

MILL VALLEY SCHOOL DISTRICT FACILITIES ASSESSMENT 2018

MILL VALLEY SCHOOL DISTRICT

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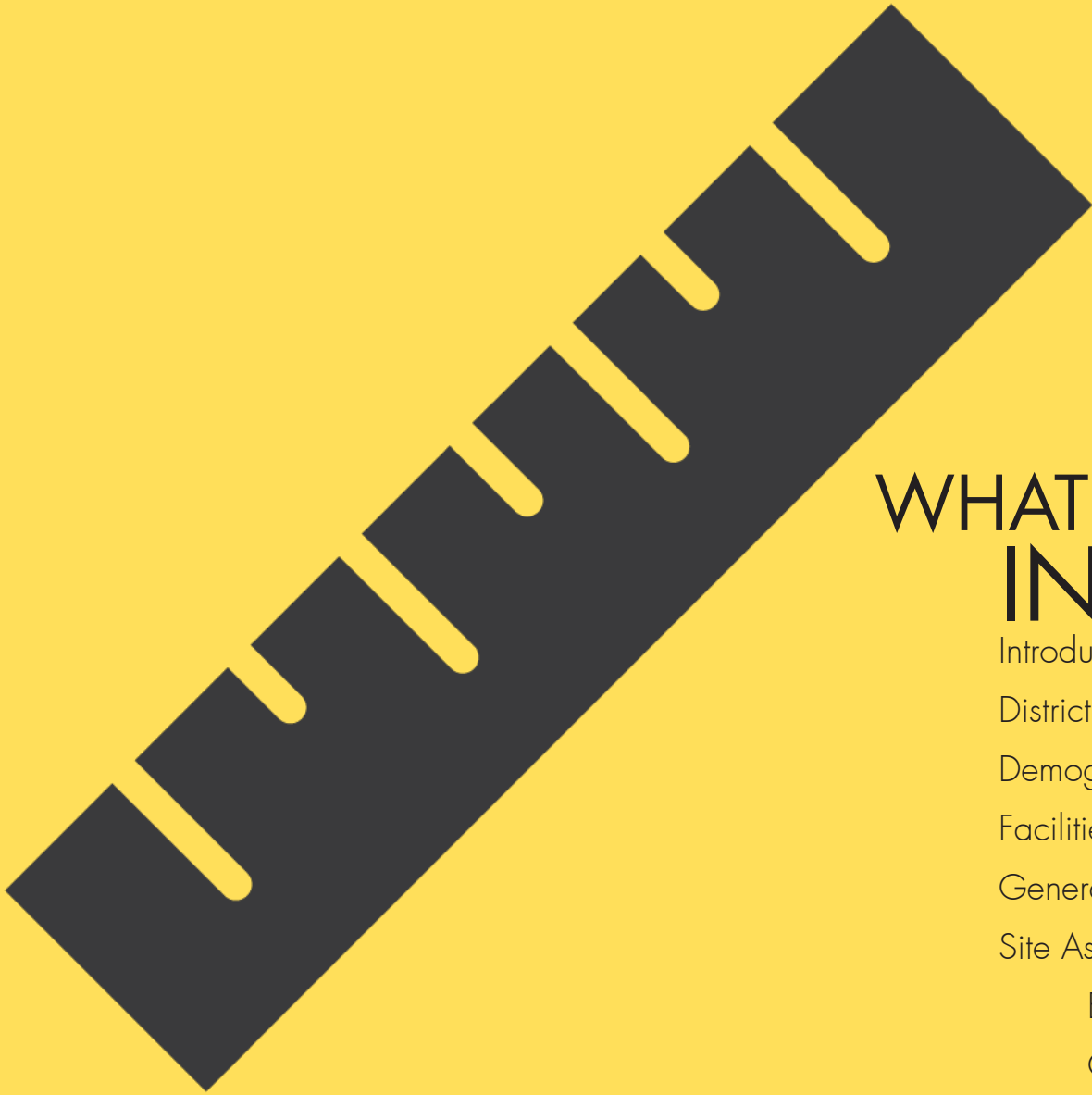
Member

Todd May

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.





TAM VALLEY ELEMENTARY

350 BELL LN. | MILL VALLEY, CA 94941



MILL VALLEY SCHOOL DISTRICT PRE-PLANNING SURVEY

NOVEMBER 26, 2018



Hibser Yamauchi
Architects, Inc.

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OVERVIEW

TAM VALLEY ES

NEIGHBORHOOD & DEMOGRAPHICS

Nestled among the hills and valleys of Tam Valley, Tam Valley Elementary School is adjacent to Tamalpais Valley Community Center and a short drive from the Golden Gate Bridge. The surrounding neighborhood is largely comprised of hiking trails and single family homes. The school is open for enrollment to any families living in the Mill Valley School District, though public school busing is not provided to the school. Campus boundaries are Enterprise Concourse to the North, Tennessee Valley Rd to the East, Bell Ln to the West, and residential properties to the to the South. The area often becomes heavily congested during pickup and drop off and parking is an issue.

Based on the 2017-18 SARC, the student makeup is approximately 78% white, 7% Latino, 3% Asian, and .5% African American. Approximately 10.5% identify as two or more races, 3% are socioeconomically disadvantaged, 1% are English learners, and 12.5% are students with disabilities.

INSTRUCTION

Tam Valley is one of five elementary schools in the Mill Valley School District, serving students from Kindergarten through 5th grade. Project-based learning and critical thinking serve as the foundations 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 science classes throughout the curriculum. In an effort to promote mindfulness and care for others as well as the natural environment, Tam Valley incorporates a number of environmental and community service programs into the school day. The school also fosters a particularly strong special education program through its Learning Center. There is a high level of parent and volunteer support through PTA.

FACILITIES

Architectural: The main buildings A & B were originally constructed in 1952. An expansion was completed around 1990 with the installation of modular buildings C and D. A second expansion was completed around 2000 with the installation of modular buildings E, F, G, and H. Modular building J was installed in 2008 and K in 2010. The last major renovation to the site occurred in 2012, when the main buildings A & B had a limited modernization and upgrades to the parking were completed.

As part of the 2012 renovation, most of the windows in Buildings A & B were replaced as well as the replacement or repair of most doors. Modular Buildings C & D also received new doors. All 4 buildings received new roofing. Despite these renovations, there have been recent reports of roof leaks, door misalignment, and door hardware issues. Recommendations to extend the useful life of the roofing material has been outlined by EMG in their report. They also make recommendations regarding the replacement of interior wall finishes and encourage an investigation of previous fire damage to the electric room.



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TAM VALLEY ELEMENTARY : PRE-PLANNING SURVEY

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1.1

OVERVIEW

TAM VALLEY ES

MEPF: The mechanical equipment in Building A & B is largely antiquated and is nearing the end of its life cycle. Air conditioning is only available at the Portables E-K. Providing cooling capability to the classrooms is highly recommended, especially at Buildings C & D. An upgrade of the school's electrical distribution system at Buildings A & B is also recommended; the existing roof-mounted system is outdated and is damaged from years of water intrusion and weathering. An unknown amount of domestic water supply lines are composed of galvanized iron. Replacing all the galvanized plumbing supply lines with copper is recommended to reduce corrosion and mineral deposits. Replacement of the plumbing sanitary waste lines at Buildings C-K is also recommended. The sanitary drains behind Buildings E-K are improperly sloped. The roof gutters at these buildings, as well as Buildings C & D, are frequently clogged and regular maintenance should be performed to prevent rooftop flooding. Given reports of a suspected gas leak, as well as lack of associated backflow in the existing fire system, the addition of a Backflow Preventer is highly recommended. Neither Buildings C-K have fire sprinkler suppression systems and the ones in Buildings A & B are outdated and due for replacement within the next few years.

Site: The campus features a generous, though largely uncovered, outdoor play area with multiple play structures, a garden, and a play field. As part of the 2012 renovation, the site's asphalt and concrete surfaces were reconstructed to meet ADA standards. At present, both the asphalt playground and original parking area, display cracking and signs of aging; milling and overlay is recommended for the near future. There are also potential trip hazards in the stepping stone courtyard between Buildings A and D as well as at multiple underground utility plates throughout the campus.



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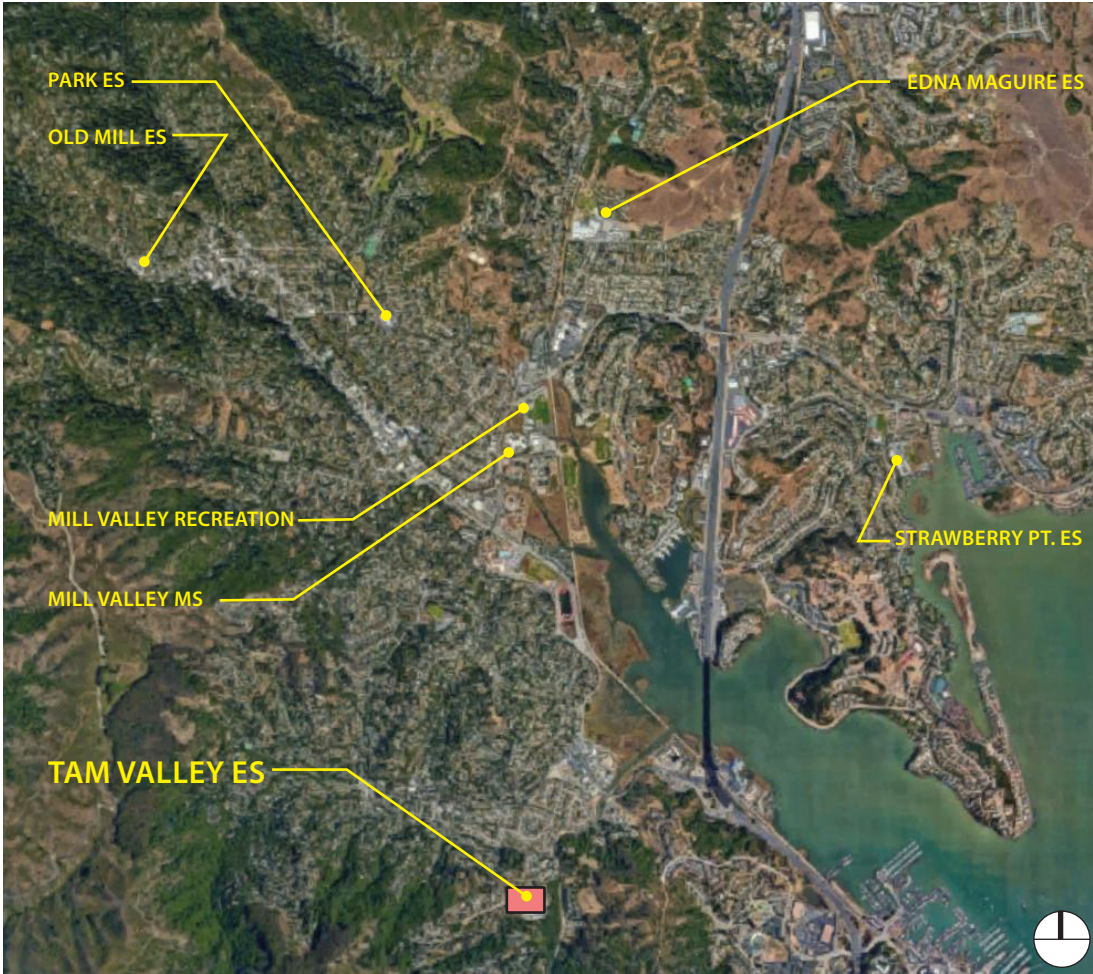
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DISTRICT CONTEXT MAP & COMMUNITY RESOURCES

