														\$3,699								\$3,699
D2029	Main Building	Plumbing System, Galvanized Supply Pipe, School, Upgrade	40	38	2	15200	SF	\$5.84	\$8.64	\$131,341			\$131,341																			\$131,341
D2043	Lower mechanical space	Sump Pump, 3 HP, Replace	15	11	4	1	EA	\$2,062.81	\$3,052.13	\$3,052					\$3,052															\$3,052	\$6,104	
D3032	Utility closet	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	10	5	1	EA	\$3,221.22	\$4,766.12	\$4,766						\$4,766																\$4,766
D3051	Throughout building	Furnace, Gas, 51 to 100 MBH, Replace	20	18	2	12	EA	\$3,801.45	\$5,624.62	\$67,495			\$67,495																			\$67,495
D5012	Office	Distribution Panel, 225 AMP, Replace	30	24	6	1	EA	\$7,951.00	\$11,764.30	\$11,764							\$11,764															\$11,764
D5012	Art room	Distribution Panel, 225 AMP, Replace	30	24	6	1	EA	\$7,951.00	\$11,764.30	\$11,764							\$11,764															\$11,764
D5012	Corridor	Distribution Panel, 100 AMP, Replace	30	24	6	1	EA	\$5,079.93	\$7,516.27	\$7,516							\$7,516															\$7,516
D5012	Corridor	Distribution Panel, 100 AMP, Replace	30	24	6	1	EA	\$5,079.93	\$7,516.27	\$7,516							\$7,516															\$7,516
D5012	Corridor	Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$11,764.30	\$11,764											\$11,764											\$11,764
D5012	Corridor	Distribution Panel, 100 AMP, Replace	30	23	7	1	EA	\$5,079.93	\$7,516.27	\$7,516											\$7,516											\$7,516
D5022	Utility closet	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
D5029	Throughout building	Lighting System, Interior, School, Upgrade	25	9	16	15200	SF	\$15.36	\$22.73	\$345,522																						\$345,522
D5034	Throughout building	Public Address System, Replace	15	9	6	15200	SF	\$0.50	\$0.74	\$11,204																						\$11,204
D5037	Utility closet	Fire Alarm Control Panel, Addressable, Replace	15	9	6	1	EA	\$20,297.59	\$30,032.32	\$30,032							\$30,032															\$30,032
D5037	Main Building	Fire Alarm Control Panel, Addressable, Replace	15	9	6	1	EA	\$20,297.59	\$30,032.32	\$30,032							\$30,032															\$30,032
D5037	Throughout building	Fire Alarm System, School, Upgrade/Install	20	8	12	15200	SF	\$3.13	\$4.63	\$70,432													\$70,432									\$70,432
D5092	Throughout building	Emergency Lighting Pack, 2 Light w/ Battery, Replace	10	6	4	4	EA	\$1,227.87	\$1,816.75	\$7,267					\$7,267										\$7,267							\$7,267
E1094	Classrooms	Residential Fixtures, Ceiling Fan, Replace	15	9	6	20	EA	\$354.11	\$523.94	\$10,479							\$10,479															\$10,479
P000X	Main Building	Engineer, Civil, General, Review domestic water supply lines	0	0	0	1	EA	\$6,500.00	\$9,617.40	\$9,617	\$9,617																					\$9,617
<b>Totals, Unescalated</b>											\$9,617	\$0	\$288,439	\$0	\$22,184	\$4,766	\$446,053	\$19,281	\$0	\$11,383	\$0	\$221,100	\$273,606	\$3,699	\$43,771	\$0	\$388,930	\$6,305	\$0	\$3,052	\$4,766	\$1,746,952
<b>Totals, Escalated (4.5% inflation, compounded annually)</b>											\$9,617	\$0	\$314,982	\$0	\$26,455	\$5,939	\$580,877	\$26,238	\$0	\$16,917	\$0	\$358,813	\$464,003	\$6,555	\$81,062	\$0	\$786,560	\$13,325	\$0	\$7,044	\$11,495	\$2,709,882

\* 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.

