

# MILL VALLEY SCHOOL DISTRICT FACILITIES ASSESSMENT 2018

# MILL VALLEY SCHOOL DISTRICT

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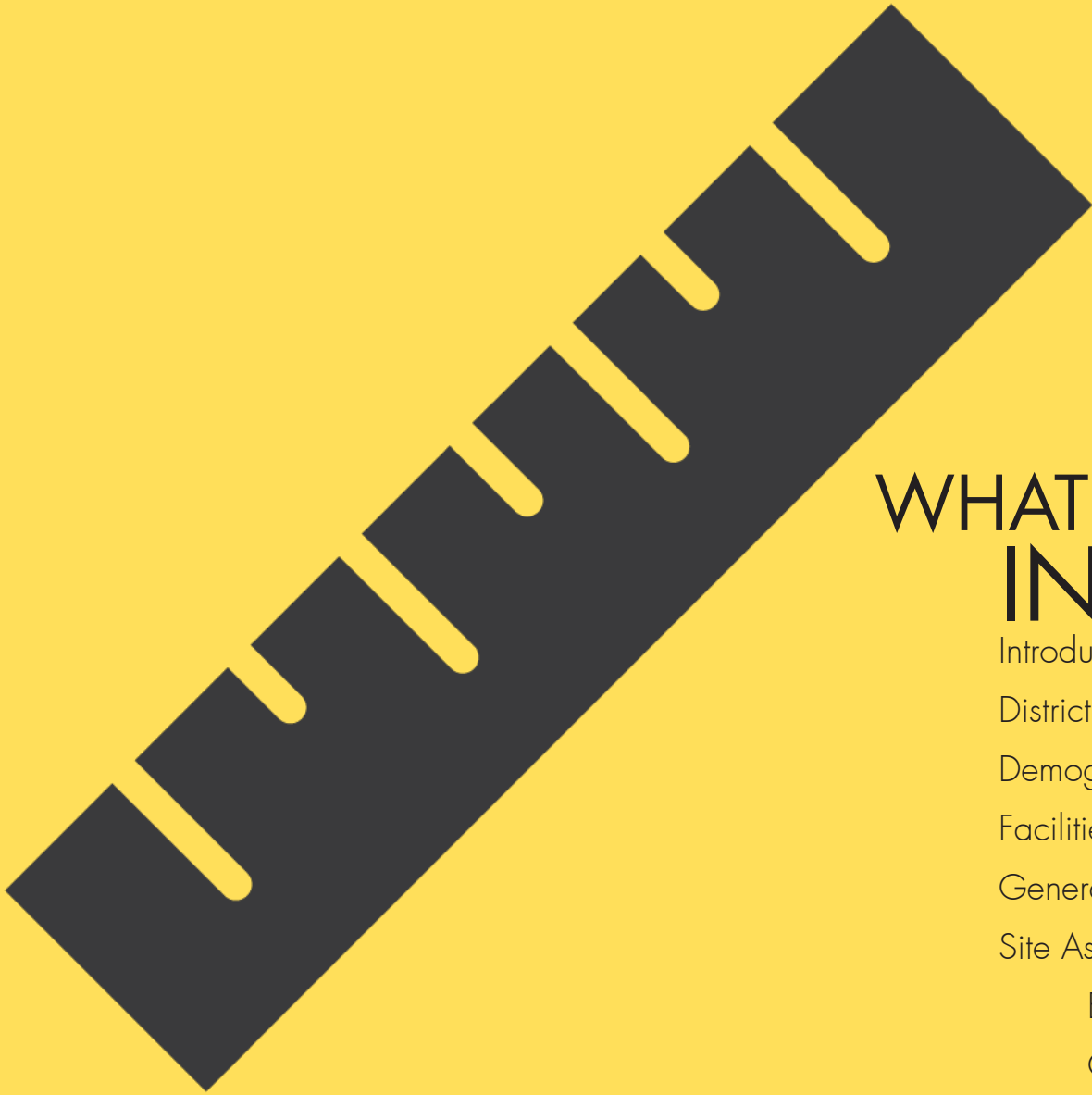
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Member

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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.







# PARK ELEMENTARY SCHOOL

360 E. BLITHEDALE AVE. | MILL VALLEY, CA 94941



## MILL VALLEY SCHOOL DISTRICT PRE-PLANNING SURVEY

NOVEMBER 26, 2018



Hibser Yamauchi  
Architects, Inc.

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## OVERVIEW

### PARK ES

#### NEIGHBORHOOD & DEMOGRAPHICS

Located in the heart of Mill Valley, Park Elementary is adjacent to Boyle Park and is a short walk from the downtown district. The surrounding neighborhood is largely comprised of single family homes. The school is open for enrollment to any families living in the Mill Valley School District, though most of the student population live close enough to walk or ride a bike to school. Campus boundaries are E. Blithedale Ave. to the North, Catalpa Ave. to the West, Elm Ave. to the East, and residential properties to the South. Since the parking lot, located on the other side of Elm Ave., is reserved for staff only, and E Blithedale is a main throughfare, the area often becomes heavily congested during pickup and drop off.

Based on the 2017-18 SARC, the student makeup is approximately 81% white with 6% Latino, 2% Asian, and .6% African-American. Approximately 10% identify as two or more races and 8% are students with disabilities.

#### INSTRUCTION

Park is one of five elementary schools in the Mill Valley School District, serving students from Transitional 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, technology, and environmental programs. Classroom teachers work closely with specialists to integrate art, music, dance, drama, technology and poetry throughout the curriculum. In an effort to promote mindfulness and care for the natural environment, Park incorporates a number of environmental and community service programs into the school day. The school also hosts several special curriculum projects such as Astronomy Day, Poetry Café, Colonial Fair and a school-wide Ocean Study. There is a high level of parent and volunteer support through PTA, KidDo!, and It Takes a Village PTA.

#### FACILITIES

Park School was opened in 1909. In 1934, an additional wing, known as the Annex Building, was built to the east of the original building. The Annex Building, which doubled in size in 1966, and the Art Deco-inspired 1938 Main Building, continue to serve the school today. In 2005, a portable classroom building was added to the site. Major renovations in 2012 included roofing replacements and finish upgrades at both the Main Building and Annex Building, interior modifications at the Main Building, and ADA upgrades throughout campus. Significant mechanical, electrical, and fire life safety infrastructure upgrades were also part of during the 2012 modernization.

While the buildings appear to be in good condition, there are a few issues that should be addressed. At the Main Building, there is water leakage into two classrooms from the windows or siding, failed roof membranes in isolated locations, and an elevator too small to meet ADA guidelines. The Annex has asphalt shingles missing in a few locations on the roof. The Modular Building has areas of wood rot on the exterior window trim. Special Education, student services, and special programs are poorly housed in the current campus layout.



## OVERVIEW

### PARK ES

MEPF: Significant mechanical, electrical, and fire life safety infrastructure upgrades were part of the 2012 modernization. The boiler system, located in the Main Building, is leaky and slated to receive repairs. The fire system is missing a backflow preventer and it is recommended one is added. Emergency lighting and fire sprinkler heads appear aged in all buildings and it is recommended that they are replaced in the next few years. There is no fire sprinkler system in the portable.

Site: Park received limited site modifications during the 2012 modernization including replacement of paving, alterations to existing parking lot, and modifications to landscape and irrigation. The campus features a generous, though largely uncovered, outdoor play area with 3 different play structures, a garden, and a recently added turf field. Repair of the largely cracked and uneven asphalt playground is scheduled for 2019 and expansion of the garden is anticipated for the 2018-2019 school year. Although located in a safe neighborhood, there are supervision concerns given Park's expansive, sloping outdoor space and the multiple entry points onto campus.



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## DISTRICT CONTEXT MAP & COMMUNITY RESOURCES

DESCRIPTION	LOCATION (IN MILL VALLEY)
BOYLE PARK	11 EAST DR
OLD MILL PARK	352 THROCKMORTON AVE
STRAWBERRY PARK & RECREATION DISTRICT	118 E STRAWBERRY DR
MILL VALLEY RECREATION	180 CAMINO ALTO
MILL VALLEY PUBLIC LIBRARY	375 THROCKMORTON AVE
OLD MILL ES	352 THROCKMORTON AVE
STRAWBERRY PT. ES	117 E STRAWBERRY DR
MILL VALLEY MS	425 SYCAMORE AVE
TAM VALLEY ES	350 BELL LN
EDNA MAGUIRE ES	80 LOMITA DR

### LEGEND

 PARK ES



DISTRICT CONTEXT MAP & COMMUNITY RESOURCES

## PARK ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

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## CAMPUS SUMMARY

SITE INFORMATION	TOTALS
CURRENT AREA A	2.8 ACRES
CURRENT PARKING AREA B	0.3 ACRES
CURRENT PLAYGROUND AREA	1.4 ACRES
CURRENT PLAYFIELD AREA	0.15 ACRES
CURRENT GARDEN AREA	.06 ACRES
PARKING	31 SPACES

TOTAL CAPACITY			
CLASSROOM STATUS	PERMANENT	PORTABLE	TOTALS
AVAILABLE STANDARD CLASSROOMS	15	0	15
AVAILABLE SPECIALTY CLASSROOMS (SCIENCE, MUSIC, ART, COMPUTER LAB)	2	0	2
AVAILABLE SPECIAL ED. CLASSROOMS	0	1	1
<b>TOTALS</b>	<b>17</b>	<b>1</b>	<b>18</b>

STUDENT COUNT	
CURRENT ENROLLMENT	302
DISTRICT CAPACITY*	380

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

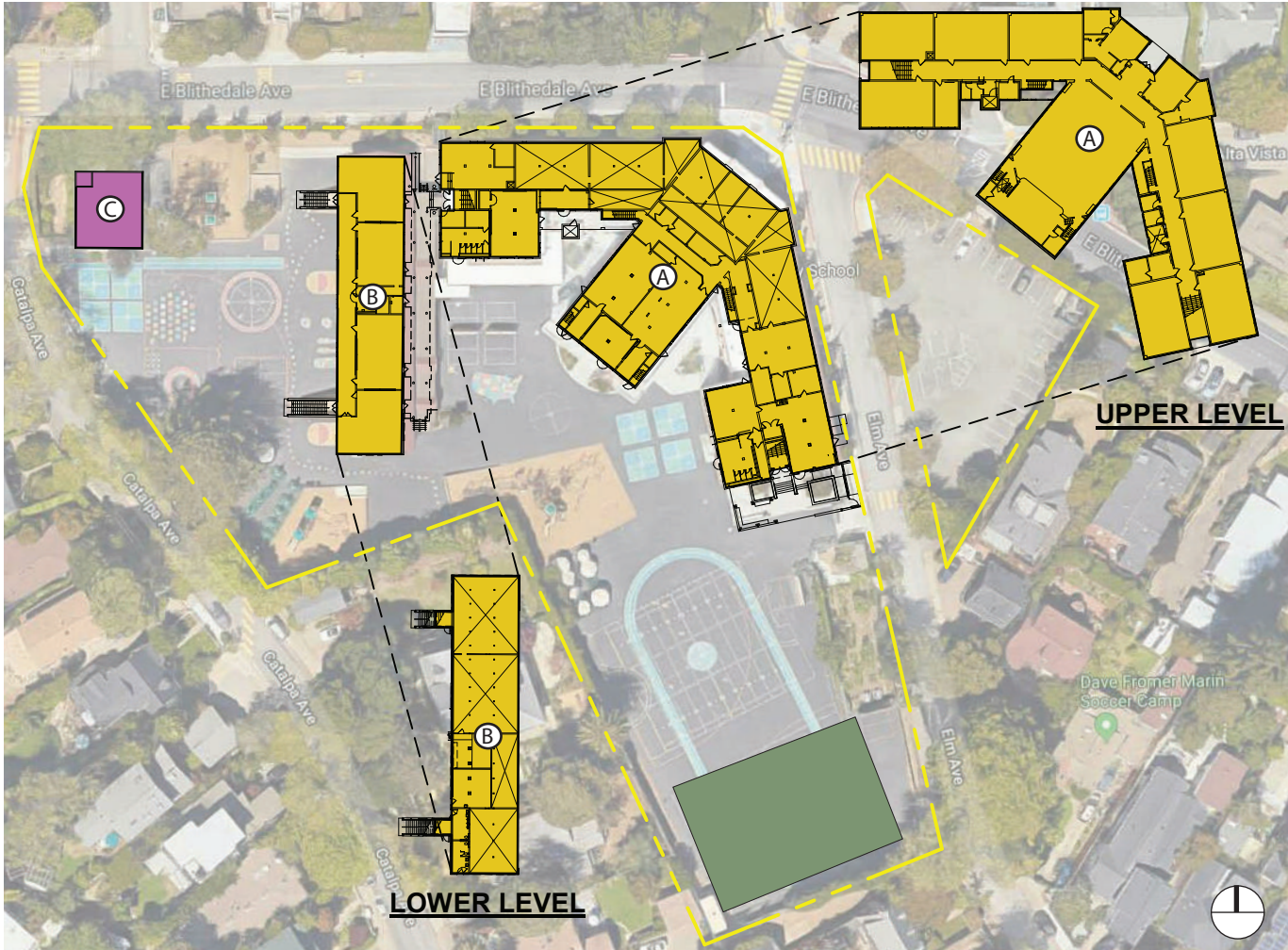


### CAMPUS SUMMARY

## PARK ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

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**EXISTING CAMPUS PLAN  
PERMANENT & PORTABLE  
BUILDINGS**

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



EXISTING BUILDINGS  
**PARK ELEMENTARY SCHOOL : PRE-PLANNING SURVEY**  
 360 E. BLITHEDALE AVE. | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018