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 ES	352 THROCKMORTON AVE
STRAWBERRY PT. ES	117 E STRAWBERRY DR
OLD MILL PARK	352 THROCKMORTON AVE
MILL VALLEY MS	425 SYCAMORE AVE
EDNA MAGUIRE ES	80 LOMITA DR

LEGEND

 TAM VALLEY ES



DISTRICT CONTEXT MAP & COMMUNITY RESOURCES

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CAMPUS SUMMARY

SITE INFORMATION	TOTALS
CURRENT AREA	8.2 ACRES
CURRENT PLAYGROUND AREA	1.2 ACRES
CURRENT PLAYFIELD AREA	1.4 ACRES
CURRENT GARDEN AREA	0.08 ACRES
PARKING	74 SPACES

TOTAL CAPACITY			
CLASSROOM STATUS	PERMANENT	PORTABLE	TOTALS
AVAILABLE STANDARD CLASSROOMS	19	2	21
AVAILABLE SPECIALTY CLASSROOMS (SCIENCE, MUSIC, ART, COMPUTER LAB)	1	2	3
AVAILABLE SPECIAL ED. CLASSROOMS	1	0	1
TOTALS	21	4	25

STUDENT COUNT	
CURRENT ENROLLMENT	482
DISTRICT CAPACITY*	531

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



CAMPUS SUMMARY

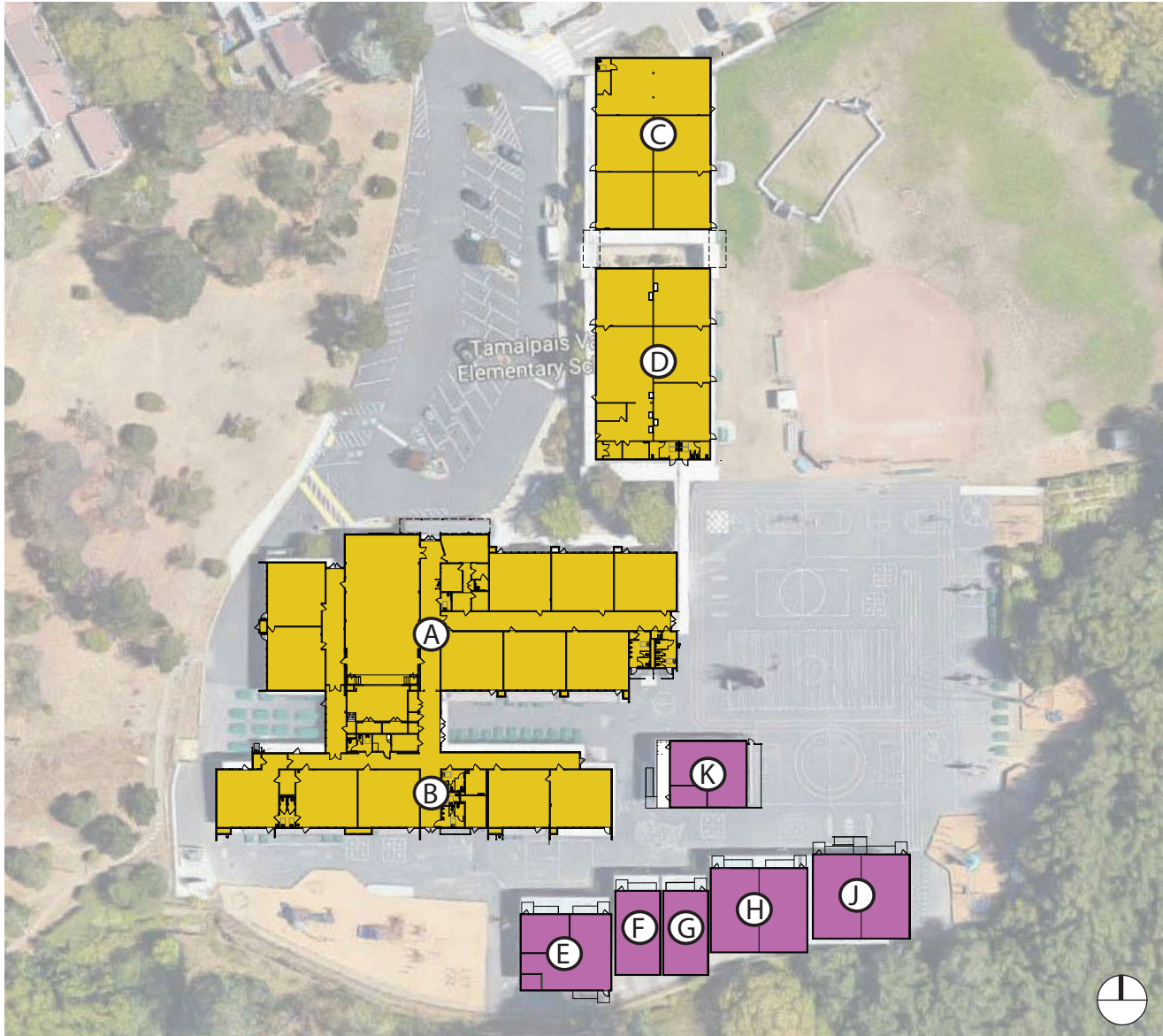
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2.2



**EXISTING CAMPUS PLAN
PERMANENT & PORTABLE
BUILDINGS**

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



EXISTING BUILDINGS

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BUILDING DATA

BLDG #	DESCRIPTION	SQ FT	PORT / PERM	YEAR BUILT	YEAR MOD.	10 YR MOD. COST	REPLACE COST	FCI
A	ADMIN / MPR / CLASSROOMS	25,500	PERM	1952	2012	\$3,044,436	\$17,978,000	17%
B	CLASSROOMS / KINDERGARTEN		PERM	1952	2012			
C	LIBRARY / CLASSROOMS	10,465	PERM	~1990	2012	\$1,664,476	\$6,614,000	25%
D	LEARNING CENTER / CLASSROOMS		PERM	~1990	2012			
E	RAMP/KINDERGARTEN		PORT	~2000	-	\$997,498	\$6,836,000	15%
F	SPANISH / CONFERENCE / IEP TESTING / MAKER SPACE		PORT	~2000	-			
G	PE/ MUSIC	10,816	PORT	~2000	-			
H	TIA'S AFTERSCHOOL CARE / OT		PORT	~2000	-			
J	EDS AFTERSCHOOL CARE		PORT	2008	-			
K	KINDERGARTEN / COUNSELOR		PORT	2010	-			



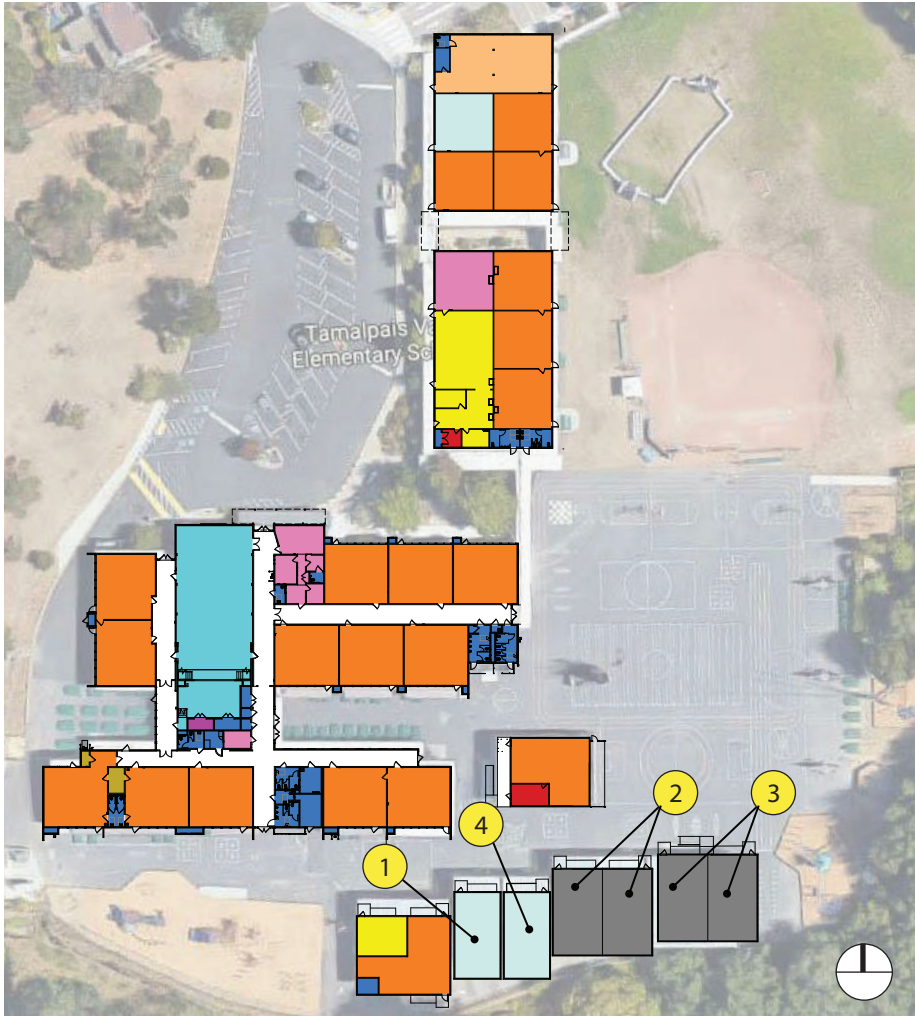
EXISTING BUILDINGS (CONT.)

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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 Bldg F used as flex room: Spanish 3 days a week, IEP testing, maker space, and occasional conferences
- 2 Tia's Program (afterschool care) is also used for OT. Rooms 28 and 29 separated by a folding partition.
- 3 Bright Horizon's EDS (afterschool care) is separated into two rooms by a folding partition.