Old Mill Elementary / Multi Purpose 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
B2011	Building exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	5700	SF	\$2.87	\$4.25	\$24,211			\$24,211																			

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								
B2031	Building Exterior	Exterior Door, Fully-Glazed Aluminum-Framed Sliding, Replace	25	19	6	2	EA	\$3,800.00	\$5,622.48	\$11,245							\$11,245																\$11,245							
B2032	Building Exterior	Exterior Door, Steel w/ Safety Glass, Replace	25	9	16	4	EA	\$3,081.00	\$4,558.65	\$18,235																							\$18,235							
C1021	MPR	Interior Door, Wood Solid-Core, Replace	20	9	11	5	EA	\$3,081.00	\$4,558.65	\$22,793												\$22,793												\$22,793						
C3012	MPR	Interior Wall Finish, Wood Paneling, Refinish	10	7	3	5000	SF	\$1.53	\$2.26	\$11,325				\$11,325										\$11,325									\$11,325							
C3024	MPR	Interior Floor Finish, Maple Sports Floor, Sand & Refinish	10	5	5	4000	SF	\$4.53	\$6.71	\$26,833						\$26,833										\$26,833							\$26,833							
C3024	Stage	Interior Floor Finish, Wood Strip, Replace	30	21	9	800	SF	\$13.52	\$20.01	\$16,008										\$16,008													\$16,008							
C3031	MPR	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	8	2	2500	SF	\$2.27	\$3.36	\$8,397			\$8,397																				\$8,397							
C3032	MPR	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	13	7	2500	SF	\$3.11	\$4.60	\$11,508								\$11,508															\$11,508							
D1013	Stage	Wheelchair Lift, 750 LBS, Renovate	25	22	3	1	EA	\$16,652.79	\$24,639.47	\$24,639				\$24,639																			\$24,639							
D2014	Kitchen	Sink/Lavatory, Stainless Steel, Replace	20	9	11	1	EA	\$4,051.00	\$5,993.86	\$5,994												\$5,994											\$5,994							
D2018	Building exterior	Drinking Fountain, Refrigerated, Replace	10	7	3	1	EA	\$6,488.00	\$9,599.64	\$9,600				\$9,600										\$9,600									\$9,600							
D2023	Kitchen	Water Heater, 16 - 29 GAL, Replace	15	9	6	1	EA	\$4,051.00	\$5,993.86	\$5,994							\$5,994																\$5,994							
D3051	MPR	Furnace, Gas, 201 to 250 MBH, Replace	20	28	0	1	EA	\$11,628.35	\$17,205.31	\$17,205	\$17,205																				\$17,205			\$17,205						
D3051	Utility closet	Furnace, 250000 MBH, Replace	20	17	3	1	EA	\$14,280.38	\$21,129.25	\$21,129				\$21,129																			\$21,129							
D4031	MPR	Fire Extinguisher, , Replace	15	9	6	5	EA	\$356.54	\$527.54	\$2,638							\$2,638																\$2,638							
D5012	Utility closet	Distribution Panel, 225 AMP, Replace	30	24	6	1	EA	\$7,951.00	\$11,764.30	\$11,764							\$11,764																\$11,764							
D5012	Utility closet	Distribution Panel, 225 AMP, Replace	30	24	6	1	EA	\$7,951.00	\$11,764.30	\$11,764							\$11,764																\$11,764							
D5022	Multi Purpose Building	LED Lighting Fixture, Basic, 20 W, Replace	20	9	11	9	EA	\$680.19	\$1,006.40	\$9,058												\$9,058											\$9,058							
D5029	Throughout building	Lighting System, Interior, School, Upgrade	25	9	16	5000	SF	\$15.36	\$22.73	\$113,658																\$113,658							\$113,658							
D5037	MPR	Fire Alarm Control Panel, Addressable, Replace	15	9	6	2	EA	\$20,297.59	\$30,032.32	\$60,065							\$60,065																\$60,065							
D5037	Throughout building	Fire Alarm System, School, Upgrade/Install	20	9	11	5000	SF	\$3.13	\$4.63	\$23,168												\$23,168											\$23,168							
D5092	Throughout building	Emergency Lighting Pack, 2 Light w/ Battery, Replace	10	8	2	8	EA	\$1,227.87	\$1,816.75	\$14,534			\$14,534										\$14,534										\$14,534							
D5092	Throughout building	Exit Lighting Fixture, LED, Replace	10	5	5	6	EA	\$405.01	\$599.25	\$3,596					\$3,596										\$3,596								\$3,596							
E1094	Kitchen	Residential Appliances, 18 Cf, Replace	15	9	6	1	EA	\$3,800.00	\$5,622.48	\$5,622							\$5,622																\$5,622							
G2047	Site	Sports Apparatus, Basketball Backstop, Replace	10	5	5	2	EA	\$9,435.64	\$13,960.97	\$27,922						\$27,922									\$27,922								\$27,922							
<b>Totals, Unescalated</b>											\$17,205	\$0	\$47,141	\$66,693	\$0	\$58,351	\$109,092	\$11,508	\$0	\$16,008	\$0	\$61,013	\$47,141	\$20,925	\$0	\$58,351	\$131,893	\$0	\$0	\$0	\$17,205								\$662,527	
<b>Totals, Escalated (4.5% inflation, compounded annually)</b>											\$17,205	\$0	\$51,480	\$76,108	\$0	\$72,716	\$142,066	\$15,660	\$0	\$23,790	\$0	\$99,015	\$79,946	\$37,082	\$0	\$112,925	\$266,737	\$0	\$0	\$0	\$41,494									\$1,036,226