### BUILDING DATA

BLDG #	DESCRIPTION	SQ FT	PORT / PERM	YEAR BUILT	YEAR MOD.	10 YR MOD. COST	REPLACE COST	FCI
*A	ADMIN/ MPR/ LIB/ CLASSROOMS	29,787	PERM	1938	2012	\$996,594	\$21,000,000	5%
*B	CLASSROOMS	6,491	PERM	1934/1966	2012	\$400,188	\$4,102,000	10%
C	SPED PRE-K	1,400	PORT	2005	N/A	\$221,705	\$885,000	25%

\* = DOES NOT INCLUDE CRAWL SPACE



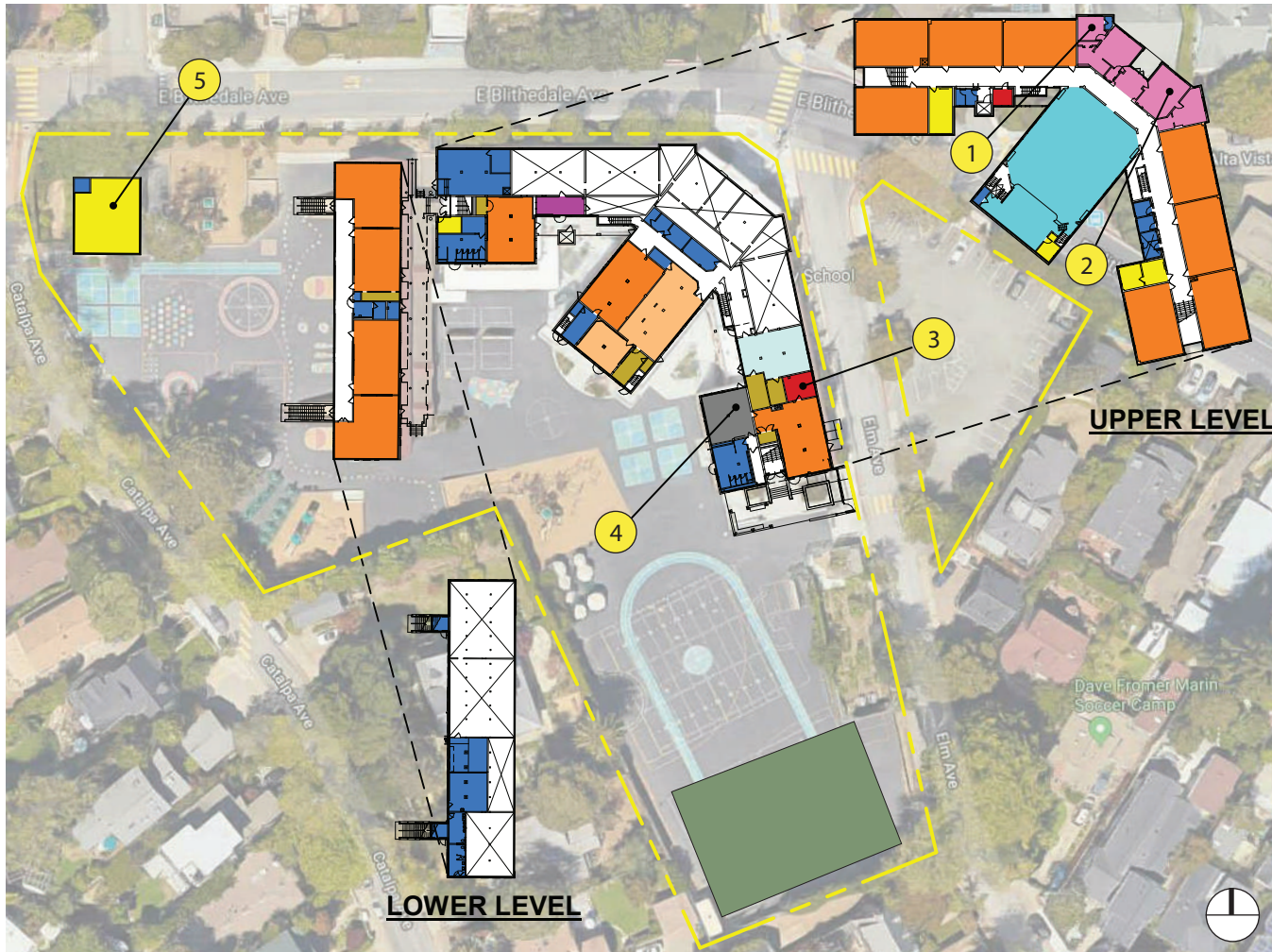
EXISTING BUILDINGS (CONT.)

## PARK 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 Principal office used to host conferences since no conference room
- 2 Staff Lounge used to host PTA since no PTA room
- 3 Classroom office being used as Counselor office
- 4 Bright Horizons EDS
- 5 Pre-K Special Education



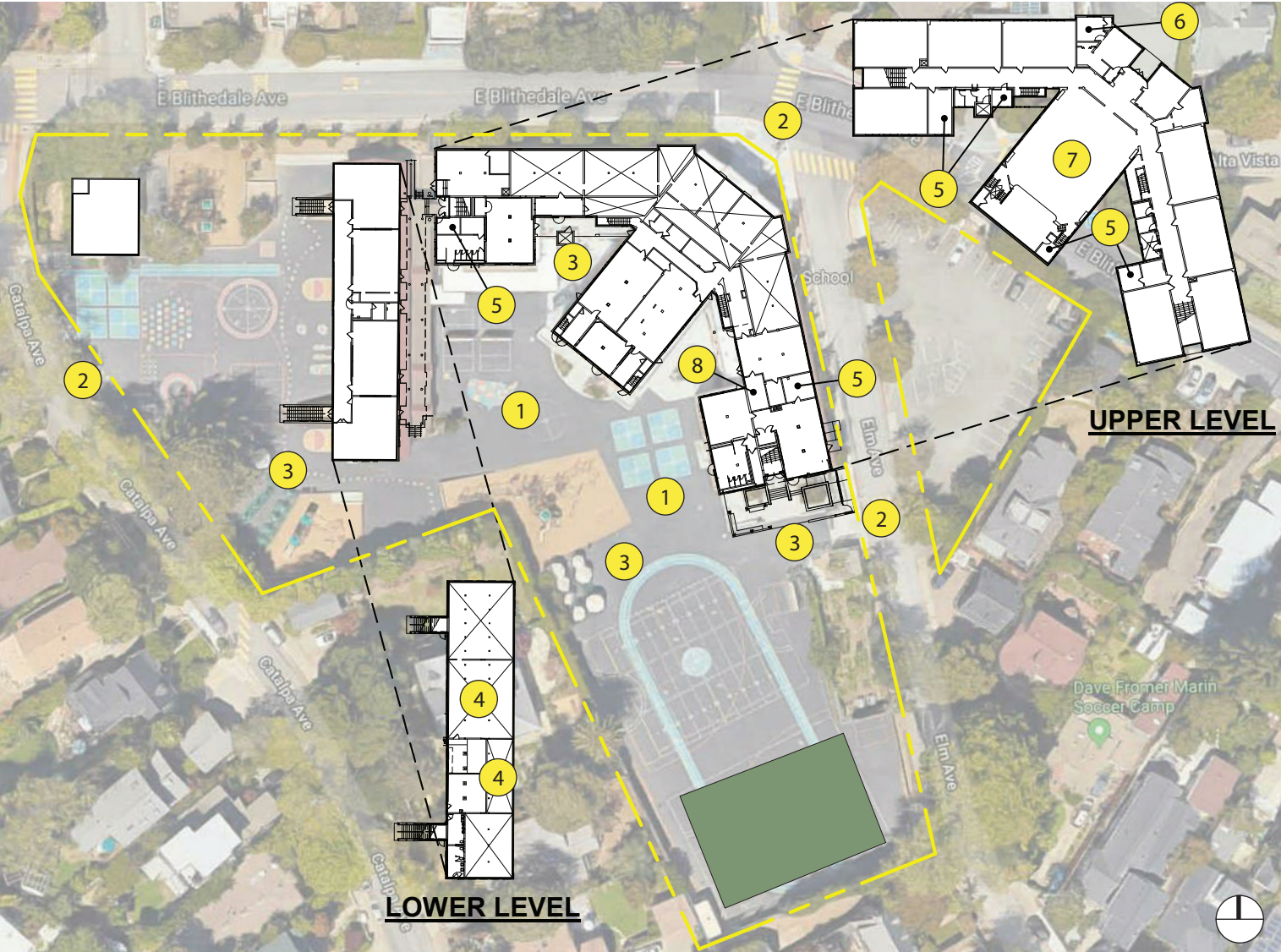
EXISTING CAMPUS BUILDING USE  
**PARK ELEMENTARY SCHOOL : PRE-PLANNING SURVEY**  
 360 E. BLITHEDALE AVE. | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018

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# ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS



## ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS MAP PARK ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

360 E. BLITHEDALE AVE. | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018



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# ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS

## 1. SITE

- 1 Despite having a large outdoor area with several types of play spaces, Park Elementary has no outdoor amphitheater or central gathering space. Consideration should be given to introducing a central amphitheater given that this type of space is often used as a focal gathering point for campus events as well as emergencies. At the minimum, restriping the asphalt would help indicate an area of assembly and the yard should be improved to create a better sense of flow. An upcoming repair of the largely cracked and uneven asphalt playground is part of the effort to ensure accessibility and safety throughout campus.
- 2 Though located in a safe neighborhood, there are supervision concerns given the site's sloping layout and multiple entry points onto campus. To promote visibility and security, consideration should be given to restricting access points onto campus. A car free, safe route to school would be further encouraged by additional bike and skateboard racks at designated entrance points.
- 3 The outdoor area has no permanent shade structures and would benefit from the addition of a few covered areas. Potential shade structure locations include adjacent to the Main Building's warming kitchen, between the upper lever play structure and basketball courts, adjacent to the turf field, adjacent to the lower area play structure, and at the garden where an outdoor teaching space is anticipated. 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.

## 2. BUILDING

- 4 A designated space should be allocated for the PTA, which currently operates out of the staff lounge. An evaluation of the storage/crawl space in the Annex for this function should be considered.
- 5 The interior layout of the Main Building, while functional and in good condition, speaks to an older programmatic layout of schools. As a result, there is not enough space to consolidate special education programming and student services in a single location and these programs are scattered throughout campus, often operating out of closet spaces. Consideration should be given to the reconfiguration of these programs to a centralized location that they can easily share.
- 6 A designated space should be allocated for a conference room, which currently operates out of the Principal's office.
- 7 During rainy days, the auditorium becomes the de facto lunchroom for all Park ES students. Consideration should be given to outfitting the auditorium as well as library and maker space with partitions and equipment on casters to facilitate different types of activities and flexible learning spaces.
- 8 There are plans to convert classroom 16 from a kindergarten classroom into a maker space. Given the adjacency of the after school program room and art classroom, reconfiguration of the lower level of this Main Building wing (including removing columns, providing adequate art space, and allowing better use by EDS) would help promote a flexible 21st century learning space. Consideration should be given to the viability of converting adjacent crawl space into usable space.



## ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS

# PARK ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

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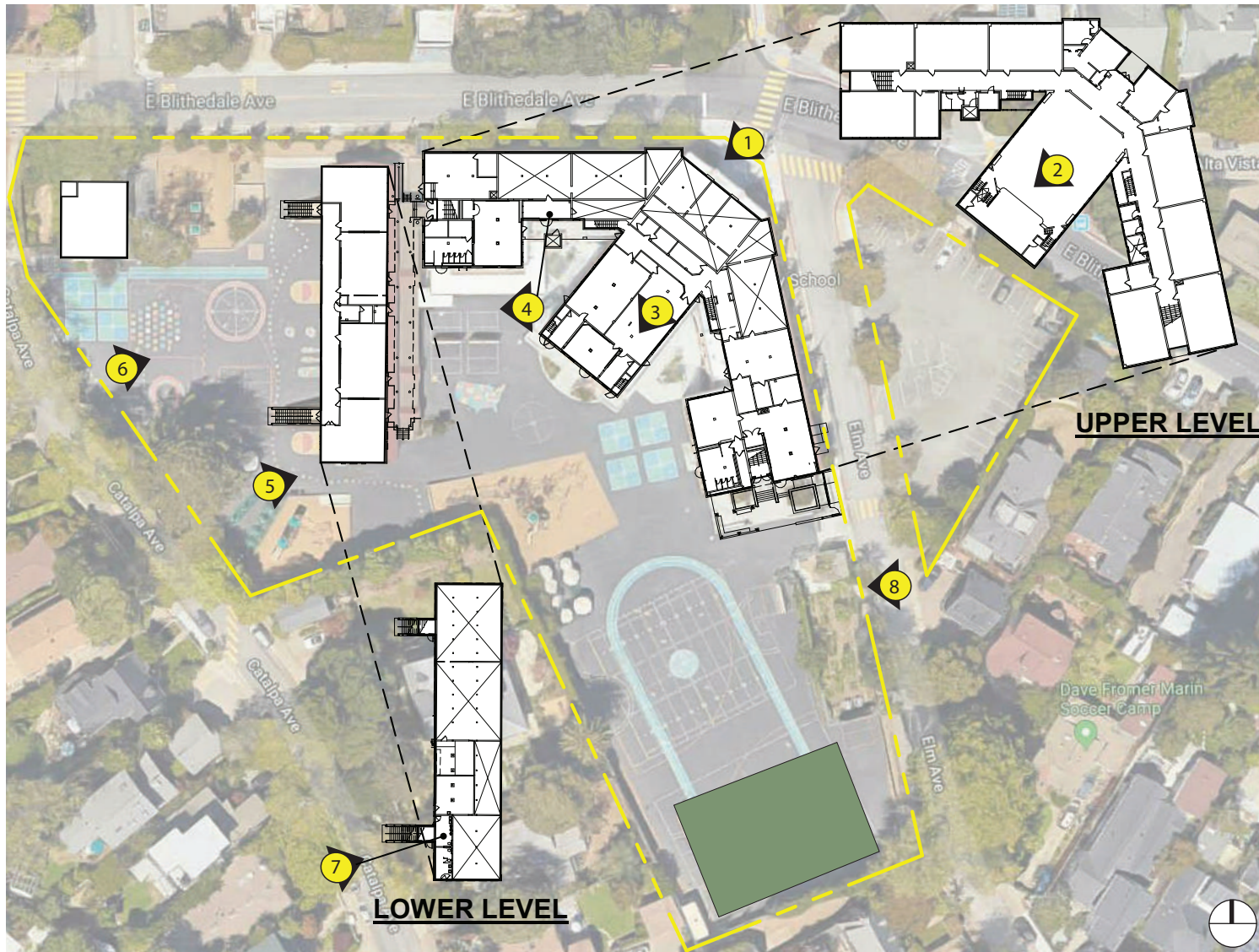


IMAGE KEY PLAN

## PARK ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

360 E. BLITHEDALE 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

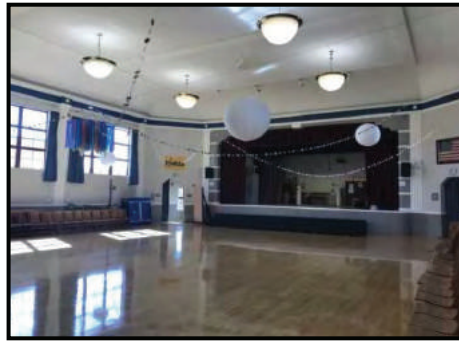


PHOTO - 2  
AUDITORIUM

During rainy days, the auditorium becomes the de facto lunchroom for all Park ES students.



PHOTO - 3  
LIBRARY

Although the Library is adequately sized, it is modeled on a more traditional, less multi-media model. It is intersected by several columns.

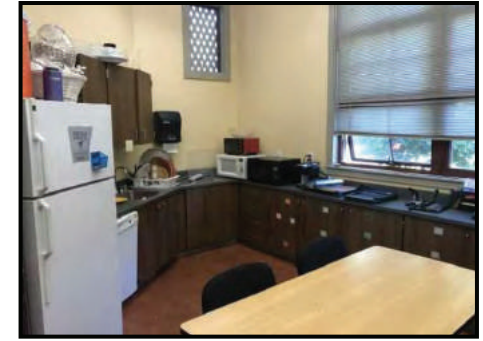


PHOTO - 4  
KITCHEN

The kitchen is small and only equipped to warm food.



PHOTO - 5  
SITE

The site is sloping and uneven in certain areas



PHOTO - 6  
PLAY AREA

The campus features a generous, though largely uncovered, outdoor play area.



PHOTO - 7  
RESTROOMS

There are a fair number of restroom facilities for students as well as staff throughout campus.



PHOTO - 8  
GARDEN

The garden is a prize feature of Park ES.



## CAMPUS PHOTOS

# PARK ELEMENTARY SCHOOL : PRE-PLANNING SURVEY

360 E. BLITHEDALE AVE. | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018



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Architects, Inc.

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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

Park Elementary School  
360 East Blithedale Avenue  
Mill Valley, California 94941

### PREPARED BY:

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### EMG Project Number:

133750.18R000-003.017

### Date of Report:

November 27, 2018

### On Site Date:

October 10, 2018



engineering | environmental | capital planning | project management

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## 1. Executive Summary

### Property Summary & Assessment Details

General Information		
Main Address	360 East Blithedale Avenue, Mill Valley, California 94941	
Site Developed	1938, Phase I / 1966 Phase II Renovated 2011	
Current Occupants	Mill Valley School District	
Percent Utilization	100%	
Management Point of Contact	HY Architects/Mr. Marcus Hibser 510.446.2222 phone <a href="mailto:mhibser@hy-arch.com">mhibser@hy-arch.com</a> email	
Property Type	Elementary School campus	
Number of Buildings	Three	
Date(s) of Visit	October 10, 2018	
On-site Point of Contact (POC)	David Gehman and John Binchi	
Assessment and Report Prepared By	Adrian Reth, Project Manager	
Reviewed By	James A. Cave Technical Report Reviewer <a href="mailto:jacave@emgcorp.com">jacave@emgcorp.com</a> 800.733.0660 x6554	
Building Name	Gross Square Footage	Built/Renovated
Main Building	29,787	1938 / 2011
Annex Building	6,491	1934 / 1966 / 2011
Modular Building	1,400	2005
<b>Total SF</b>	<b>37,678</b>	

### Unit Allocation

All 36,900 square feet of the property are occupied by Mill Valley School District. The spaces are mostly classrooms, and an auditorium with supporting restrooms, administrative offices, and mechanical and other utility spaces.

### Areas Observed

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

### Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Main Building, Elevator Cab, Locked and no key
- Main Building Lower Level Roofs, Annex Building Roof, Modular Building Roof, Lack of ladder or other means of egress, observed from a distance

## Significant/Systemic Findings or Deficiencies

### Historical Summary

The Main Building was constructed in 1938. Prior to the Main Building there had been an existing school house on the property that was partially demolished, the remaining section is now called the Annex Building. The Annex Building was then doubled in size in 1966. In 2005 a modular building was added. In 2012 there were major renovations completed throughout the entire site.

### Architectural

The Main Building roof was redone in 2014 and has a 15 year warranty. The lower level roofs have failed with areas of membrane separation where the downspouts drain onto the roof. There are areas of water intrusion into two classrooms which are thought to be coming from cracks in the stucco siding and where it meets the lower level foundation wall. Most of the interior maintains the 1930s architectural feel with periodical upgrades to finishes. The elevator appears too small for ADA guidelines. The Annex building has asphalt shingles missing in a few locations on the roof. Modular Building has areas of wood rot on the exterior window trim. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated

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

The Main Building and Annex Building share the central boiler system. The boiler appears to have been replaced in 2009 and feeds radiator heaters that received new heating controls in 2012. The boiler system reportedly has plumbing leaks that are affecting its performance, work has been scheduled to make necessary repairs. Most of the electrical distribution system components were upgraded in 1995 and 2012. Most, if not all the plumbing system components and fixtures were replaced in 2012. The fire system does not appear to have an associated backflow preventer, only PIV and riser. It is recommended to add in a fire system backflow for modernization. The fire sprinkler heads appear to be aged and will require replacement within the next few years.



## Site

Parking is provided on an adjacent lot to the east and has been well maintained with clear ADA paths of travel. Work was reportedly scheduled for next year on the asphalt playground which is cracking throughout and uneven. Concrete steps and sidewalks were reconstructed to meet ADA standards in 2012.

## Recommended Additional Studies

No additional studies recommended at this time.

## 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>Park Elementary School</b>	<b>\$690</b>	<b>37,678</b>	<b>\$25,987,000</b>	<b>1.7%</b>	<b>2.9%</b>	<b>6.3%</b>	<b>9.2%</b>
Park Elementary School / Annex Building	\$632	6,491	\$4,102,000	0.1%	0.6%	6.6%	9.8%
Park Elementary School / Main Building	\$705	29,787	\$21,000,000	0.4%	0.9%	2.5%	4.7%
Park Elementary School / Modular Building	\$632	1,400	\$885,000	0.0%	0.9%	3.1%	25.1%

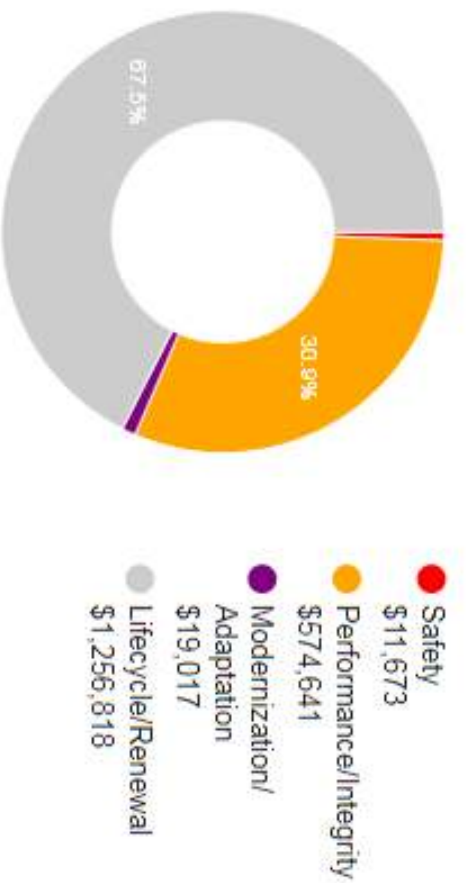
The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy.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

System	Immediate	Short Term (Yr 1-2)	Near Term (Yr 3-5)	Med Term (Yr 6-10)	Long Term (Yr 11-20)	TOTAL
Structure	-	-	-	\$21,600	-	\$21,600
Facade	\$57,700	-	\$53,500	\$89,400	\$158,100	\$358,600
Roofing	\$24,600	-	\$71,500	-	\$536,600	\$632,700
Interiors	-	-	\$281,400	\$155,800	\$877,000	\$1,314,200
Elevators	-	-	\$199,800	-	\$44,900	\$244,700
Plumbing	\$19,000	\$3,900	\$9,600	\$72,800	\$214,000	\$319,400
Fire Suppression	-	-	-	\$97,600	-	\$97,600
HVAC	-	-	\$1,800	\$77,500	\$168,800	\$248,000
Electrical	\$5,800	\$8,500	-	\$82,600	\$3,454,700	\$3,551,700
Fire Alarm & Comm	-	-	\$31,500	\$39,600	\$88,000	\$159,100
Equipment/Special	-	-	\$7,600	\$48,300	\$419,800	\$475,800
Site	\$365,600	\$149,900	\$82,400	\$57,700	\$903,600	\$1,559,200
<b>TOTALS</b>	<b>\$472,700</b>	<b>\$162,300</b>	<b>\$739,100</b>	<b>\$742,900</b>	<b>\$6,865,500</b>	<b>\$8,982,600</b>

## Plan Types

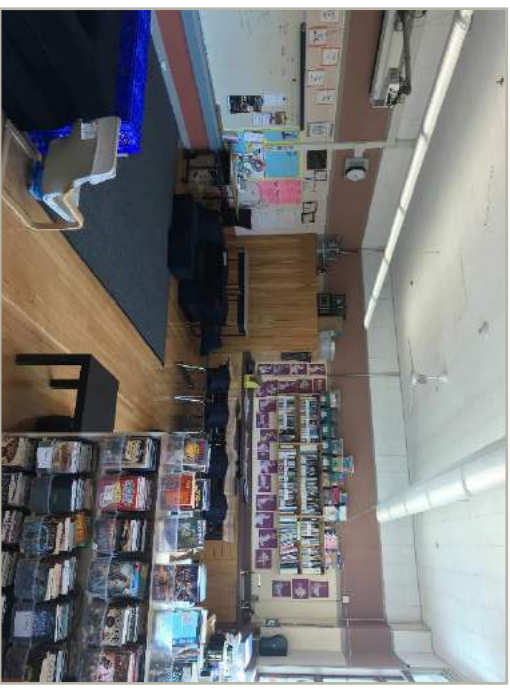
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

Plan Type Descriptions	
<b>Safety</b>	<span style="color: red;">■</span> 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>	<span style="color: orange;">■</span> 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>	<span style="color: blue;">■</span> Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	<span style="color: green;">■</span> Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	<span style="color: purple;">■</span> 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>	<span style="color: grey;">■</span> 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.