- 4 PE shares Music classroom on rainy days



EXISTING CAMPUS BUILDING USE

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3.3

ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS



ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS MAP

TAM VALLEY ELEMENTARY : PRE-PLANNING SURVEY

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ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS

1. SITE

- 1 The outdoor area has few permanent shade structures and would benefit from the addition of a few covered areas. Permanent structures would provide desirable lunch seating; protected seated areas are at a premium. This is especially problematic on rainy days when the MPR is forced to become the de facto lunch space.
- 2 In an effort to ensure accessibility and safety throughout campus, consideration should be given to addressing the potential trip hazards caused by multiple underground utility plates throughout the campus and at the stepping stone courtyard between Buildings A and D.
- 3 Ramp is inaccessible, is blocked at the lower end, is a conduit for water (thus causing flooding), and needs a gate.
- 4 The parking lot often becomes heavily congested during pickup and drop off. In an effort to promote a car free, safe route to school, consideration should be given to installing additional bike, skateboard, and scooter racks at designated entrance points.
- 5 In an effort to ensure accessibility and safety throughout campus, consideration should be given to repair of the largely cracked and aging asphalt playground and parking lot.
- 13 The placement of portables creates several hidden areas, making supervision difficult.



ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS

TAM VALLEY ELEMENTARY : PRE-PLANNING SURVEY

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ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS

2. BUILDING

- 6 The existing Multipurpose Room (MPR) is undersized and showing signs of wear. On rainy days, the auditorium becomes the de facto lunchroom and is too small to host all students simultaneously.
- 7 Building K, which hosts a kindergarten classroom, has no designated restroom in the portable. Consideration should be given to the addition of a toilet to serve this classroom.
- 8 The nurse's office is undersized and would benefit from additional space.
- 9 In an effort to effectively centralize special education and student resources, consideration should be given to relocating RAMP, OT, and Counseling as part of or adjacent to the Learning Center.
- 10 The principal's office has poor circulation and would benefit from the installation of a window to increase circulation and improve supervision.
- 11 The Learning Center is an open space that poses challenges with competing programs sharing the space. Consideration should be given to providing appropriately separated spaces.
- 12 Kindergarten is an awkward shape and undersized due to the RAMP program space.
- Consideration should be given to repair/replacement of carpet at select classroom locations.
- A designated space should be allocated for the PTA, which currently has no permanent location.
- Given the lack of air conditioning in Buildings A-D, consideration should be given to installing shading/ cooling devices that prevent classroom overheating and increase circulation. Shading device upgrades would be particularly effective on Building C& D's eastern facade and Building B's southern facade.
- As outlined by EMG in their report, consideration should be given to the following: roof repair and door hardware repair at Buildings A-D; replacement of interior wall finishes at select locations, an investigation of previous fire damage to the electric room; cooling capability in the Buildings A-D classrooms; an electrical distribution system upgrade at Buildings A & B; replacing all the galvanized plumbing supply lines with copper; replacing plumbing sanitary waste lines at Buildings C-K; regular maintenance of Building C-K roof gutters; redirection of Building A & B downspouts away from doors; the addition of a Backflow Preventer.



ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS

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4.3

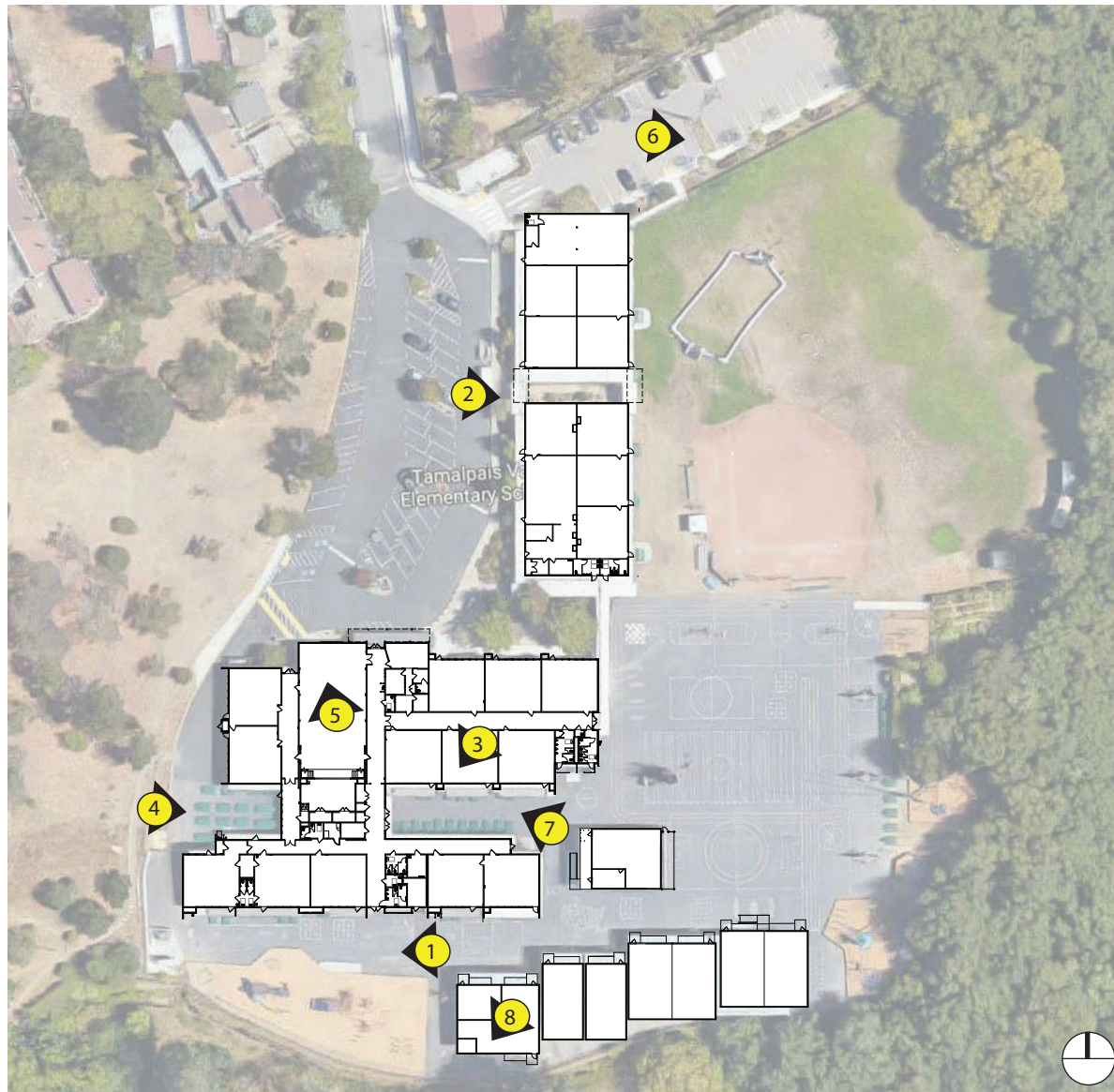


IMAGE KEY PLAN

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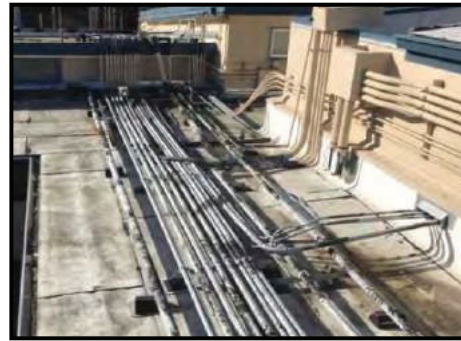
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**PHOTO - 1
PLAY STRUCTURE**
One of multiple play structures at Tam Valley



**PHOTO - 2
COURTYARD**
Potential trip hazard at the stepping stone courtyard between Buildings A and D



**PHOTO - 3
ELECTRICAL DISTRIBUTION SYSTEM**
Roof-mounted system is outdated and is damaged from years of water intrusion and weathering.



**PHOTO - 4
OUTDOOR AREA**
The outdoor area has few permanent shade structures



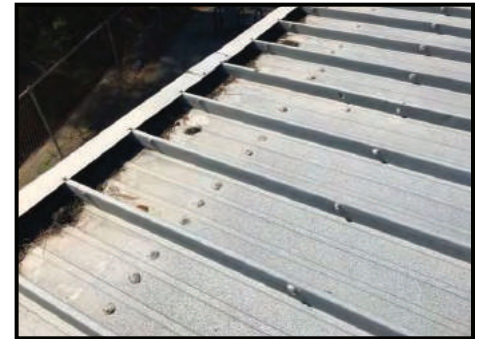
**PHOTO - 5
MPR**
MPR is undersized and becomes crowded during lunchtime on rainy days



**PHOTO - 6
FIELD**
The campus features generous vegetated areas of play, including a field and a garden



**PHOTO - 7
SHADING DEVICES**
Shading device upgrades would help provide cooling for classrooms without air conditioning



**PHOTO - 8
ROOF GUTTERS**
regular maintenance of Building C-K roof gutters to prevent flooding on roof



CAMPUS PHOTOS

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5.2



FACILITY CONDITION ASSESSMENT



Prepared for:

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

FACILITY CONDITION ASSESSMENT

Tam Valley Elementary School
350 Bell Lane
Mill Valley, California 94941

PREPARED BY:

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Program Manager
800.733.0660 x7613
mfanderson@emgcorp.com

EMG Project Number:

133750.18R000-005.017

Date of Report:

November 27, 2018

On Site Date:

October 12, 2018



engineering | environmental | capital planning | project management

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1. Executive Summary

Property Summary & Assessment Details

General Information		
Main Address	350 Bell Lane, Mill Valley, California 94941	
Site Developed	1952, Phase I / Circa 1990 Phase II / Circa 2000 Phase III Renovated 2012	
Current Occupants	Mill Valley School District	
Percent Utilization	100%	
Management Point of Contact	HY Architects/Mr. Marcus Hibser 510.446.2222 phone mhibser@hy-arch.com email	
Property Type	Elementary School Campus	
Number of Buildings	Ten	
Date(s) of Visit	October 12, 2018	
On-site Point of Contact (POC)	David Gehman	
Assessment & Report Prepared By	Adrian Reith	
Reviewed By	Kathleen Sullivan for Matthew Anderson Program Manager manderson@emgcorp.com 800.733.0660 x7613	

Building Name	Gross Square Footage	Built/Renovated
Buildings A-B	25,500	1952/2012
Modular Buildings C-D	10,465	1990 Estimated
Modular Buildings E-K	10,816	2000 Estimated
Total SF	46,781	

Unit Allocation
<p>All 46,754 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.</p>
Areas Observed
<p>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.</p>
<p>Key Spaces Not Observed</p> <ul style="list-style-type: none">▪ All key areas of the property were accessible and observed.