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Old Mill Elementary / Portables																																								
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	Building Exterior	Composite Decking, Wood, Replace	20	10	10	500	SF	\$10.13	\$14.99	\$7,496												\$7,496											\$7,496							
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	2800	SF	\$2.87	\$4.25	\$11,893			\$11,893										\$11,893										\$11,893							
B2011	Building Exterior	Exterior Wall, Textured Plywood (T1-11), Replace	20	18	2	2800	SF	\$11.59	\$17.15	\$48,018			\$48,018																				\$48,018							
B2021	Building Exterior	Window, 24 SF, Replace	30	22	8	4	EA	\$870.45	\$1,287.92	\$5,152									\$5,152														\$5,152							
B2032	Building Exterior	Exterior Door, Steel, Replace	25	22	3	2	EA	\$3,081.00	\$4,558.65	\$9,117				\$9,117																			\$9,117							
C3012	Portables	Interior Wall Finish, Vinyl, Replace	15	13	2	2000	SF	\$2.27	\$3.36	\$6,729			\$6,729															\$6,729					\$6,729							
C3025	Portables	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	1600	SF	\$7.26	\$10.74	\$17,178				\$17,178									\$17,178										\$17,178							
C3032	Portables	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	11	9	1600	SF	\$3.11	\$4.60	\$7,365											\$7,365												\$7,365							
D3052	Portables	Packaged Unit (RTU), 2.5 TON, Replace	15	13	2	2	EA	\$8,551.91	\$12,653.40	\$25,307			\$25,307															\$25,307					\$25,307							
D4031	Portables	Fire Extinguisher, , Replace	15	9	6	2	EA	\$356.54	\$439.62	\$879							\$879																\$879							
D5012	Building exterior	Distribution Panel, 100 AMP, Replace	30	22	8	2	EA	\$5,079.93	\$7,516.27	\$15,033									\$15,033														\$15,033							
D5022	Portables	LED Lighting Fixture, 20 WATT, Replace	20	2	18	2	EA	\$180.19	\$222.17	\$444																		\$444					\$444							
D5037	Portables	Fire Alarm Control Panel, Addressable, Replace	15	9	6	1	EA	\$20,297.59	\$30,032.32	\$30,032							\$30,032																\$30,032							
D5037	Portables	Fire Alarm System, School, Upgrade/Install	20	9	11	1600	SF	\$3.13	\$4.63	\$7,414												\$7,414											\$7,414							
<b>Totals, Unescalated</b>											\$0	\$0	\$91,947	\$26,296	\$0	\$0	\$30,912	\$0	\$20,184	\$7,365	\$7,496	\$7,414	\$11,893	\$17,178	\$0	\$0	\$0	\$32,036	\$444	\$0	\$0						\$253,164			
<b>Totals, Escalated (4.5% inflation, compounded annually)</b>											\$0	\$0	\$100,408	\$30,008	\$0	\$0	\$40,255	\$0	\$28,704	\$10,945	\$11,641	\$12,032	\$20,169	\$30,443	\$0	\$0	\$0	\$67,704	\$981	\$0	\$0									\$353,290