Ten year total: \$5,052,298

## 2. Main Building Summary

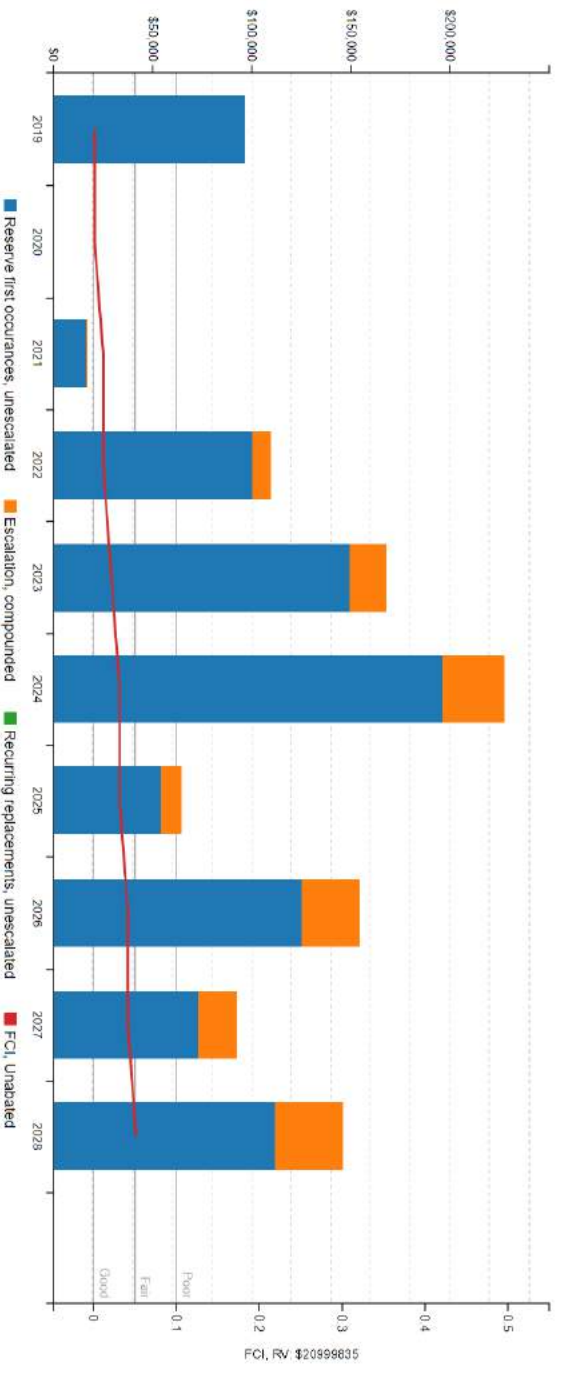


Main Building Information		
Address	360 East Blithedale Avenue, Mill Valley California 94941	
Constructed/ Renovated	1938 / 2012	
Building Size	29,787 SF (estimated)	
Number of Stories	Two	
System	Description	Condition
Structure	Conventional wood frame structure on concrete slab Masonry bearing walls and wood-framed roofs	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with single-ply TPO/PVC membrane Tertiary: Mansard construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board, CMU, wood wainscoting Floors: Carpet, linoleum, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board, Glue-on ACT	Fair
Elevators	Hydraulic: One car serving both floors Wheelchair lift	Fair
Plumbing	Copper supply and cast iron waste and venting Gas water heater and instant water heaters	Fair

Main Building Information		
HVAC	Central system with boiler, hydronic radiators Supplemental components: ductless split-systems, suspended gas unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard 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	Water leaking into two rooms from windows or siding, failed roof membranes in isolated locations, leaking boiler piping, antiquated HVAC system, missing fire system backflow, antiquated emergency lighting, fire sprinkler heads appear aged	

### FCI Analysis: Park Elementary School Main Building

Replacement Value: \$20,999,835; Inflation rate: 3.0%



### Interior Finishes

Location/Space	Finish	Condition	Qty (SF)	
Main Building	Wall	Ceramic Tile	Good	4,000
	Floor	Wood Strip	Fair	13,500
Throughout building	Ceiling	Suspended Acoustical Tile (ACT)	Fair	13,500
	Floor	Linoleum	Good	4,500
	Wall	Generic Surface	Fair	25,000



## Plumbing

Location/Space	Asset	Condition	Qty
Boiler room	Water Heater, 50 GAL	Fair	1
Classrooms	Sink/Lavatory, Stainless Steel	Good	14
Restrooms	Sink/Lavatory, Vitreous China	Good	18
	Toilet, Tankless (Water Closet)	Good	20
	Water Heater, Instant Hot, Electric	Good	12
	Waterless Urinal, Vitreous China	Good	16
Throughout building	Drinking Fountain, Refrigerated	Fair	3
	Plumbing System, Domestic Supply	Good	10,000

## Mechanical Systems

Location/Space	Asset	Condition	Qty
Boiler room	Boiler Feed Tank, 15 Gallons	Fair	1
	Boiler, 2056 MBH	Good	1
	Duplex Differential Vacuum Pump, 22.5 GAL	Fair	1
Boiler Room	Vacuum Return Line, Commercial Heating Pump	Good	1
Exterior Wall	Ductless Split System, Commercial	Fair	1
First Floor Classrooms	Unit Heater, 5 - 10 MBH	Good	4
Main Building	Ductless Split System, 1.5 - 2 TON	Fair	1
MPR roof	Roof Ventilator, Metal	Fair	5
Restrooms	Exhaust Fan, 251 - 800 CFM	Fair	2
Roof	Exhaust Fan, Commercial	Good	5

### 3. Annex Building Summary

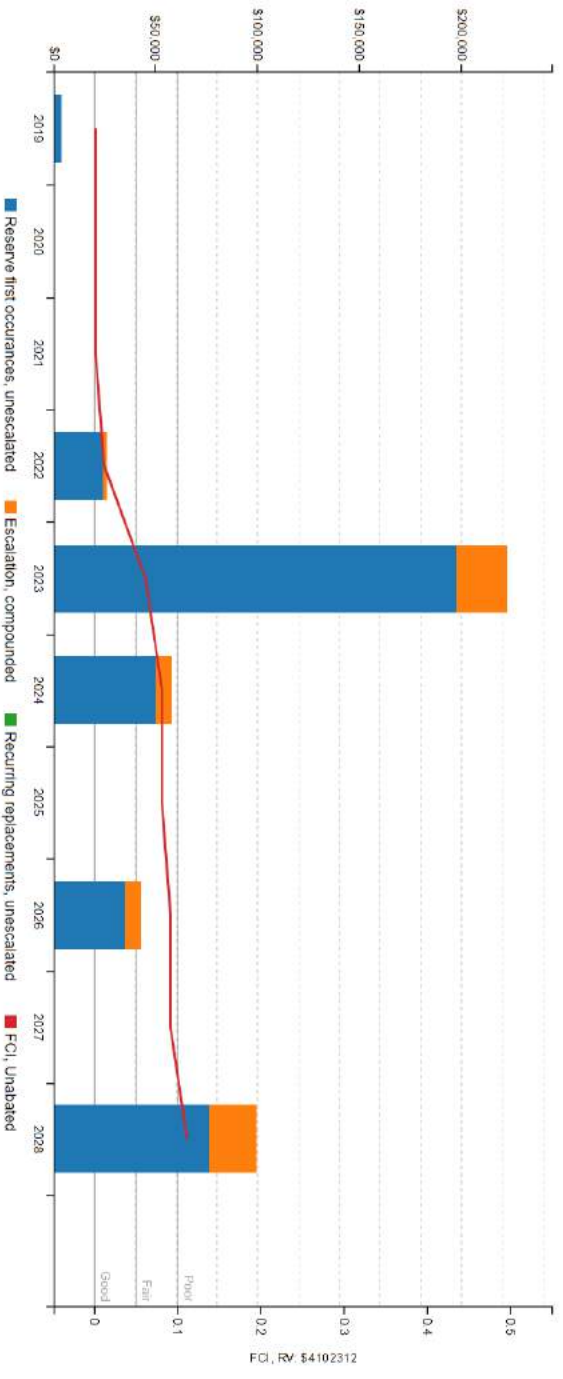


Annex Building Information		
Address	360 East Blithedale Avenue, Mill Valley California	
Constructed/ Renovated	1934 / 2012	
Building Size	6,491 SF (estimated)	
Number of Stories	2	
System	Description	Condition
Structure	Conventional wood frame structure with raised floor Wood-framed roof	Good
Facade	Stucco and wood siding with aluminum windows	Good
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood wainscoting, ceramic tile Floors: Carpet, ceramic tile, epoxy coating, wood strip Ceilings: Painted gypsum board, glue-on ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Instant water heaters	Fair

Annex Building Information	
HVAC	Hydronic radiators Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers Fair
Electrical	Source and Distribution: Fed from Main Building with copper wiring Interior Lighting: LED Emergency: None Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights, and exit signs Fair
Equipment/Special	None --
Key Issues and Findings	A few asphalt roof tiles are missing or damaged, antiquated HVAC system, antiquated emergency lighting, fire sprinkler heads appear aged

### FCI Analysis: Park Elementary School Annex Building

Replacement Value: \$ 4,102,312; Inflation rate: 3.0%





## Interior Finishes

Location/Space	Finish	Condition	Qty (SF)
Main Building	Wall Ceramic Tile	Good	4,000
Office	Floor Wood Strip	Fair	13,500
Throughout building	Ceiling Suspended Acoustical Tile (ACT)	Fair	13,500
	Floor Linoleum	Good	4,500
	Wall Generic Surface	Fair	25,000
Throughout building	Ceiling Suspended Acoustical Tile (ACT)	Good	3,600
	Floor Carpet Standard-Commercial Medium-Traffic	Fair	1,400

## Plumbing

Location/Space	Asset	Condition	Qty
Boiler room	Water Heater, 50 GAL	Fair	1
Classrooms	Sink/Lavatory, Stainless Steel	Good	14
	Sink/Lavatory, Vitreous China	Good	18
Restrooms	Toilet, Tankless (Water Closet)	Good	20
	Water Heater, Instant Hot, Electric	Good	12
	Waterless Urinal, Vitreous China	Good	16