Significant/Systemic Findings or Deficiencies

Historical Summary

The elementary school campus was originally constructed in 1952. An expansion was completed in approximately 1990 when the modular buildings C and D were installed. A second expansion was completed in approximately 2000 when the modular buildings E, F, G, and H were installed. Modular building J was installed in 2008 and K in 2010. The last major renovation to the site occurred in 2012, when the main building with combined sections A1, A2, B1 and B2 was renovated.

Architectural

In 2012, when the main building with combined sections A1, A2, B1 and B2 was renovated most but not all the windows were replaced, most of the doors were replaced or repaired, and the roof was redone. In 2012, buildings C and D also received new doors and roofing. Current issues have been reported that the buildings still have roof leaks, door alignment, and door hardware issues. The roofing material appears to be failing with the appearance of cracking and bubbling throughout. It may be possible to extend the useful life by replacing failed sections and using an elastomeric coating over the entire surface. When the windows were replaced, the stucco was also repaired, some of the patchwork is noticeable and a few other walls are recommended to be redone. It is also recommended to investigate further the fire damage to the electric room, and to replace the gypsum board.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The mechanical equipment in building A-B includes furnaces dating back to the mid-1990s; they appear to be functioning but are near the end of their average life expectancies. In 2012, there were new furnaces installed in building A-B (one furnace) and in buildings C-D (12 furnaces). There is no cooling capability except in the modular buildings E-K. HVAC DDC (direct digital controls) are a recommended modernization to maintain schedules and set points to reduce complaints and maximize energy savings. Due to the low roofs and ceilings, most of the electrical conduit located on the roof and is visible from the ground level. This roof-mounted conduit is more susceptible to damage and has many broken and loose connections allowing for water intrusion and weathering of wires, not to mention a safety hazard. Most electrical distribution panels date back to the mid-1990s. In 2012, new utilities were installed, including an equipment pad and a 2000 Amp distribution panel with future capabilities to eliminate the existing switchboard feeding C-D that is nearing the end of its useful life. An unknown amount of domestic water supply lines are composed of galvanized iron. Replacing all the galvanized plumbing supply lines with copper is recommended to reduce corrosion and mineral deposits. A suspected gas leak behind buildings E-J was immediately reported to reduce corrosion and mineral deposits. A suspected gas have an associated backflow, only PIV and riser. It is recommended to add a fire system backflow for modernization. The fire sprinkler heads appear to be aged and will be recommended for replacement within the next few years. Buildings C-D and E-K do not have fire sprinkler suppression systems.

Site

The asphalt playground and original parking area have cracking and patchwork throughout, milling and overlay is recommended for the near future. There are possible trip hazards with underground utility plates and in the courtyard between buildings A-B and C-D. The site asphalt and concrete surfaces 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 & Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 60%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
60% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Tam Valley School	\$646	46,781	\$31,428,000	1.7%	4.2%	8.9%	20.1%
Tam Valley School / Buildings A-B	\$705	25,500	\$17,978,000	2.1%	3.7%	7.0%	16.9%
Tam Valley School / Buildings C-D	\$632	10,465	\$6,614,000	1.4%	2.0%	4.5%	25.2%
Tam Valley School / Buildings E-K (Modular)	\$632	10,816	\$6,836,000	0.3%	0.4%	5.2%	14.6%

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:

Immediate Needs

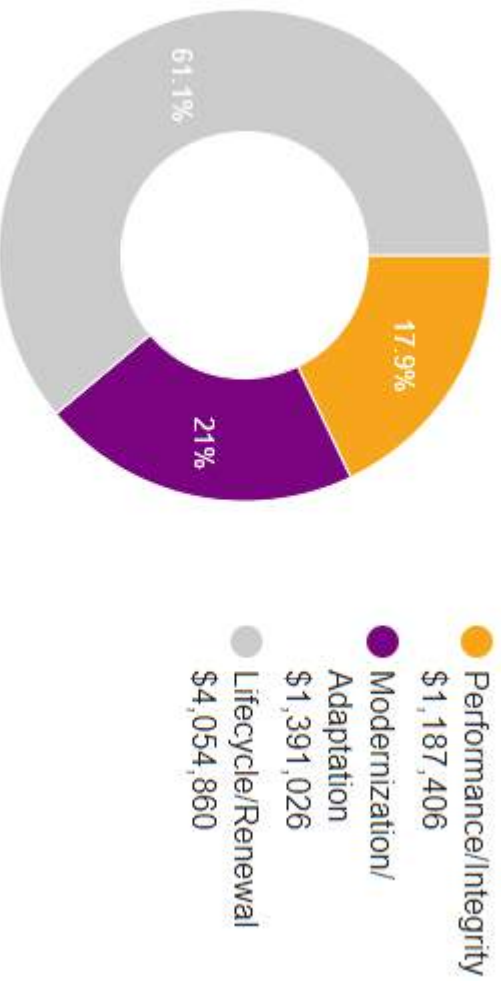
Facility/Building	Total Cost	Total Items
Tam Valley School	\$34,174	5
Total :	\$34,174	5

Tam Valley School	ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Cost
	1053106	Tam Valley School / Site	D2021	Backflow Preventer, 4 INCH, Replace	15	NA	Performance/Integrity	\$13,713
	1073832	Tam Valley School / Buildings C-D	D2039	Plumbing System, Sanitary Waste, Replace	40	Poor	Performance/Integrity	\$2,999
	1064557	Tam Valley School / Buildings A-B	C3012	Interior Wall Finish, Gypsum Board/Plaster, Replace	40	Failed	Performance/Integrity	\$2,170
	1073834	Tam Valley School / Buildings E-K (Modular)	D2039	Plumbing System, Sanitary Waste, Replace	40	Poor	Performance/Integrity	\$2,499
	1073782	Tam Valley School / Buildings A-B	D5019	Electrical Distribution System, School, Upgrade	40	Failed	Performance/Integrity	\$12,792

Plan Types

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

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



Ten year total: \$12,664,831

2. Buildings A-B Summary

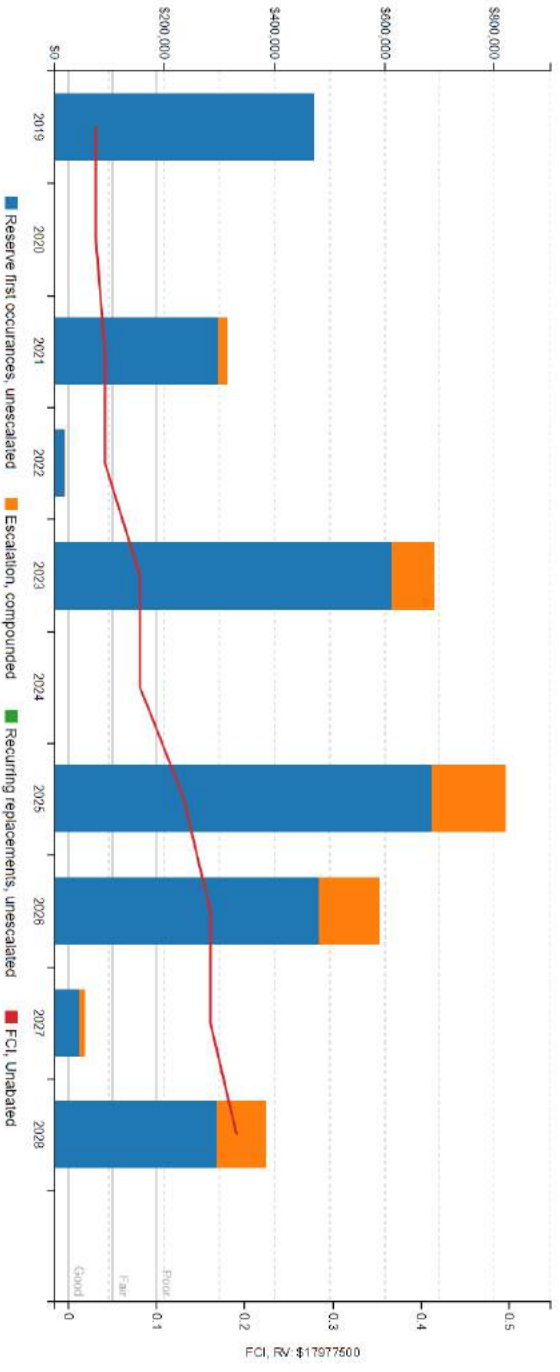


Buildings A-B Information		
Address	350 Bell Lane, Mill Valley California	
Constructed/ Renovated	1952 / 2012	
Building Size	25,500 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Good
Facade	Stucco with aluminum windows	Fair
Roof	Flat construction with modified bituminous finish Flat construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board & CMU Floors: Carpet, vinyl, ceramic tile, wood flooring Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift	Good
Plumbing	Copper supply and cast iron waste & venting Electric water heaters	Fair

Buildings A-B Information		
HVAC	Individual furnaces Supplemental components: ductless split-system, unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source & 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 & Findings	Paint failing on window shade structures, roof conduit couplers are failing where conduit is not properly attached to and supported by roof sleepers, evidence of previous fire in electric room, missing fire suppression system backflow preventer.	