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Old Mill Elementary / 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	
B2011	Exterior walkway	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1000	SF	\$2.87	\$4.25	\$4,247				\$4,247											\$4,247								\$4,247
B3011	Walkway Roof	Roof, Asphalt Shingle, Replace	20	9																													

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
G2042	Site	Retaining Wall, Cast-in-place Concrete (per SF Face), Replace	50	39	11	2500	SF	\$118.49	\$175.32	\$438,295												\$438,295									\$438,295	
G2042	Site	Retaining Wall, Treated Timber (per SF Face), Replace	40	24	16	2000	SF	\$14.29	\$21.15	\$42,300																\$42,300					\$42,300	
G2044	Site	Signage, Property, Monument/Pylon, Replace/Install	20	13	7	1	EA	\$8,602.00	\$12,727.52	\$12,728							\$12,728														\$12,728	
G2045	Site	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	20	9	11	25	EA	\$1,391.50	\$2,058.86	\$51,472												\$51,472									\$51,472	
G2045	Site	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	8	12	6	EA	\$487.03	\$720.60	\$4,324													\$4,324								\$4,324	
G2045	Site	Site Furnishings, Bike Rack, Replace	25	9	16	10	EA	\$1,090.00	\$1,612.77	\$16,128																\$16,128					\$16,128	
G2047	Site	Sports Apparatus, Backstop, Replace	10	7	3	2	EA	\$9,435.64	\$13,960.97	\$27,922			\$27,922											\$27,922							\$27,922	
G2047	Site	Sports Apparatus, Basketball, Replace	10	6	4	4	EA	\$9,435.64	\$13,960.97	\$55,844				\$55,844											\$55,844						\$55,844	
G2047	Site	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	1	4	30400	SF	\$0.38	\$0.56	\$17,115				\$17,115						\$17,115					\$17,115				\$17,115		\$17,115	
G2047	Site	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	9	11	4400	SF	\$22.00	\$32.55	\$143,225												\$143,225									\$143,225	
G2047	Site	Play Structure, Medium, Replace	20	9	11	2	EA	\$40,005.63	\$59,192.32	\$118,385												\$118,385									\$118,385	
G2047	Site	Play Structure, Large, Replace	20	8	12	1	EA	\$53,130.00	\$78,611.15	\$78,611													\$78,611								\$78,611	
G2047	Site	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	8	12	2000	SF	\$0.81	\$1.19	\$2,387													\$2,387								\$2,387	
G3033	south east corner of upper play yard	Catch Basin, 12", Frame and Cover, Add	0	0	0	1	EA	\$7,000.00	\$10,357.20	\$10,357	\$10,357																				\$10,357	
<b>Totals, Unescalated</b>											\$10,357	\$0	\$0	\$32,169	\$72,959	\$0	\$0	\$12,728	\$0	\$17,115	\$0	\$778,531	\$85,322	\$32,169	\$72,959	\$0	\$58,428	\$0	\$0	\$17,115	\$0	\$1,189,851
<b>Totals, Escalated (4.5% inflation, compounded annually)</b>											\$10,357	\$0	\$0	\$36,711	\$87,005	\$0	\$0	\$17,320	\$0	\$25,434	\$0	\$1,263,441	\$144,696	\$57,011	\$135,115	\$0	\$118,163	\$0	\$0	\$39,499	\$0	\$1,934,752

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