## 4. Modular Building Summary

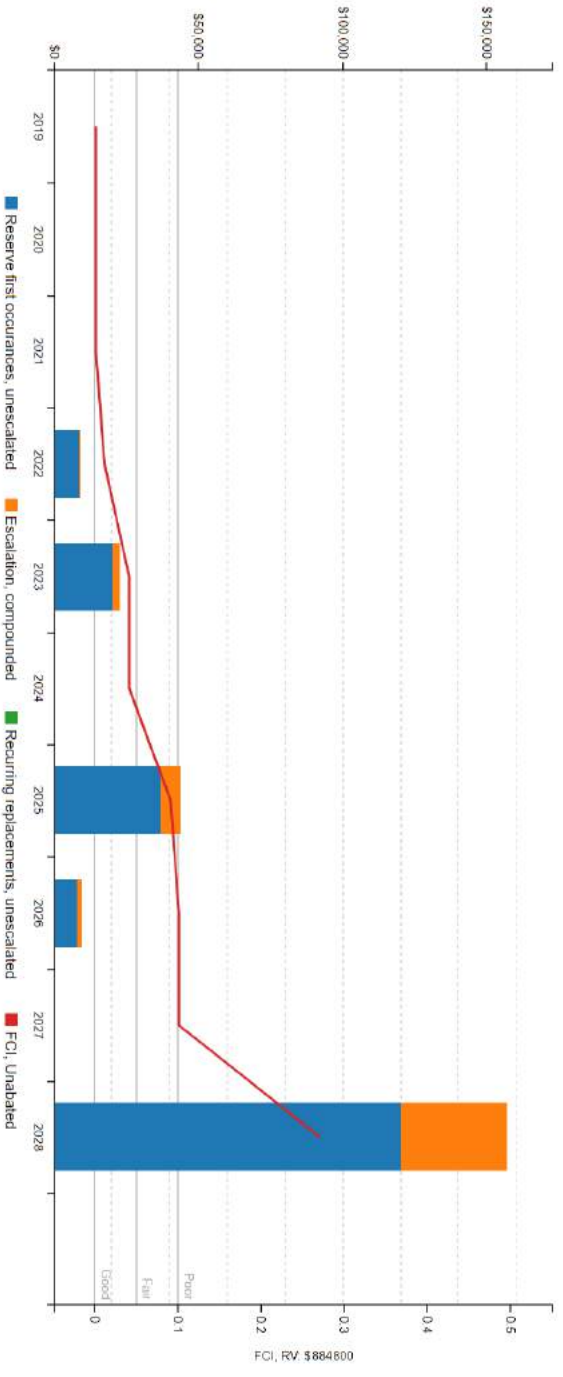


Modular Building Information		
Address	360 East Blithedale Avenue, Mill Valley California	
Constructed/ Renovated	2005	
Building Size	1,400 SF (estimated)	
Number of Stories	One	
System	Description	Condition
Structure	Modular wood frame structure on concrete slab	Fair
Facade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water	Fair

Modular Building Information		
HVAC	Heat pump	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Fed from Main Building with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes	Fair
Equipment/Special	None	--
Key Issues and Findings	Wood rot on window trim, building lacks fire sprinklers	

### FCI Analysis: Park Elementary School Modular Building

Replacement Value: \$ 894,800; Inflation rate: 3.0%



### Interior Finishes

Location/Space	Finish	Condition	Qty (SF)
Wall	Ceramic Tile	Good	4,000
Floor	Wood Strip	Fair	13,500
Ceiling	Suspended Acoustical Tile (ACT)	Fair	13,500
Floor	Linoleum	Good	4,500



Plumbing

Location/Space	Asset	Condition	Qty
	Water Heater, 50 GAL	Fair	1
	Sink/Lavatory, Stainless Steel	Good	14
	Sink/Lavatory, Vitreous China	Good	18

Mechanical Systems

Location/Space	Asset	Condition	Qty
	Heat Pump, 1.5 TON	Fair	1

## 5. Site Summary



Site Information		
Lot Size	3.14 acres (estimated)	
Parking Spaces	31 total spaces all in open lots; 2 of which are accessible	
System	Description	Condition
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage, chain link fencing Playgrounds Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features Irrigation present Concrete and CMU retaining walls Moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED Pedestrian walkway lighting	Good
Ancillary Structures	Pre-fabricated storage shed, ISO shipping containers	Fair
Key Issues and Findings	Pavement cracking and uneven surfaces for playground games, deteriorated retaining walls	

Plumbing

Location/Space	Asset	Condition	Qty
Building exterior	Backflow Preventer, 2"	Fair	1
Main Building	Backflow Preventer, 2 INCH	Fair	2
Site	Backflow Preventer, 4"	NA	1
	Backflow Preventer, 4"	NA	1



## 6. Opinions of Probable Costs

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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 preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

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

### Immediate Repairs

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

### Replacement Reserves

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

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

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

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



## 7. Purpose and Scope

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### 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.

## 8. 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 (ADAAAG). 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 ADAAAG that are not accessible, as stated within the priorities of Title II, are as follows:

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

The facility was originally constructed in 1938. The facility was significantly renovated in 2012. Complaints about accessibility issues have not been received by the property management. The property does not have associated pending litigation related to existing barriers or previously removed barriers.

A full ADA Compliance Survey has been previously performed at the site. The accessibility study was completed October 6, 2008. The associated recommendations appear to have been addressed in full.

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

Main Building Accessibility Issues			
	Major Issues <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Annex 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"/>

Modular 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"/>

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



## 9. 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 Berkeley Unified School District at Park Elementary School, 360 East Blithedale Avenue, Mill Valley, California 94941, referenced herein as 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:** Adrian Reth,  
Project Manager

**Reviewed by:**



---

James A. Cave,  
Technical Report Reviewer for  
Matthew F. Anderson  
Program Manager  
[manderson@emgcorp.com](mailto:manderson@emgcorp.com) | 800.733.0660 x7613

## 10. Appendices

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Appendix A: Photographic Record

Appendix B: Site and Floor Plans

Appendix C: Supporting Documentation

Appendix D: Pre-Survey Questionnaire

Appendix E: Replacement Reserves

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## **Appendix A: Photographic Record**

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#1 ANNEX BUILDING EAST ELEVATION



#2 SOUTH ELEVATION MAIN BUILDING



#3 MODULAR BUILDING



#4 WOOD ENTRY DOORS



#5 EXTERIOR DOORS



#6 CRACKED STUCCO WALL AND AREA OF WATER INTRUSION





#7 STUCCO CRACKING



#8 EXTERIOR WOOD WALL



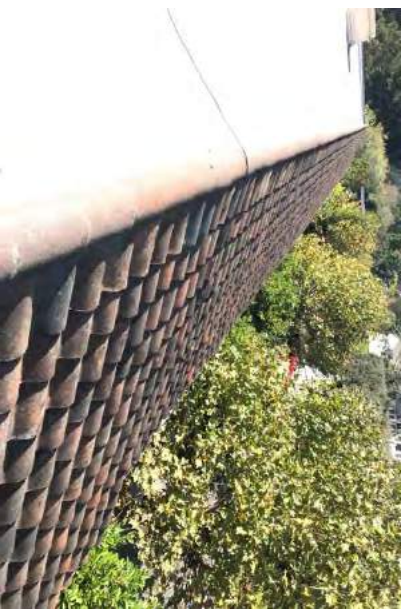
#9 STEEL EXTERIOR DOOR



#10 WINDOWS



#11 MODULAR BUILDING DRY ROT ALONG WINDOW TRIM



#12 CLAY TILE ROOF



#13  
MODIFIED BITUMINOUS ROOF  
WITH REFLECTIVE COATING



#14  
ROOF SEAMS FAILING



#15  
SKYLIGHT



#16  
ANNEX BUILDING ROOF



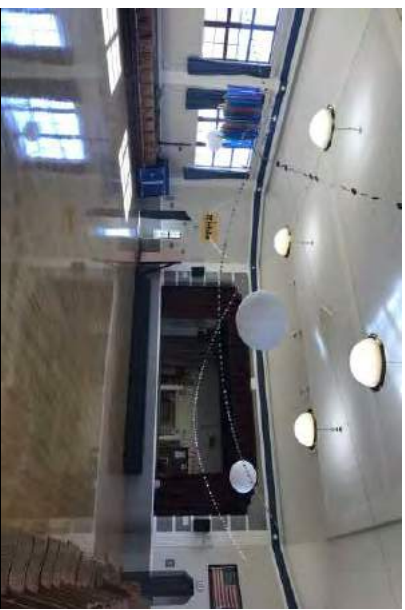
#17  
ASPHALT SHINGLES MISSING



#18  
MODULAR BUILDING METAL  
ROOF



#19 ROOF STRUCTURE



#20 MULTI PURPOSE ROOM



#21 CLASSROOM



#22 CORRIDOR



#23 CORRIDOR



#24 KITCHEN



#25

LIBRARY



#26

ANNEX BUILDING CORRIDOR



#27

ANNEX BUILDING CLASSROOM



#28

EXTERIOR STAIRS ANNEX BUILDING



#29

RESTROOM



#30

RESTROOM



#31	ELEVATOR
-----	----------



#32	WHEELCHAIR LIFT
-----	-----------------



#33	BOILER
-----	--------



#34	BOILER VACUUM HEATING PUMP
-----	----------------------------



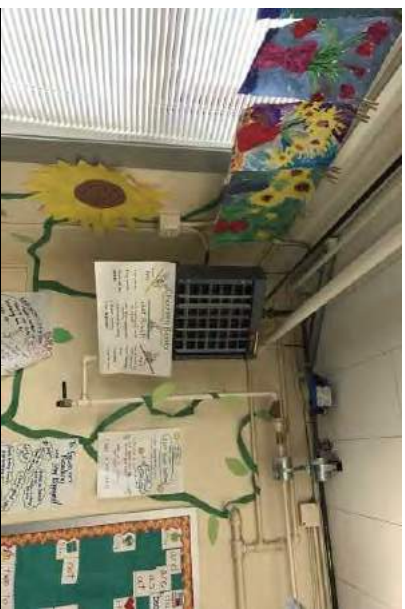
#35	BOILER FEED TANK
-----	------------------



#36	BOILER VACUUM PUMP
-----	--------------------



#37	RADIATOR
-----	----------



#38	UNIT HEATER
-----	-------------



#39	DUCTLESS SPLIT SYSTEM
-----	-----------------------



#40	2" BACKFLOW
-----	-------------



#41	GAS WATER HEATER
-----	------------------



#42	TOILET
-----	--------



#43 URINALS



#44 SINKS WITH MISSING DRAIN WRAP



#45 CLASSROOM SINK AND CABINETS



#46 WORN INTERIOR EPOXY FLOOR COATING



#47 DRINKING FOUNTAIN



#48 INSTANT HOT WATER HEATER



#49  
1,200 AMP SWITCHBOARD



#50  
DISTRIBUTION PANEL



#51  
ELEVATOR CONTROLS



#52  
ELEVATOR HYDRAULICS



#53  
EXTERIOR LIGHTING



#54  
LED LIGHTING





#55 LED LIGHTING



#56 SPRINKLER HEADS



#57 FIRE DEPARTMENT CONNECTION



#58 FIRE EXTINGUISHER EXPIRED TAG



#59 FIRE ALARM CONTROL PANEL



#60 FIRE ALARM SYSTEM



#61  
EXIT LIGHTING AND  
EMERGENCY LIGHTING



#62  
RETAINING WALL



#63  
ARTIFICIAL TURF



#64  
PLAY STRUCTURE



#65  
ASPHALT PLAYGROUND



#66  
ASPHALT PLAY SURFACE  
CRACKING

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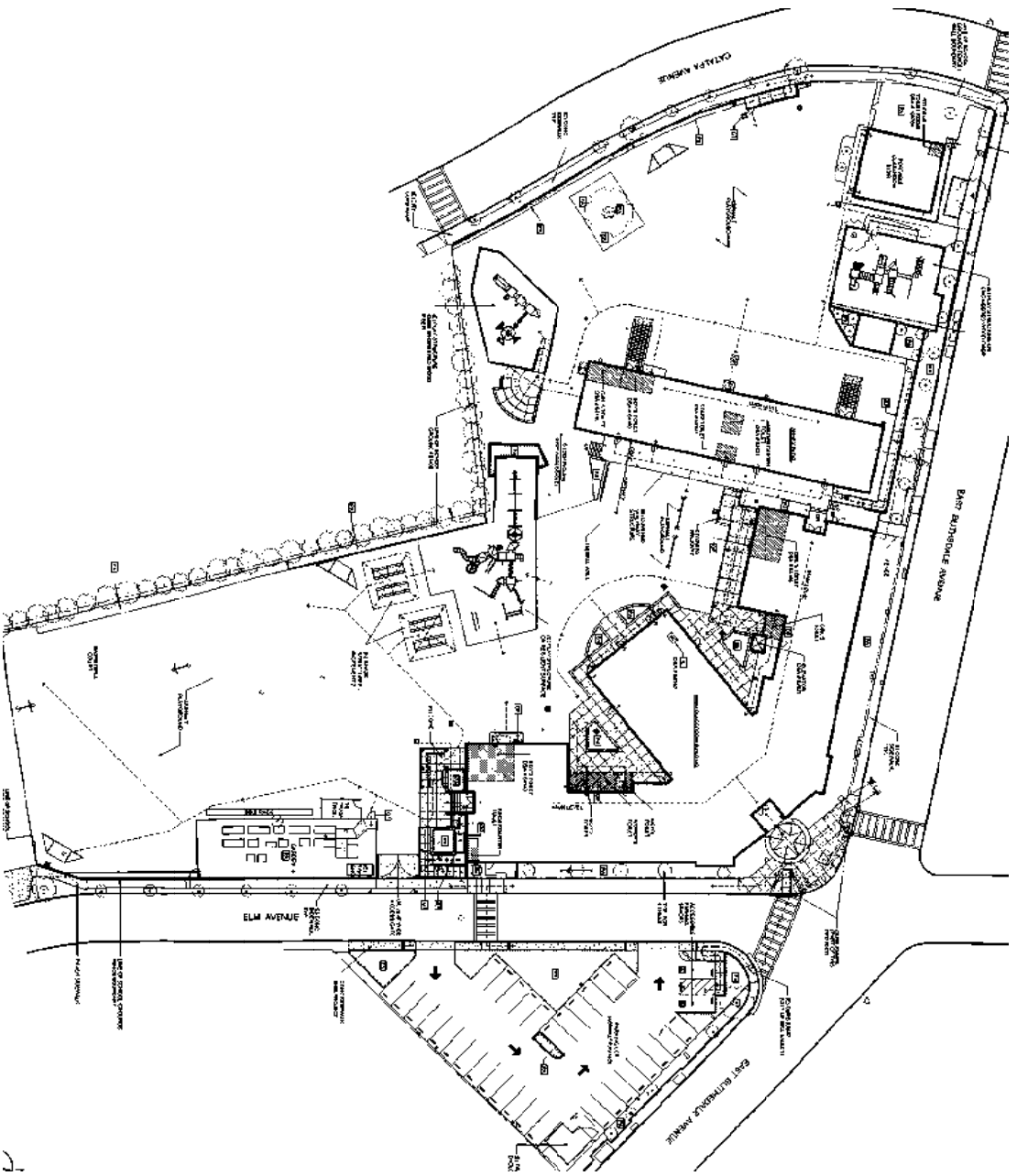
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## **Appendix B: Site and Floor Plans**