FCl Analysis: Tam Valley School Buildings A-B

Replacement Value: \$ 17,977,500; 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	\$28,700	\$30,300	\$385,400	\$9,800	\$225,300	\$679,500
Roofing	\$967,600	-	\$14,500	\$796,400	\$1,751,900	\$3,530,300
Interiors	\$38,300	-	\$130,900	\$366,000	\$1,192,500	\$1,727,700
Elevators	-	-	-	-	\$44,900	\$44,900
Plumbing	\$2,800	\$15,900	\$16,600	\$49,700	\$2,408,100	\$2,493,100
Fire Suppression	-	\$56,900	-	\$18,400	\$5,600	\$81,000
HVAC	\$221,000	\$121,200	\$2,000	\$9,000	\$406,900	\$760,200
Electrical	\$15,800	\$7,700	-	\$23,400	\$4,012,400	\$4,059,300
Fire Alarm & Comm	-	-	-	\$64,700	\$185,600	\$250,400
Equipment/Special	-	-	-	\$495,200	\$28,700	\$524,000
TOTALS	\$1,274,200	\$232,000	\$549,400	\$1,832,600	\$10,261,900	\$14,150,400

Interior Finishes

Location/Space	Finish	Condition	Qty (SF)
Electrical room	Wall Gypsum Board/Plaster	Failed	500
Office	Floor Wood Strip	Fair	500
Restrooms	Floor Ceramic Tile	Fair	1,000
Throughout building	Ceiling Acoustical Tile (ACT) Dropped Fiberglass	Fair	17,830
	Ceiling Gypsum Board/Plaster	Fair	7,640
	Floor Carpet Standard-Commercial Medium-Traffic	Good	16,830
	Floor Vinyl Sheeting	Fair	7,140
	Wall Gypsum Board/Plaster/Metal	Fair	45,000

Plumbing

Location/Space	Asset	Condition	Qty
Building exterior	Drinking Fountain, Refrigerated	Fair	5
Mechanical room	Water Heater, 30 GAL	Failed	1
Restrooms	Service Sink, Floor	Fair	2
	Toilet, Tankless (Water Closet)	Fair	11
	Waterless Urinal, Vitreous China	Fair	7
Throughout building	Plumbing System, Domestic Supply & Sanitary, School	Fair	25,473
	Sink, Trough Style, Solid Surface, Vandalism Resistant	Fair	4
	Sink/Lavatory, Stainless Steel	Fair	14
Utility closet	Water Heater, 15 GAL	Fair	1

Mechanical Systems

Location/Space	Asset	Condition	Qty
Electrical room	Furnace, 60 MBH	Fair	13
Roof	Ductless Split System, 1.5 - 2 TON	Fair	1
	Exhaust Fan, 100 - 250 CFM	Failed	1
	Exhaust Fan, 251 - 800 CFM	Poor	1
	Furnace, 75 MBH	Fair	1
	HVAC System Ductwork, Sheet Metal	Fair	1,000
	HVAC System Ductwork, Sheet Metal	Fair	500
Throughout building	Roof Ventilator, Metal	Fair	6
	Unit Heater, 350 MBH	Fair	2
	HVAC Controls, Building Automation System (BAS)	NA	25,473

Electrical Systems

Location/Space	Asset	Condition	Qty
Building exterior	Flood Light, Exterior	Fair	12 EA
	Switchboard, 2,000 Amp	Fair	1 EA
Electrical room	Distribution Panel, 208 V, 120 V, 800 Amp	Fair	1 EA
Throughout building	Electrical Distribution System, School	Failed	200 SF
	Electrical Distribution System, School	Fair	25,473 SF
	Exit Lighting Fixture, w/ Battery	Fair	11 EA
	Fire Alarm System, School	Fair	25,473 SF
	Lighting System, Interior, School	Fair	25,473 SF
	Public Address System, Public Address System, Replace	Fair	25,473 SF
Utility closet	Fire Alarm Control Panel, Addressable	Fair	1 EA

3. Buildings C-D Summary

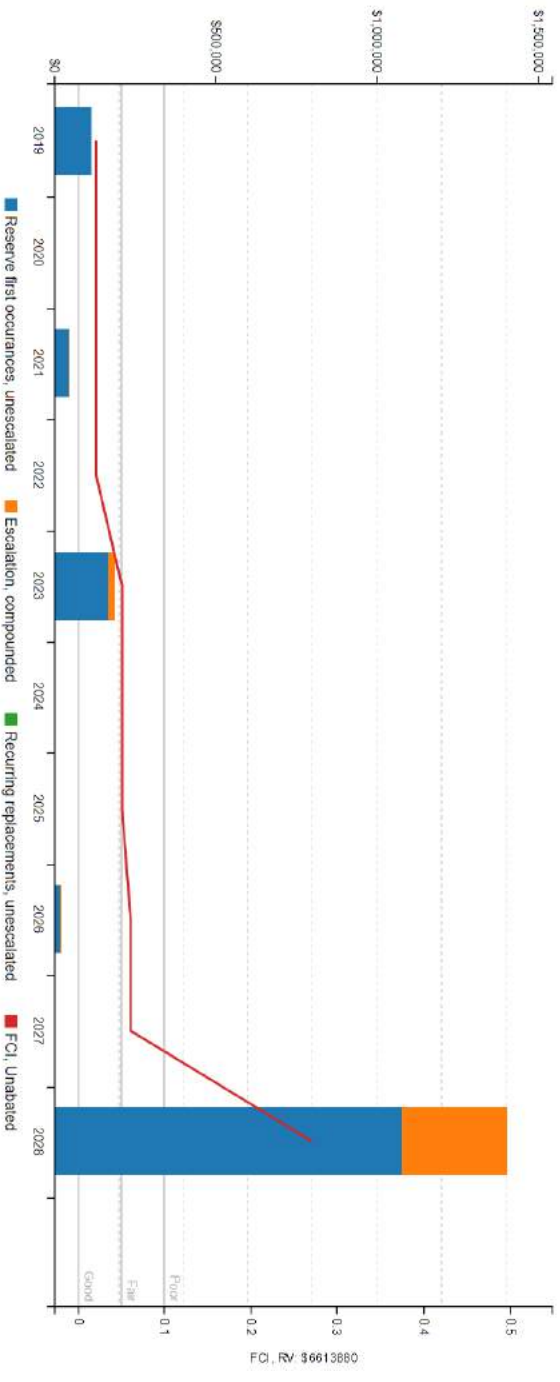


Buildings C-D Information		
Address	350 Bell Lane, Mill Valley California	
Constructed/ Renovated	Circa 1990 / 2012	
Building Size	10,465 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure on concrete slab and wood-framed roof	Good
Façade	Painted wood with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board & CMU, vinyl , ceramic tile Floors: Carpet, Vinyl sheeting, ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair

Buildings C-D Information		
HVAC	Individual furnaces	Fair
Fire Suppression	Hydrants, fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes	Fair
Equipment/Special	None	--
Key Issues & Findings	Misaligned doors, leaking roof,	

FCI Analysis: Tam Valley School Buildings C-D

Replacement Value: \$,6,613,890; 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	\$12,000	-	\$46,100	\$259,800	\$61,900	\$379,800
Roofing	\$293,100	-	\$6,000	\$574,000	\$479,500	\$1,352,500
Interiors	-	-	\$111,300	\$714,600	\$192,900	\$1,018,800
Plumbing	\$3,700	-	-	-	\$918,300	\$922,000
HVAC	-	-	-	\$8,700	\$106,100	\$114,800
Electrical	-	\$41,600	-	-	\$1,563,500	\$1,605,100
Fire Alarm & Comm	-	-	-	\$10,200	\$74,000	\$84,200
TOTALS	\$308,800	\$41,600	\$163,400	\$1,567,300	\$3,396,200	\$5,477,200

Interior Finishes

Location/Space	Finish	Condition	Qty (SF)
Main Building	Wall Ceramic Tile	Fair	1,000
Restrooms	Floor Ceramic Tile	Fair	400
Throughout building	Ceiling Suspended Acoustical Tile (ACT)	Fair	10,485
	Floor Carpet Standard-Commercial Medium-Traffic	Fair	8,600
	Floor Vinyl Sheeting	Good	1,000
	Wall Laminated Paneling	Fair	20,000

Plumbing

Location/Space	Asset	Condition	Qty
Classrooms	Sink/Lavatory, Stainless Steel	Fair	10
Rear of building	Plumbing System, Sanitary Waste	Poor	600
Restrooms	Service Sink, Floor	Fair	5
Throughout building	Plumbing System, Domestic Supply & Sanitary, School	Fair	10,465

Mechanical Systems

Location/Space	Asset	Condition	Qty
Roof	Exhaust Fan, 100 - 250 CFM	Fair	5
	Furnace, 51 - 100 MBH	Fair	12

4. Buildings E-K (Modular) Summary

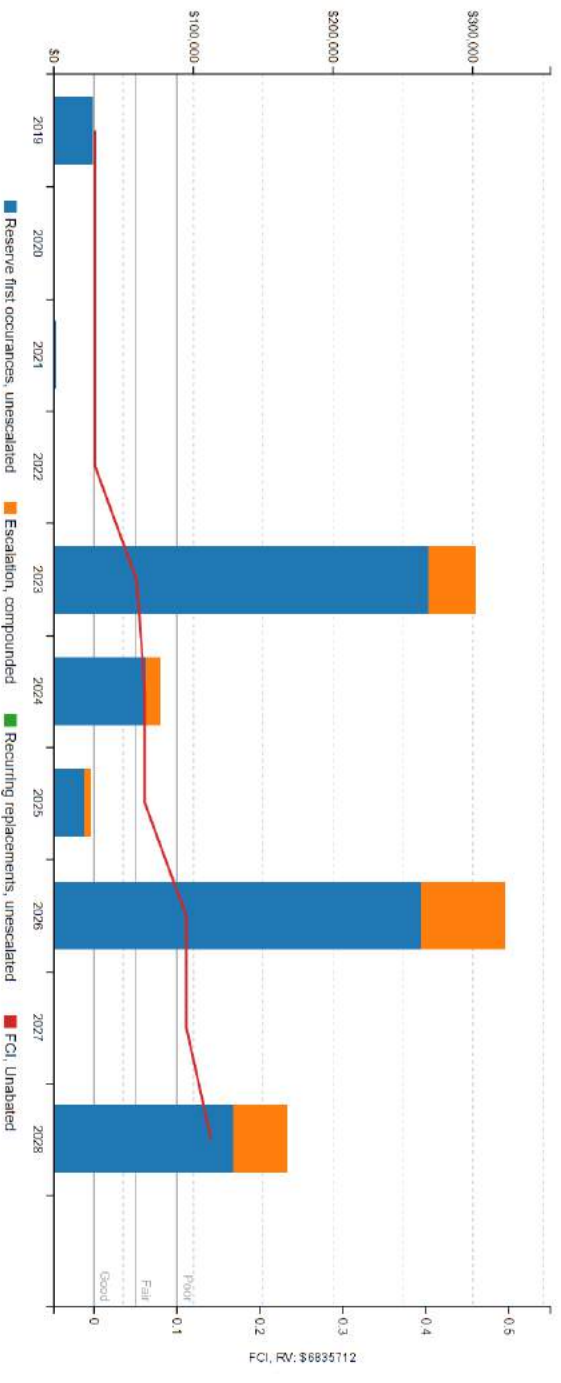


Buildings E-K (Modular) Information		
Address	350 Bell Lane, Mill Valley California	
Constructed	Circa 2000 / 2008 / 2010	
Building Size	10,816 SF	
Number of Stories	One	
System	Description	Condition
Structure	Modular structure	Good
Façade	Painted wood with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair
HVAC	Individual package units and heat pumps	Fair

Buildings E-K (Modular) Information	
Fire Suppression	hydrants, fire extinguishers Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None Fair
Fire Alarm	Smoke detectors, alarms, strobes, and exit signs Fair
Equipment/Special	None --
Key Issues & Findings	sanitary drains in rear of building not sloping properly, gutters reportedly clog and backfill the metal roof with water, maintenance should be completed regularly to prevent this from flooding the flat roof