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### Site Plan



SOURCE:

Site Plan – Hibser Yamauchi Architects, Inc. – May 2012

ON-SITE DATE:

October 10, 2018



## Aerial Site Plan



SOURCE:

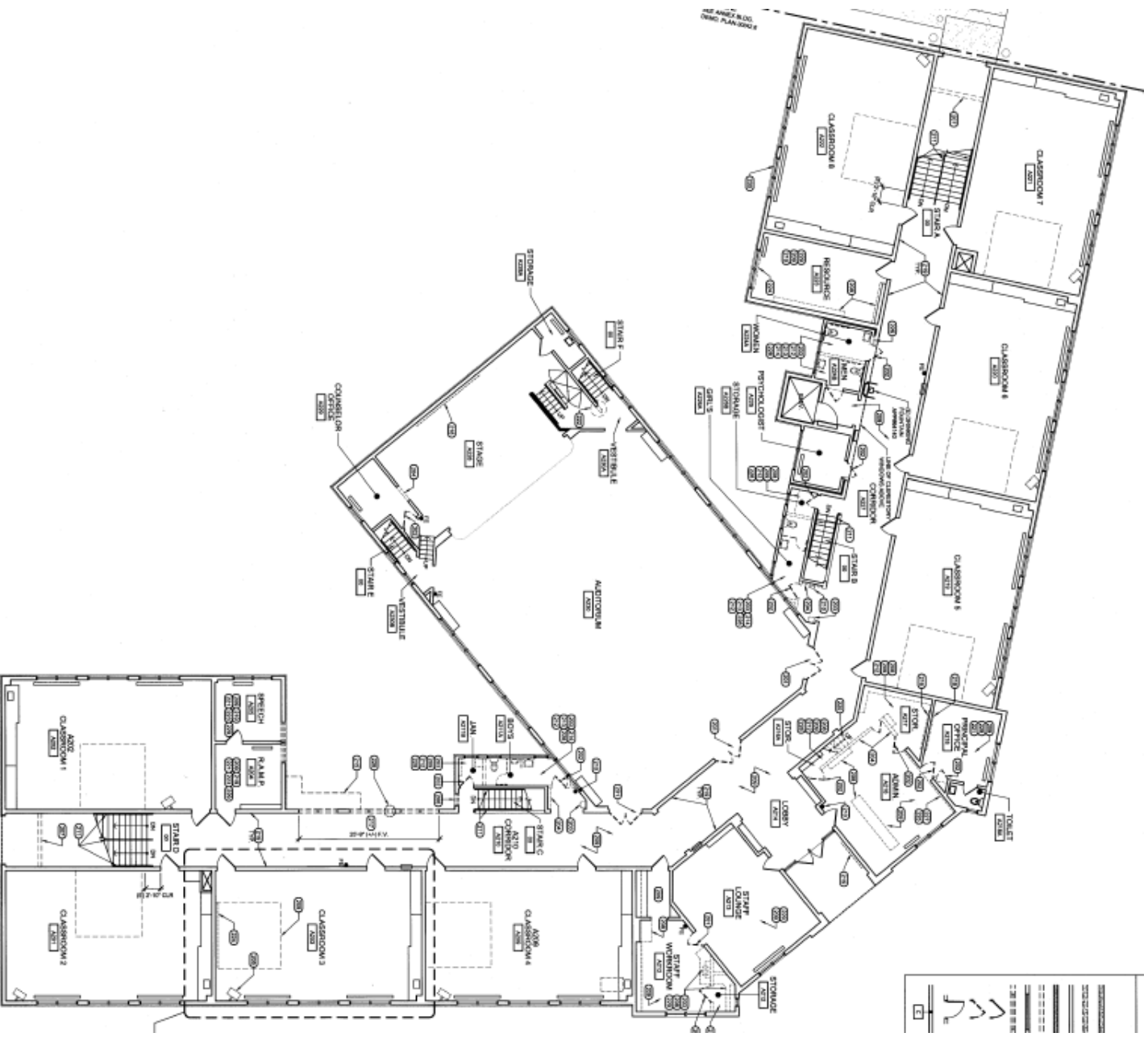
Google Maps: Imagery ©2018 Google, Map data ©2018Google



ON-SITE DATE:

October 10, 2018

### Main Building Upper Floor Plan



SOURCE:

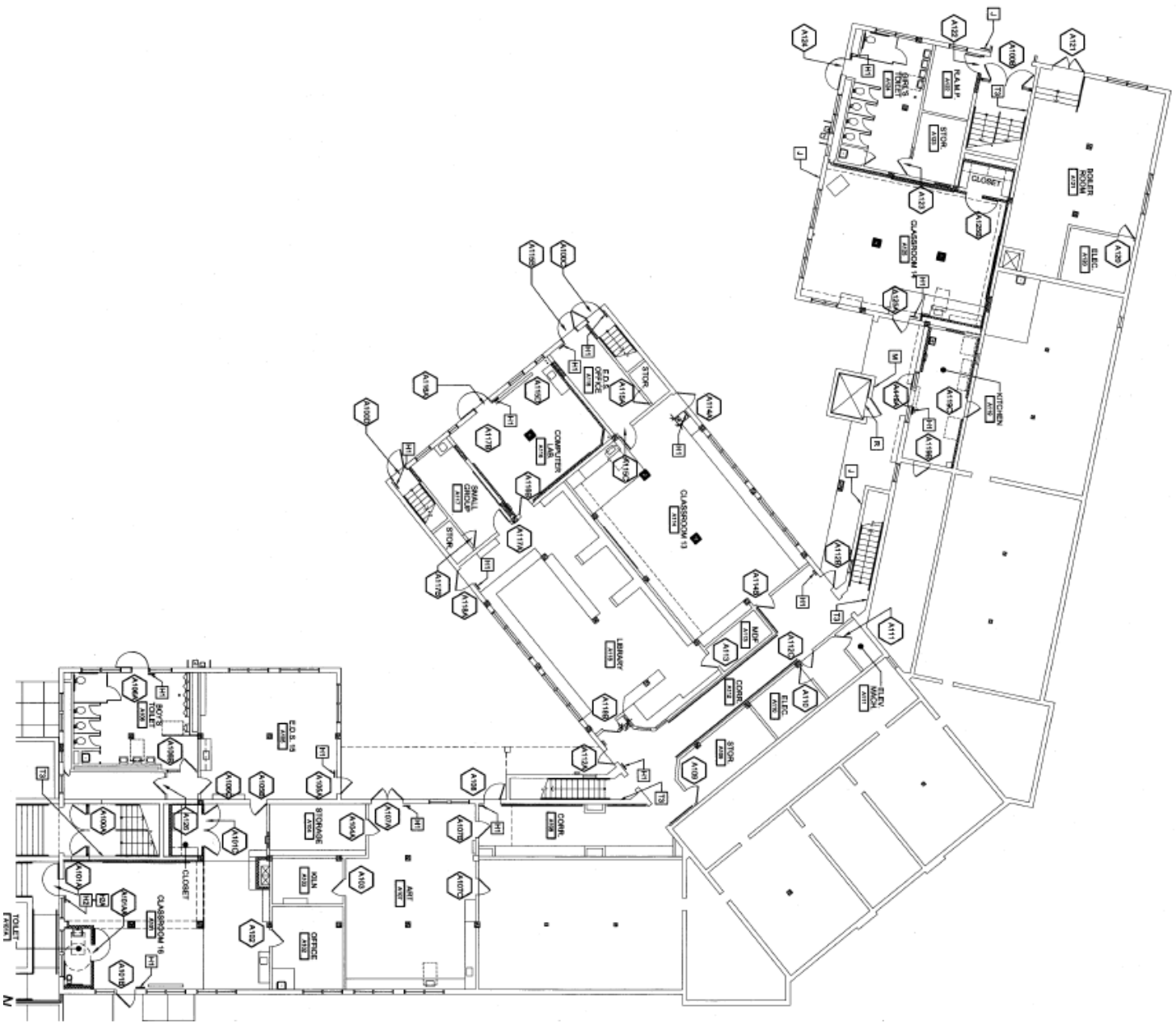
Floor Plan – Hibser Yamauchi Architects, Inc. – May 2012

ON-SITE DATE:



October 10, 2018

### Main Building Lower Floor Plan



SOURCE:

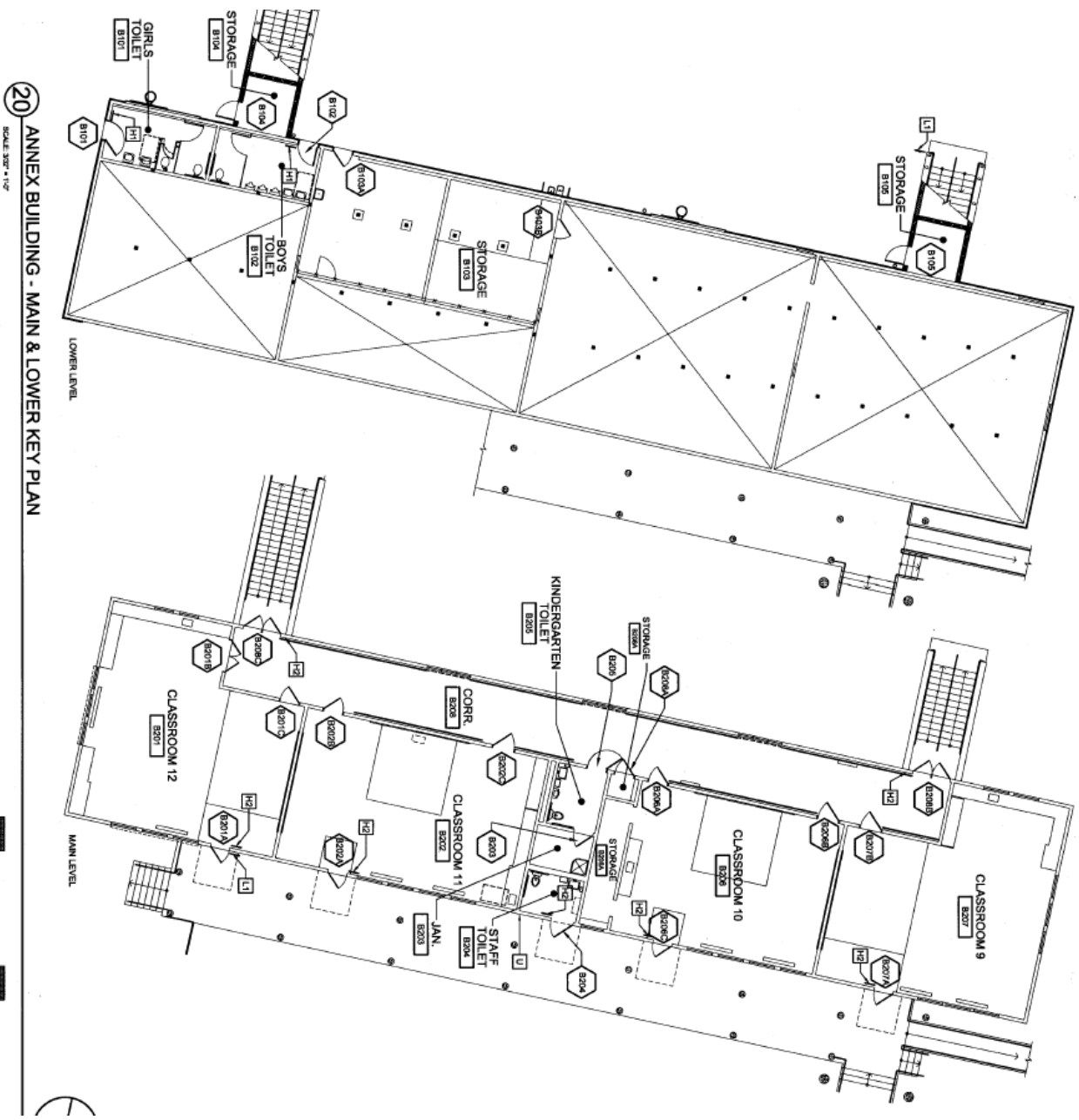
Floor Plan – Hibser Yamauchi Architects, Inc. – May 2012