FCI Analysis: Tam Valley School Buildings E-K (Modular)

Replacement Value: \$ 6,835,712; 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	\$4,600	-	-	\$2,000	\$7,500	\$14,000
Facade	-	-	-	\$154,700	\$42,100	\$196,800
Roofing	-	-	\$3,700	-	\$5,000	\$8,700
Interiors	\$17,200	-	\$159,500	\$103,500	\$261,600	\$541,900
Plumbing	\$3,100	-	-	-	\$21,400	\$24,500
Fire Suppression	-	-	-	\$7,400	-	\$7,400
HVAC	-	-	\$168,800	-	\$263,000	\$431,800
Electrical	-	\$1,400	-	-	\$437,100	\$438,500
Fire Alarm & Comm	-	-	-	\$10,500	\$76,500	\$87,000
Equipment/Special	-	-	-	\$273,400	-	\$273,400
TOTALS	\$24,900	\$1,400	\$332,000	\$551,500	\$1,114,200	\$2,024,000

Interior Finishes

Location/Space	Finish	Condition	Qty (SF)	
	Ceiling	Suspended Acoustical Tile (ACT)	Fair	10,816
	Floor	Carpet Standard-Commercial Medium-Traffic	Poor	1,500
	Floor	Vinyl Tile (VCT)	Fair	1,000
	Floor	Carpet Standard-Commercial Medium-Traffic	Fair	6,500
	Wall	Vinyl	Fair	16,000

Plumbing

Location/Space	Asset	Condition	Qty
Rear of building	Plumbing System, Sanitary Waste	Poor	500
Throughout building	Plumbing System, Domestic Supply & Sanitary, School Sink/Lavatory, Stainless Steel	Fair	10,816 9

Mechanical Systems

Location/Space	Asset	Condition	Qty
Building exterior	Packaged Unit (RTU), 3.5 TON	Fair	7
	Heat Pump, Packaged (RTU), 2.5 to 3 Ton	Fair	4

Electrical Systems

Location/Space	Asset	Condition	Qty
Throughout building	Electrical Distribution System, School	Fair	10,816 SF
	Exit Lighting Fixture, w/ Battery	Fair	2 EA
	Fire Alarm System, School	Fair	10,816 SF
	Lighting System, Interior, School	Fair	10,816 SF
	Public Address System, Public Address System, Replace	Fair	10,816 SF

5. Site Summary



Site Information		
Lot Size	8.2 acres	
Parking Spaces	74 total spaces all in open lots; four 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, wood and chain-link fencing Playgrounds and sports courts with bleachers, and fencing Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Moderate landscaping features Irrigation present Treated timber retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway lighting	Fair
Ancillary Structures	Pre-fabricated storage shed	Fair
Key Issues & Findings	Asphalt playground cracking, trip hazard with underground utilities near transformer and courtyard stepping stones, recommend downspouts are directed away from the building	

System	Immediate	Short Term (Yr 1-2)	Near Term (Yr 3-5)	Med Term (Yr 6-10)	Long Term (Yr 11-20)	TOTAL
Structure	\$4,600	-	-	\$2,000	\$7,500	\$14,000
Facade	-	-	-	\$154,700	\$42,100	\$196,800
Roofing	-	-	\$3,700	-	\$5,000	\$8,700
Interiors	\$17,200	-	\$159,500	\$91,800	\$261,600	\$530,200
Plumbing	\$3,100	-	-	-	\$21,400	\$24,500
Fire Suppression	-	-	-	\$7,400	-	\$7,400
HVAC	-	-	\$168,800	-	\$263,000	\$431,800
Electrical	-	\$1,400	-	-	\$364,000	\$365,400
Fire Alarm & Comm	-	-	-	\$8,700	\$63,700	\$72,400
Equipment/Special	-	-	-	\$273,400	-	\$273,400
TOTALS	\$24,900	\$1,400	\$332,000	\$538,000	\$1,028,300	\$1,924,600

Location/Space	Asset	Condition	Qty
	Backflow Preventer, 2 INCH	Fair	2
	Backflow Preventer, 4 INCH	NA	1



6. 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 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

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

The facility was originally constructed in 1952. 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 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 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.

A-B Buildings 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"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C-D Buildings 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"/>

E-K Buildings 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"/>



9. Certification

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 Tam Valley Elementary School, 350 Bell Lane, Mill Valley, 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: Adrian Reth,
Project Manager

Reviewed by:



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Technical Report Reviewer for
Mark Surdam
Program Manager
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10. Appendices

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

Appendix A: Photographic Record



#1

A-B LEFT ELEVATION



#2

C-D REAR ELEVATION



#3

E-K FRONT ELEVATION



#4

A-B STUCCO DAMAGE AND
PATCHWORK



#5

E-K SIDING AND WINDOW



#6

EXTERIOR RAMPS
DETERIORATING



#7
C-D WINDOWS



#8
A-B ALUMINUM DOUBLE-GLAZED WINDOWS



#9
NEW WINDOWS ABOVE, OLD WINDOWS BELOW



#10
A-B EXTERIOR DOORS STEEL WITH SAFETY GLASS



#11
A-B DOOR HARDWARE AGED AND STICKING



#12
E-K EXTERIOR METAL DOOR



#13	C-D EXTERIOR DOORS WITH REPORTED ALIGNMENT ISSUES
-----	---



#14	A-B ROOF ACCESS
-----	-----------------



#15	A-B ASPHALT SHINGLE ROOF
-----	--------------------------



#16	A-B MODIFIED BITUMINOUS ROOF
-----	------------------------------



#17	BUBBLES FORMING UNDER ROOF MEMBRANE
-----	-------------------------------------



#18	ROOF CRACKS THROUGHOUT
-----	------------------------



#19

FAILED SOLAR TUBE SKYLIGHT



#20

A-B DOWNSPOUTS SHOULD BE DIRECTED AWAY FROM DOORS



#21

SUN SHADES PAINT FAILURE



#22

C-D MODIFIED BITUMINOUS ROOF



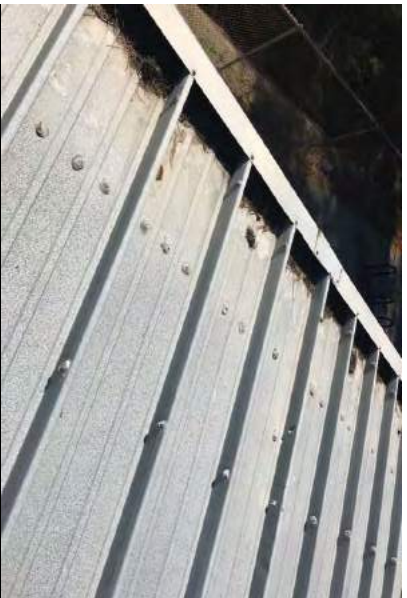
#23

C-D GUTTERS & DOWNSPOUTS



#24

E-K MODULAR METAL ROOF



#25 E-K GUTTERS CLOG EASILY AND FLOOD ROOF



#26 MULTI-PURPOSE ROOM



#27 A-B CLASSROOM



#28 A-B CORRIDOR



#29 UNISEX RESTROOM



#30 CLASSROOM CASEWORK



#31 ELECTRIC ROOM FIRE DAMAGE



#33 GLUE-ON ACOUSTICAL TILE (ACT) CEILING



#35 A-B INTERIOR CARPET AND VINYL



#32 A-B INTERIOR SOLID CORE DOORS



#34 CERAMIC TILE FLOORING



#36 E-K STAINED CARPET





#37
WHEELCHAIR LIFT



#38
BACKFLOW PREVENTER WITH GALVANIZED PLUMBING



#39
FAILED GAS WATER HEATER



#40
ELECTRIC WATER HEATER



#41
DRINKING FOUNTAIN



#42
PORCELAIN SINKS MISSING ADA INSULATION



#43
STAINLESS STEEL CLASSROOM
SINK



#44
MULTI-COMPARTMENT SINK



#45
A-B UTILITY SINK



#46
WATER-LESS URINAL



#47
TANKLESS TOILET



#48
E-K SANITARY PLUMBING WITH
INADEQUATE DRAINAGE SLOPE



#49
A-B OFFICE ROOFTOP FURNACE



#50
A-B MPR ROOFTOP FURNACE



#51
RUSTED HVAC SYSTEM
DUCTWORK



#52
A-B CLASSROOM FURNACE



#53
A-B 1.5 TON DUCTLESS SPLIT
SYSTEM



#54
DAMAGED CENTRIFUGAL
EXHAUST FAN



#55	BROKEN CENTRIFUGAL EXHAUST FAN
-----	--------------------------------



#57	E-K PACKAGE UNIT
-----	------------------



#56	C-D ROOFTOP FURNACE
-----	---------------------



#58	E-K HEAT PUMP
-----	---------------



#59	FIRE PIV, MISSING FIRE BACKFLOW
-----	---------------------------------



#60	SPRINKLER HEADS
-----	-----------------



#61	FIRE EXTINGUISHER
-----	-------------------



#62	SITE 2,000 AMP SWITCHBOARD
-----	----------------------------



#63	C-D 600 AMP SWITCHBOARD
-----	-------------------------



#64	A-B SWITCHBOARD CONVERTED TO 800 AMP DISTRIBUTION PANEL
-----	---



#65	C-D DISTRIBUTION PANEL
-----	------------------------



#66	A-B ROOFTOP ELECTRICAL DISTRIBUTION
-----	-------------------------------------



#67
OPEN ELECTRICAL CONDUIT



#68
CONDUIT -NOT SUPPORTED BY SLEEPERS



#69
LED INTERIOR LIGHTING



#70
EXTERIOR LIGHTING



#71
PUBLIC ADDRESS SYSTEM



#72
FIRE ALARM SYSTEM HORN/STROBE AND SMOKE DETECTOR



#73 FIRE ALARM CONTROL PANEL



#75 ASPHALT PARKING LOTS SEAL & STRIPE



#74 ASPHALT PARKING LOTS MILL & OVERLAY



#76 PROPERTY SIGNAGE



#77 COURTYARD WITH TRIP HAZARDS

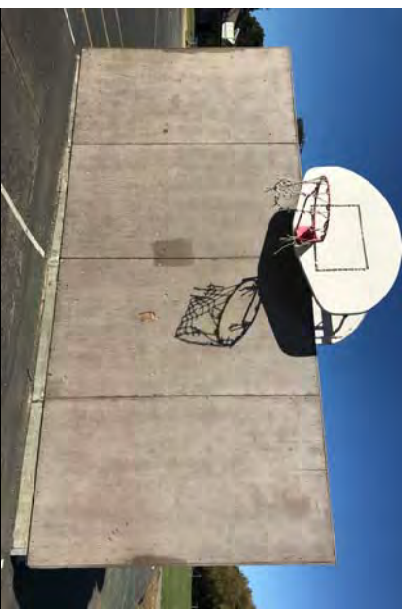


#78 WOOD FENCE





#79	CHAIN-LINK FENCE
-----	------------------



#80	SPORTS BACKSTOP
-----	-----------------



#81	TREATED TIMBER RETAINING WALL
-----	-------------------------------



#82	BIKE RACKS
-----	------------



#83	ASPHALT PLAYGROUND
-----	--------------------



#84	PICNIC TABLES
-----	---------------



#85

BENCH SEAT



#86

LARGE PLAY STRUCTURE



#87

MEDIUM PLAY STRUCTURE



#88

BLEACHERS



#89

LED POLE LIGHTING

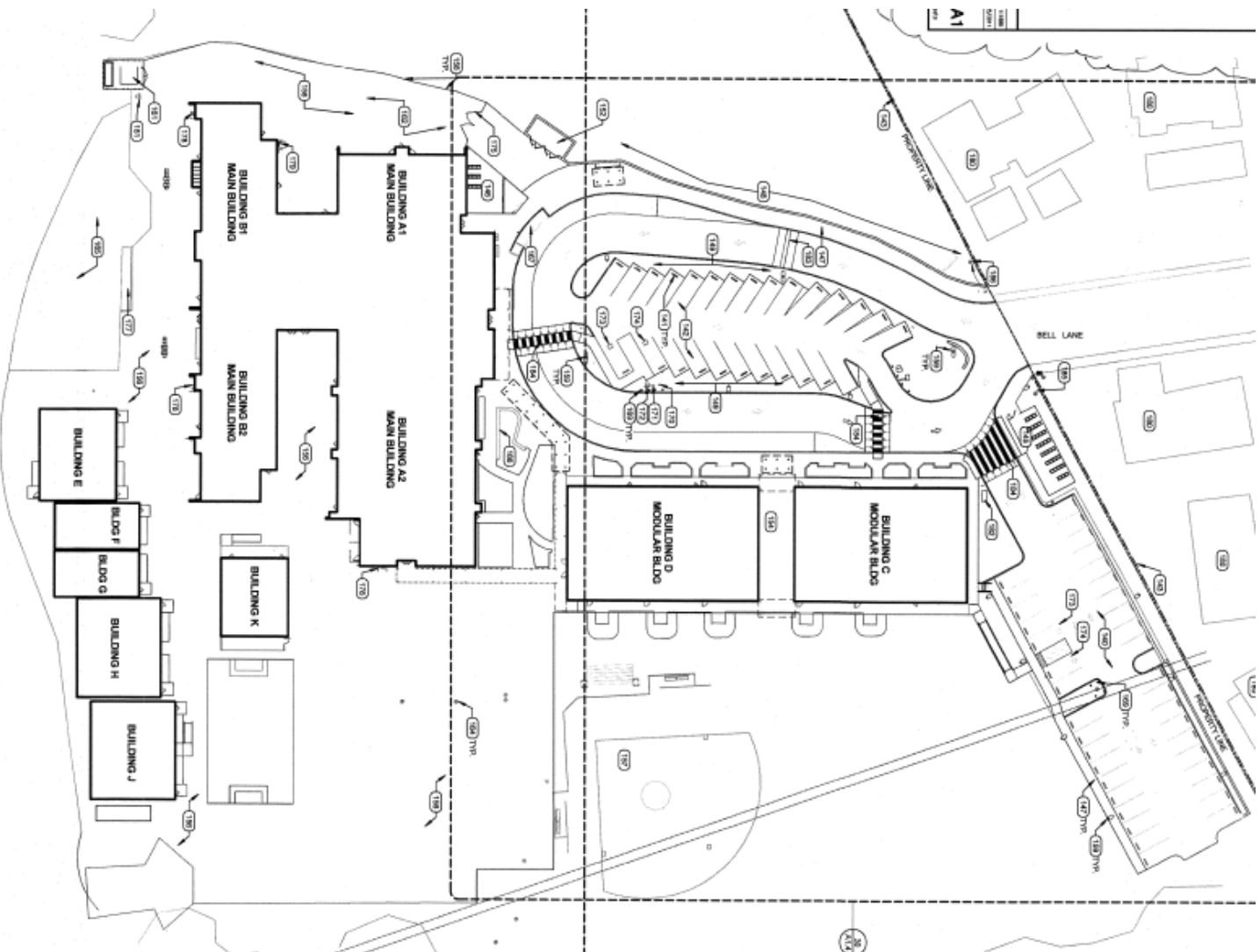


#90

TRENCH PLATE TRIP HAZARD

Appendix B: Site and Floor Plans

Site Plan



SOURCE:

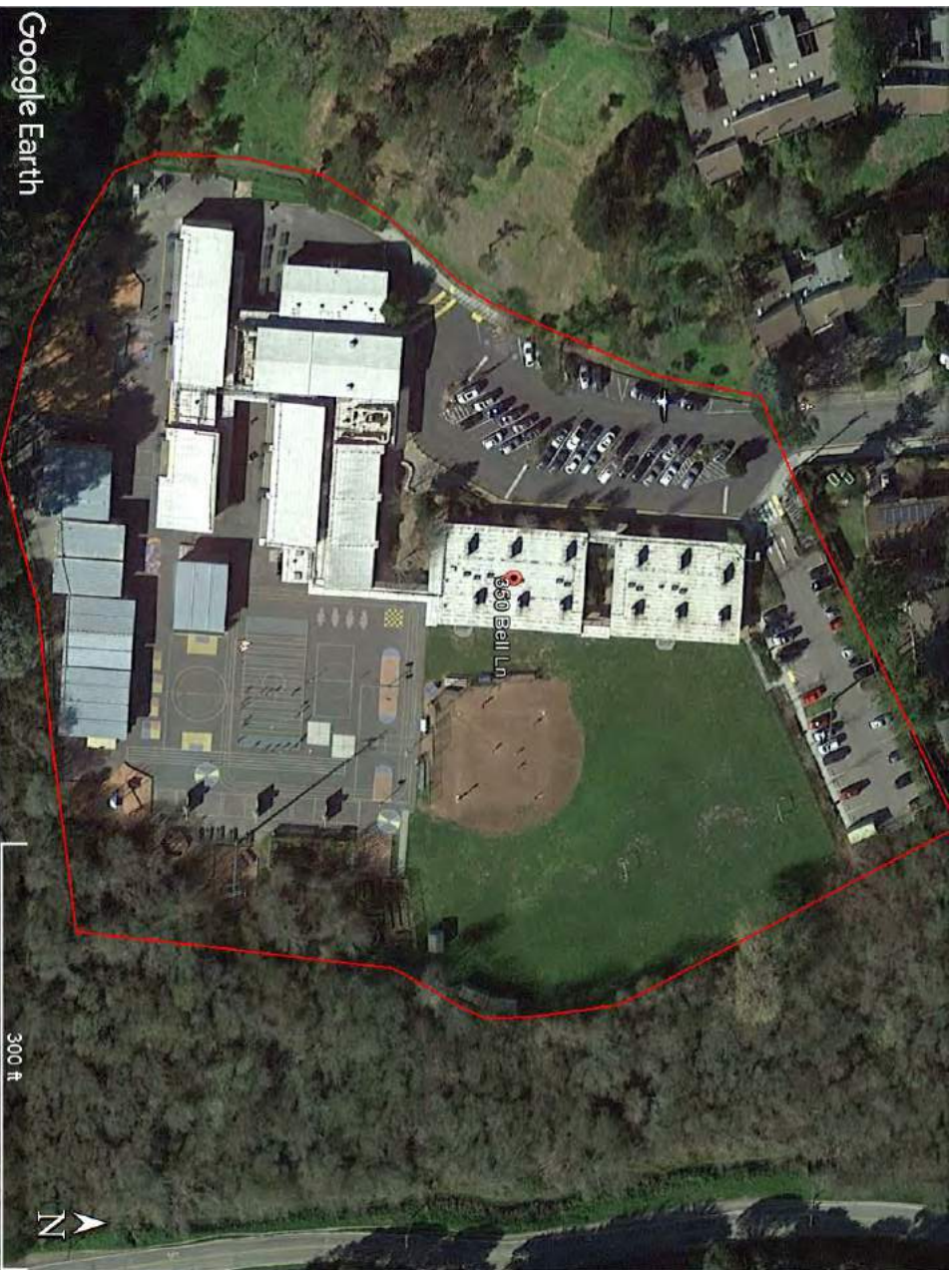
A1.2 – Hibser Yamauchi Architects – April 11, 2011

ON-SITE DATE:



October 12, 2018

Aerial Site Plan



SOURCE:

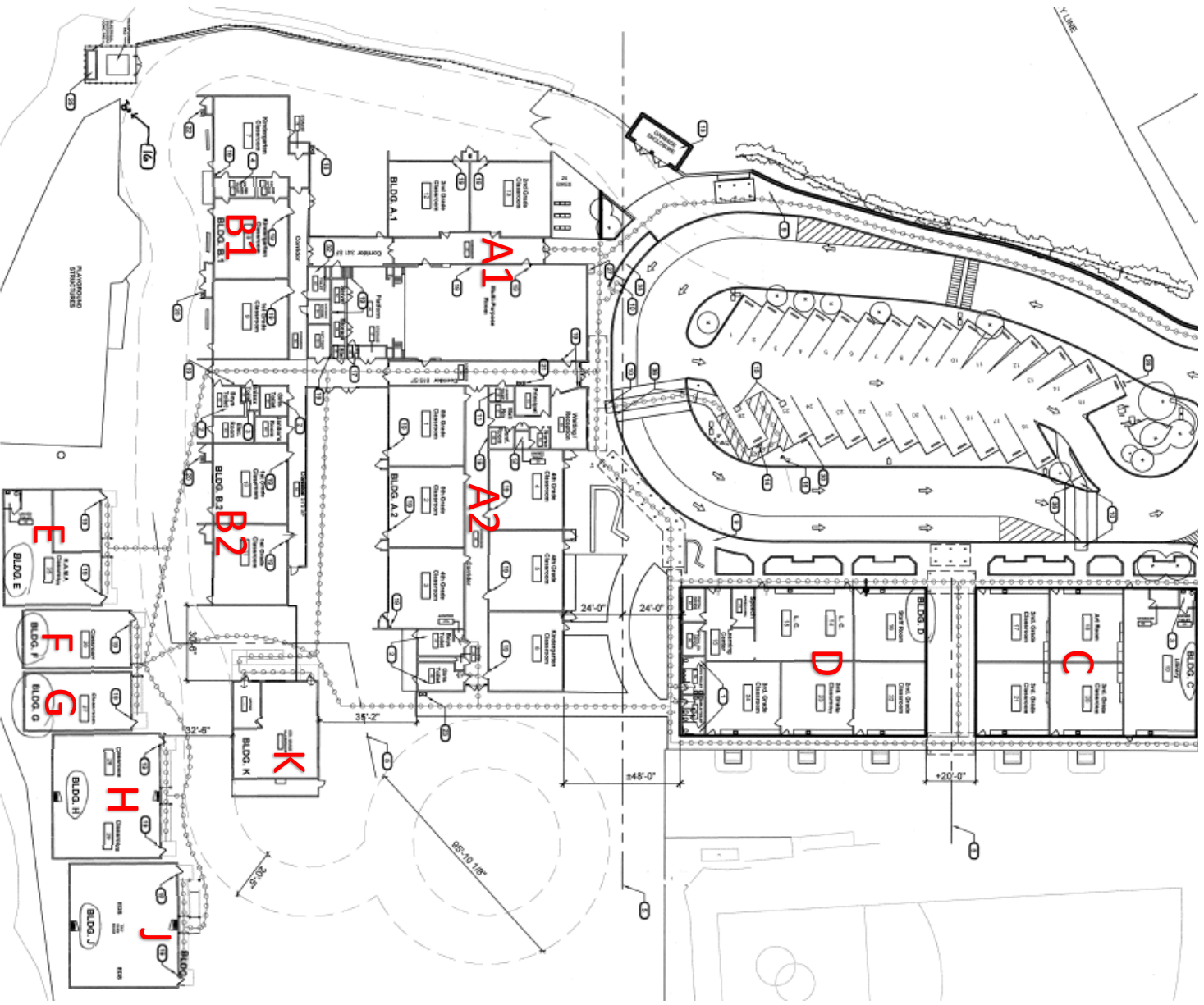
Google Maps: Imagery ©2018 Google, Map data ©2018Google