ON-SITE DATE:



October 10, 2018

### Annex Building Floor Plan



SOURCE:

Floor Plan – Engle & Engle – October 20, 1966

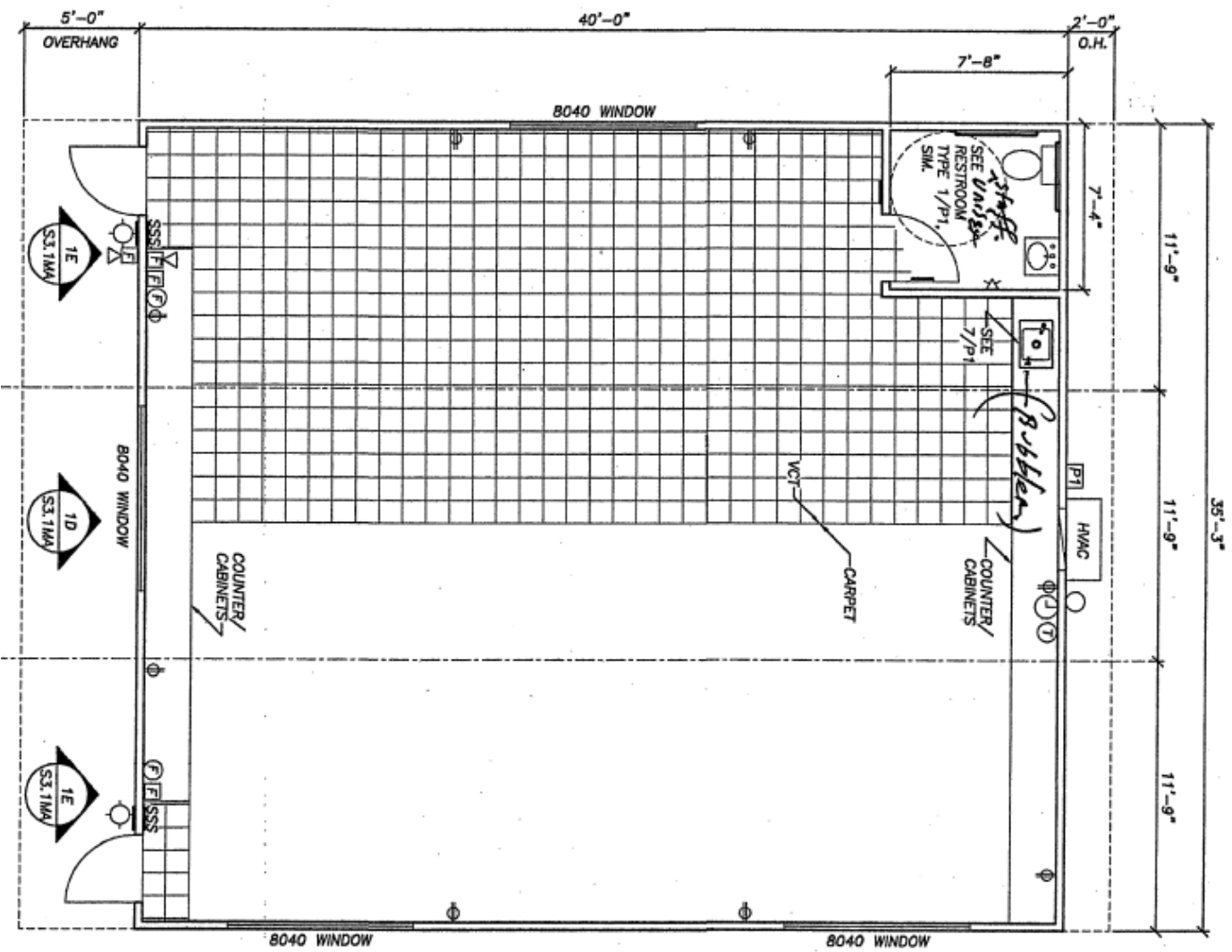
ON-SITE DATE:



October 10, 2018



### Modular Building Floor Plan



SOURCE:

Floor Plan – Gary Doupnik Mfg. – August 5, 2004

ON-SITE DATE:



October 10, 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	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>PARK ES</b>	A	ADMIN / MPR /LIB/CLASSROOMS	PERM	1938	2012	29,787	N/A	\$996,594	2	\$21,000,000	5%		
	B	CLASSROOMS	PERM	1938	2012	6,491	N/A	\$400,188	1	\$4,102,000	10%		
	C	SPED PRE K	PORT	2005	N/A	1,400	N/A	\$221,705	1	\$885,000	25%		
							37,678		<b>\$1,618,487</b>		<b>\$25,987,000</b>	<b>6%</b>	
<b>Total Building Area</b>						<b>37,678</b>							

**Cost Calculation Notes**

## ADA CHECKLIST

Date Completed: 10/10/18

Property Name: PAFF ELEMENTARY SCHOOL

EMG Project Number: 133 750.18R00 - 003.017

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	X			2008 SURVEY
2	Have any ADA improvements been made to the property?	X			2012 COMPLETED
3	Do a Transition Plan / Barrier Removal Plan exist for the property?		X		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		X		
5	Is any litigation pending related to ADA issues?		X		
	<b>Parking</b>	Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?	X			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?	X			

## ADA CHECKLIST

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

	<b>Elevators</b>	Yes	No	NA	Comments
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	X			
2	Are there visual and audible signals inside cars indicating floor change?			X	COULD NOT ACCESS, NO KEY ↓
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	

ADA CHECKLIST

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

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

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# FCA 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 School:	DORCH School	
Name of person completing questionnaire:	DAVID GEFELMAN	
Length of Association with the Property:	3 yrs	
	REVISID BY	ADAM ZETH + JOHN BINCH (415) 389-7701
	Phone Number:	415 577-3791

Site Information	
Year of Construction?	1938
No. of Stories?	2 Floors.
Total Site Area?	? Acres
Total Building Area?	? Sqft

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators, if any	10-2018	SEALING BY KOME
2. HVAC Mechanical, Electric, Plumbing?	2018	Boiler Several leaks
3. Fire Department?	2018	
4. Fire Sprinklers?	8 2018	
5. Fire Alarms?	8 2018	
6. Roofs?		

Key Questions	Respo
Major Capital Improvements in Last 3 yrs.	SMALL SOCCER FIELD ASSISTANCE
Planned Capital Expenditure for Next Year?	REPAIR BACKSTOP - CANOPY FOR GARBENS + UPRTR PLAYGROUND
Age of the Roof?	MAIN (2014-15) SMALL ROOF 2016 (MAIN)
What bldg. Systems Are Responsibilities of Outside Maintenance Contractors? (HVAC/Roof/Fire Sprinkler)	OUTSIDE FOR HVAC, ROOF + FIRE AL

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

  
 Signature of person interviewed or completing form  
 Date 10-9-2018





# FCA 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
<b>ZONING, BUILDING DESIGN &amp; LIFE SAFETY ISSUES</b>					
1		X	X		
2		X			
3			X		
4		X			
5		X			
6	X				
7		X			
8		X			AK
<b>GENERAL SITE</b>					
9		X	X		
10		X	X		ADAP?
<b>BUILDING STRUCTURE</b>					
11		X	X		
12		X			
13		X			AK



# FCA 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	
<b>BUILDING ENVELOPE</b>						
14	Are there any wall, or window leaks?	X				WALL RM 14x15
15	Are there any roof leaks?		X			
16	Is the roofing covered by a warranty or bond?	X				1547
17	Are there any poorly insulated areas?		X			
18	Is Fire Retardant Treated (FRT) plywood used?		X			
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		X			AL
<b>BUILDING HVAC AND ELECTRICAL</b>						
20	Are there any leaks or pressure problems with natural gas service?		X			
21	Does any part of the electrical system use aluminum wiring?		X			
22	Are any of the HVAC units in failed condition?		X			
23	Do Commercial units have less than 200-Amp service?		X			
24	Are there any problems with the utilities, such as inadequate capacities?		X			AL
<b>ADA</b>						
25	Has the management previously completed an ADA review?	X		X		2012 RENOVATION
26	Have any ADA improvements been made to the property?	X				2012 RENOVATION
27	Does a Barrier Removal Plan exist for the property?		X			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		X			AL



# FCA 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	ADA				COMMENTS
	Y	N	Unk	NA	
29		X	X		RT
30			X		
<b>PLUMBING</b>					
31		X			
32		X			
33		X			
34		X			

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## **Appendix E: Replacement Reserves**

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Replacement Reserves Report



11/27/2018

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimate	
Park Elementary School	\$0	\$0	\$0	\$0	\$281,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$281,871
Park Elementary School / Annex Building	\$3,030	\$0	\$0	\$22,057	\$192,731	\$50,932	\$0	\$38,620	\$0	\$92,818	\$0	\$0	\$208,981	\$63,620	\$46,360	\$55,897	\$0	\$322,028	\$0	\$9,357	\$0	\$0	\$1,106,430
Park Elementary School / Main Building	\$79,271	\$0	\$14,669	\$94,071	\$145,798	\$200,601	\$57,748	\$140,084	\$84,953	\$136,468	\$42,931	\$753,015	\$62,754	\$1,391,364	\$136,041	\$155,185	\$2,234,125	\$553,883	\$1,560,489	\$345,381	\$13,144	\$0	\$8,201,976
Park Elementary School / Modular Building	\$0	\$0	\$0	\$7,755	\$19,642	\$0	\$39,046	\$8,770	\$0	\$146,492	\$0	\$51,646	\$0	\$12,044	\$9,942	\$0	\$10,419	\$0	\$0	\$25,624	\$0	\$0	\$331,381
Park Elementary School / Site	\$359,132	\$54,312	\$88,975	\$40,194	\$0	\$47,858	\$0	\$5,242	\$10,381	\$0	\$51,584	\$0	\$255,362	\$62,419	\$14,266	\$108,692	\$164,741	\$146,983	\$16,121	\$273,215	\$80,108	\$0	\$1,779,585
<b>GrandTotal</b>	<b>\$441,433</b>	<b>\$54,312</b>	<b>\$103,643</b>	<b>\$164,077</b>	<b>\$640,042</b>	<b>\$299,391</b>	<b>\$96,794</b>	<b>\$192,715</b>	<b>\$95,334</b>	<b>\$375,778</b>	<b>\$94,515</b>	<b>\$804,662</b>	<b>\$527,097</b>	<b>\$1,529,448</b>	<b>\$206,609</b>	<b>\$319,773</b>	<b>\$2,409,285</b>	<b>\$1,022,895</b>	<b>\$1,576,610</b>	<b>\$653,577</b>	<b>\$93,253</b>	\$0	<b>\$11,701,242</b>

Park Elementary School

Uniform Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate									
D3049	1081736	Air-Conditioning System, School, Install	20	16	4	35500	SF	\$4.50	\$6.66	\$236,366					\$236,366																		\$236,366								
<b>Totals, Unescalated</b>											<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$236,366</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>\$236,366</b>		
<b>Totals, Escalated (4.5% inflation, compounded annually)</b>											<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$281,871</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>\$281,871</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.

Park Elementary School / Annex Building

Uniform Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B1015	1056837	Exterior Stairs, Wood, Replace	15	8	7	300	SF	\$36.93	\$54.64	\$16,392																						\$16,392	
B2011	1055873	Exterior Wall, Painted Surfaces, 1-2 Stories, Prep & Paint	10	5	5	6800	SF	\$2.87	\$4.25	\$28,883																							\$28,883
B2011	1055870	Exterior Wall, Wood Siding, Replace	20	8	12	1500	SF	\$11.59	\$17.15	\$25,724																							\$25,724
B2032	1056991	Exterior Door, Steel w/ Safety Glass, Replace	25	21	4	4	EA	\$3,081.00	\$4,558.65	\$18,235																							\$18,235
B2032	1055871	Exterior Door, Steel with Glazing, Replace	25	8	17	6	EA	\$3,081.00	\$4,558.65	\$27,352																							\$27,352
B3011	1056956	Roof, Asphalt Shingle, Repair	0	0	0	400	SF	\$5.12	\$7.58	\$3,030	\$3,030																						\$3,030
B3011	1055879	Roof, Asphalt Shingle, Replace	20	16	4	6875	SF	\$3.42	\$5.06	\$34,794																							\$34,794
C1021	1055860	Interior Door, Wood Solid-Core, Replace	20	16	4	3	EA	\$3,800.00	\$5,622.48	\$16,867																							\$16,867
C1021	1055875	Interior Door, Wood Solid-Core w/ Safety Glass, Replace	20	16	4	7	EA	\$3,800.00	\$5,622.48	\$39,357																							\$39,357
C1031	1055867	Toilet Partitions, Metal Overhead-Braced, Replace	20	16	4	3	EA	\$1,250.00	\$2,234.81	\$6,704																							\$6,704
C3012	1055874	Interior Wall Finish, Ceramic Tile, Replace	25	16	9	900	SF	\$16.55	\$24.49	\$22,044																							\$22,044
C3021	1055855	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	7	3	275	SF	\$8.74	\$15.63	\$4,297																							\$4,297
C3024	1055858	Interior Floor Finish, Wood Strip, Refinish	10	6	4	3600	SF	\$3.68	\$5.44	\$19,589																							\$19,589
C3025	1055882	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	1400	SF	\$7.26	\$10.74	\$15,031																							\$15,031
C3031	1055859	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	6	4	1900	SF	\$1.94	\$2.87	\$5,444																							\$5,444
C3032	1055865	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	16	4	3600	SF	\$3.11	\$4.60	\$16,571																							\$16,571
C3032	1055868	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	7	13	3600	SF	\$3.11	\$4.60	\$16,571																							\$16,571
D2011	1056948	Toilet, Tankless (Water Closet), Replace	20	15	5	2	EA	\$4,051.00	\$5,993.86	\$11,988																							\$11,988
D2011	1055854	Toilet, Flush Tank (Water Closet), Replace	20	8	12	3	EA	\$4,051.00	\$5,993.86	\$17,982																							\$17,982
D2012	1055864	Waterless Urinal, Vitreous China, Replace	20	8	12	4	EA	\$635.00	\$939.55	\$3,758																							\$3,758
D2014	1055878	Sink/Lavatory, Stainless Steel, Replace	20	11	9	4	EA	\$5,000.00	\$7,398.00	\$29,592																							\$29,592
D2014	1055876	Sink/Lavatory, Vitreous China, Replace	20	8	12	6	EA	\$5,000.00	\$7,398.00	\$44,388																							\$44,388
D2023	1056943	Water Heater, Instant Hot, Electric, Replace	15	8	7	2	EA	\$4,051.00	\$5,993.86	\$11,988																							\$11,988
D4019	1055872	Sprinkler Heads (per SF), Wet-Pipe, Replace	20	11	9	5500	SF	\$1.33	\$1.97	\$10,822																							\$10,822
D5022	1055887	Exterior Light, Building Mounted, Replace	20	8	12	4	EA	\$995.47	\$1,472.90	\$5,892																							\$5,892
D5029	1055857	Lighting System, Interior, School, Upgrade	25	8	17	5500	SF	\$15.36	\$22.73	\$125,024																							\$125,024
D5034	1055861	Public Address System, School, Replace	15	11	4	5500	SF	\$0.50	\$0.74	\$4,054																							\$4,054
D5037	1055862	Fire Alarm System, School, Install	20	8	12	5500	SF	\$3.13	\$4.63	\$25,485																							\$25,485
<b>Totals, Unescalated</b>											<b>\$3,030</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,328</b>	<b>\$161,616</b>	<b>\$40,871</b>	<b>\$0</b>	<b>\$28,379</b>	<b>\$0</b>	<b>\$62,458</b>	<b>\$0</b>	<b>\$0</b>	<b>\$123,228</b>	<b>\$35,899</b>	<b>\$25,033</b>	<b>\$28,883</b>	<b>\$0</b>	<b>\$152,376</b>	<b>\$0</b>	<b>\$4,054</b>	<b>\$0</b>	<b>\$685,156</b>	
<b>Totals, Escalated (4.5% inflation, compounded annually)</b>											<b>\$3,030</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,057</b>	<b>\$192,731</b>	<b>\$50,932</b>	<b>\$0</b>	<b>\$38,620</b>	<b>\$0</b>	<b>\$92,818</b>	<b>\$0</b>	<b>\$0</b>	<b>\$208,981</b>	<b>\$63,620</b>	<b>\$46,360</b>	<b>\$55,897</b>	<b>\$0</b>	<b>\$322,028</b>	<b>\$0</b>	<b>\$9,357</b>	<b>\$0</b>	<b>\$1,106,430</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.

Park Elementary School / Modular Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	1057260	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1600	SF	\$2.87	\$4.25	\$6,796				\$6,796									\$6,796									\$13,592	
B2011	1057264	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	20	11	9	1600	SF	\$27.03	\$39.99	\$63,980										\$63,980												\$63,980	
B2021	1057251	Window, 24 SF, Replace	30	14	16	4	EA	\$870.45	\$1,287.92	\$5,152																\$5,152						\$5,152	
C1021	1057267	Interior Door, Wood Solid-Core, Replace	20	14	6	1	EA	\$3,081.00	\$4,558.65	\$4,559						\$4,559																\$4,559	
C3012	1057258	Interior Wall Finish, Vinyl, Replace	15	11	4	1400	SF	\$2.27	\$3.36	\$4,710				\$4,710															\$4,710			\$9,421	
C3024	1057259	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	900	SF	\$4.80	\$7.10	\$6,393				\$6,393															\$6,393			\$12,785	
C3025	1057261	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	500	SF	\$7.26	\$10.74	\$5,368				\$5,368								\$5,368										\$10,736	
C3032	1057254	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	13	7	1400	SF	\$3.11	\$4.60	\$6,444							\$6,444																\$6,444
D2011	1057252	Toilet, Flush Tank (Water Closet), Replace	20	14	6	1	EA	\$4,051.00	\$5,993.86	\$5,994						\$5,994																	\$5,994
D2014	1057255	Sink/Lavatory, Vitreous China, Replace	20	14	6	1	EA	\$4,051.00	\$5,993.86	\$5,994						\$5,994																	\$5,994
D2014	1057256	Sink/Lavatory, Stainless Steel, Replace	20	14	6	1	EA	\$4,051.00	\$5,993.86	\$5,994						\$5,994																	\$5,994
D3052	1057266	Heat Pump, 1.5 TON, Replace	15	9	6	1	EA	\$5,030.68	\$7,443.39	\$7,443						\$7,443																	\$7,443
D5029	1057257	Lighting System, Interior, School, Upgrade	25	14	11	1400	SF	\$15.36	\$22.73	\$31,824												\$31,824											\$31,824
E2012	1057263	Cabinets, Base and Wall Section, Wood, Replace	20	11	9	50	LF	\$467.63	\$691.91	\$34,595										\$34,595													\$34,595
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$6,796	\$16,471	\$0	\$29,984	\$6,444	\$0	\$98,575	\$0	\$31,824	\$0	\$6,796	\$5,368	\$0	\$5,152	\$0	\$0	\$11,103	\$0	\$218,514	
<b>Totals, Escalated (4.5% inflation, compounded annually)</b>											\$0	\$0	\$0	\$7,755	\$19,642	\$0	\$39,046	\$8,770	\$0	\$146,492	\$0	\$51,646	\$0	\$12,044	\$9,942	\$0	\$10,419	\$0	\$0	\$25,624	\$0	\$331,381	

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Park Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B3019	1055745	Awning, Metal/Wood, Refinish	10	5	5	1600	SF	\$2.19	\$3.24	\$5,188				\$5,188										\$5,188								\$10,375	
D2021	1055755	Backflow Preventer, 4", Replace	15	15	0	1	EA	\$6,001.42	\$8,879.70	\$8,880	\$8,880													\$8,880									\$17,759
D2021	1055746	Backflow Preventer, 4", Replace	15	15	0	1	EA	\$6,001.42	\$8,879.70	\$8,880	\$8,880													\$8,880									\$17,759
D2021	1055781	Backflow Preventer, 2", Replace	15	8	7	1	EA	\$2,603.17	\$3,851.64	\$3,852						\$3,852																	\$3,852
D2021	1055764	Backflow Preventer, 2 INCH, Replace	15	1	14	2	EA	\$2,603.17	\$3,851.64	\$7,703													\$7,703										\$7,703
G2022	1055741	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	13000	SF	\$0.38	\$0.56	\$7,300			\$7,300				\$7,300					\$7,300						\$7,300					\$29,198
G2022	1055766	Parking Lots, Asphalt Pavement, Mill & Overlay	25	8	17	13000	SF	\$3.28	\$4.85	\$63,098															\$63,098								\$63,098
G2041	1055777	Fences & Gates, Chain Link, 6' High, Replace	30	28	2	520	LF	\$37.54	\$55.54	\$28,881		\$28,881																					\$28,881
G2042	1055773	Retaining Wall, Concrete Masonry Unit (per SF Face), Replace	40	39	1	500	SF	\$54.04	\$79.96	\$39,979		\$39,979																					\$39,979
G2042	1055774	Retaining Wall, Concrete Masonry Unit (per SF Face), Replace	40	39	1	150	SF	\$54.04	\$79.96	\$11,994		\$11,994																					\$11,994
G2042	1055736	Retaining Wall, Cast-in-place Concrete (per SF Face), Replace	50	48	2	300	SF	\$118.49	\$175.32	\$52,595			\$52,595																				\$52,595
G2045	1055762	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	20	8	12	32	EA	\$1,391.50	\$2,058.86	\$65,884												\$65,884											\$65,884
G2045	1055737	Site Furnishings, Bike Rack, Replace	25	8	17	4	EA	\$1,090.00	\$1,612.77	\$6,451																\$6,451							\$6,451
G2047	1055768	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	25	0	59000	SF	\$3.28	\$4.85	\$286,332	\$286,332																						\$286,332
G2047	1055765	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	5	0	59000	SF	\$0.38	\$0.56	\$33,216	\$33,216			\$33,216						\$33,216				\$33,216						\$33,216			\$166,081
G2047	1055747	Play Surfaces & Sports Courts, Asphalt, Replace	25	25	0	2500	SF	\$5.90	\$8.73	\$21,824	\$21,824																						\$21,824
G2047	1055776	Sports Apparatus, Basketball Backstop, Replace	10	7	3	2	EA	\$9,435.64	\$13,960.97	\$27,922			\$27,922										\$27,922										\$55,844
G2047	1055757	Play Structure, Large, Replace	20	8	12	1	EA	\$53,130.00	\$78,611.15	\$78,611												\$78,611											\$78,611
G2047	1055770	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad, Replace	20	4	16	5500	SF	\$10.01	\$14.81	\$81,459															\$81,459								\$81,459
G2047	1055740	Play Structure, Medium, Replace	20	1	19	2	EA	\$40,005.63	\$59,192.32	\$118,385																			\$118,385				\$118,385
G2048	1055748	Flagpole, Metal, Replace	20	8	12	1	EA	\$2,530.00	\$3,743.39	\$3,743												\$3,743											\$3,743
G2049	1055760	Dumpster Accessories, Enclosures, Gates, Replace	20	8	12	1	EA	\$1,581.25	\$2,339.62	\$2,340												\$2,340											\$2,340
<b>Totals, Unescalated</b>											\$359,132	\$51,973	\$81,477	\$35,222	\$0	\$38,404	\$0	\$3,852	\$7,300	\$0	\$33,216	\$0	\$150,578	\$35,222	\$7,703	\$56,163	\$81,459	\$69,549	\$7,300	\$118,385	\$33,216	\$1,170,150	
<b>Totals, Escalated (4.5% inflation, compounded annually)</b>											\$359,132	\$54,312	\$88,975	\$40,194	\$0	\$47,858	\$0	\$5,242	\$10,381	\$0	\$51,584	\$0	\$255,362	\$62,419	\$14,266	\$108,692	\$164,741	\$146,983	\$16,121	\$273,215	\$80,108	\$1,779,585	

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