ON-SITE DATE:

October 12, 2018

Floor Plan



SOURCE:

A0.2 – Hibser Yamauchi Architects – April 11, 2018

ON-SITE DATE:

October 12, 2018

Appendix C: Supporting Documentation

Building and Cost Data

CAMPUS	BLDG ID	DESCRIPTION	PORT / PERM	YEAR BUILT	YEAR MODERNIZED / INSTALLED	AREA	Indicates level of modernization required to bring to "like-new" District standard	Automatically calculated based on SF and Mod Level	Replacement value	Replacement cost	Comparison of modernization against replacement	COSTS RELATIVE TO BUILDING CONDITION AND COMPARISON AGAINST REPLACEMENT COSTS						
												MOD LEVEL	10 YEAR MOD/MAINT COST	REPL. LEVEL	REPL. COST (2018 DOLLARS)	M vs. R Compare (FCI)		
TAM VALLEY ELEMENTARY	A	ADMIN / MPR / CLASSROOMS	PERM	1952	2012		N/A											
	B	CLASSROOMS / KINDERGARTEN	PERM	1952	2012	25,500	N/A	\$3,044,436	2	\$17,978,000	17%							
	C	LIBRARY / CLASSROOMS	PERM	1990	2012		N/A											
	D	LEARNING CENTER / CLASSROOMS	PERM	1990	2012	10,465	N/A	\$1,664,476	1	\$6,614,000	25%							
	E	RAMP / KINDERGARTEN	PORT	2000	-		N/A											
	F	SPANISH / CONF / IEP / MAKER SPACE	PORT	2000	-		N/A											
	G	PE / MUSIC	PORT	2000	-		N/A											
	H	TIA'S BASC / OT	PORT	2000	-	10,816	N/A	\$997,498	1	\$6,836,000	15%							
	J	BRIGHT HORIZONS BASC	PORT	2008	-		N/A											
	K	KINDERGARTEN / COUNSELOR	PORT	2010	-		N/A											
							46,781		\$5,706,410		\$31,428,000	18%						
Total Building Area						46,781												

Cost Calculation Notes

\$ 10,816.00

Appendix D: Pre-Survey Questionnaire



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:	Tam Valley Elementary	
Name of person completing questionnaire:	John Binchi	
Length of Association with the Property:	3 Years	Phone Number: 415-389-7701

Year of Construction?	1952	Floors: 1
No. of Stories?		Acres: 8.2
Total Site Area?		Sqft: 42,842
Total Building Area?		

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators, if any	08/30/2018	WHEELCHAIR LIFT.
2. HVAC Mechanical, Electric, Plumbing?	Annually	
3. Fire Department?	Not None	
4. Fire Sprinklers?	July/August 2018	
5. Fire Alarms?	July/August 2018	
6. Roofs?	December 2017	

Key Questions	Respo
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure for Next Year?	Pavement repairs
Age of the Roof?	2012
What bldg. Systems Are Responsibilities of Outside Maintenance Contractors? (HVAC/Roof/Fire Sprinkler)	HVAC Repairs, Fire alarms and fire sprinklers

1.
2.
3.


 Signature of person Interviewed or completing form

10-18-18
 Date



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
ZONING, BUILDING DESIGN & LIFE SAFETY ISSUES					
1		X			
2		X			
3		X			
4		X			
5		X			
6		X			
7		X			
8		X			We did air sampling and found no issues (Teacher) We do not have the results back at this time.
GENERAL SITE					
9	X				Paving repairs planned for summer of 2019
10		X			
BUILDING STRUCTURE					
11		X			
12		X			
13		X			



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	BUILDING ENVELOPE			COMMENTS
			Unk	NA		
BUILDING ENVELOPE						
14			X			
15	X					
16		X				
17	X					Main building classrooms
18				X		
19		X				
BUILDING HVAC AND ELECTRICAL						
20		X				
21		X				
22		X				
23	X					
24		X				
ADA						
25	X					
26			X			
27		X				
28		X				



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
ADA					
29		X			
30		X			
PLUMBING					
31		X			
32		X			
33		X			
34		X			

Appendix E: Replacement Reserves

Replacement Reserves Report



11/27/2018

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimate
Tam Valley School	\$0	\$0	\$0	\$0	\$285,349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,349
Tam Valley School / Buildings A-B	\$386,019	\$0	\$265,424	\$16,128	\$599,853	\$0	\$733,386	\$535,935	\$52,121	\$359,848	\$95,722	\$17,392	\$735,455	\$3,567,945	\$3,069,511	\$19,524	\$684,519	\$1,258,053	\$54,416	\$6,926	\$944,911	\$13,403,089
Tam Valley School / Buildings C-D	\$94,259	\$0	\$40,019	\$0	\$161,605	\$0	\$0	\$19,457	\$0	\$1,311,283	\$37,853	\$2,229,263	\$82,235	\$225,838	\$250,967	\$0	\$0	\$554,509	\$0	\$0	\$58,784	\$5,066,072
Tam Valley School / Buildings E-K (Modular)	\$23,002	\$0	\$1,128	\$0	\$262,426	\$67,087	\$23,746	\$293,328	\$0	\$156,348	\$170,433	\$0	\$178,230	\$0	\$183,112	\$5,546	\$0	\$519,607	\$0	\$339,664	\$171,453	\$2,395,109
Tam Valley School / Site	\$40,633	\$5,271	\$464,423	\$14,524	\$160,340	\$26,380	\$0	\$92,712	\$0	\$10,709	\$37,821	\$474,607	\$704,106	\$97,133	\$107,606	\$72,473	\$0	\$82,642	\$203,667	\$18,439	\$58,734	\$2,672,221
GrandTotal	\$543,913	\$5,271	\$770,994	\$30,653	\$1,469,573	\$93,467	\$757,132	\$941,431	\$52,121	\$1,838,188	\$341,829	\$2,721,262	\$1,700,026	\$3,890,916	\$3,611,196	\$97,543	\$684,519	\$2,414,812	\$258,083	\$365,030	\$1,233,882	\$23,821,840

Tam Valley School

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										
D3049	1081737	Air-Conditioning System, School, Install	20	16	4	35938	SF	\$4.50	\$6.66	\$239,282					\$239,282																	\$239,282										
Totals, Unescalated											\$0	\$0	\$0	\$0	\$239,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$239,282			
Totals, Escalated (4.5% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$285,349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,349

* 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.

Tam Valley School / Buildings A-B

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	1073720	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	10	0	1600	SF	\$2.87	\$4.25	\$6,796	\$6,796																				\$6,796	\$20,388			
B2011	1064492	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	20000	SF	\$2.87	\$4.25	\$84,950					\$84,950																	\$84,950	\$169,900		
B2011	1064504	Exterior Wall, Stucco, 1-2 Stories, Replace	40	36	4	8000	SF	\$18.18	\$26.90	\$215,163					\$215,163																		\$215,163		
B2021	1064495	Window, 12 SF, Replace	30	28	2	32	EA	\$563.64	\$833.96	\$26,687				\$26,687																			\$26,687		
B2032	1064549	Exterior Door, Steel w/ Safety Glass, Replace	25	25	0	10	EA	\$3,081.00	\$4,558.65	\$45,586	\$45,586																						\$45,586		
B2032	1064498	Exterior Door, Steel, Replace	25	21	4	14	EA	\$3,081.00	\$4,558.65	\$63,821					\$63,821																		\$63,821		
B2032	1064523	Exterior Door, Steel w/ Safety Glass, Replace	25	11	14	23	EA	\$3,081.00	\$4,558.65	\$104,849																							\$104,849	\$104,849	
B3011	1064928	Roof, Cool Reflective Coating, Apply	10	10	0	27000	SF	\$1.37	\$2.03	\$54,842	\$54,842													\$54,842								\$54,842	\$164,527		
B3011	1064478	Roof, Modified Bituminous, Replace	20	14	6	25473	SF	\$9.00	\$13.31	\$339,081						\$339,081																	\$339,081		
B3011	1064609	Roof, Asphalt Shingle, Replace	20	11	9	1000	SF	\$3.42	\$5.06	\$5,061																							\$5,061	\$5,061	
B3016	1064511	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	7	3	1000	LF	\$8.37	\$12.39	\$12,387				\$12,387																			\$12,387	\$24,774	
B3021	1064512	Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace	30	30	0	9	EA	\$1,207.20	\$1,786.17	\$16,075	\$16,075																							\$16,075	
B3021	1064521	Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace	30	19	11	6	EA	\$1,207.20	\$1,786.17	\$10,717																							\$10,717	\$10,717	
C1021	1064550	Interior Door, Wood Solid-Core w/ Safety Glass, Replace	20	8	12	31	EA	\$3,081.00	\$4,558.65	\$141,318																							\$141,318	\$141,318	
C1021	1064506	Interior Door, Wood Solid-Core, Replace	20	8	12	26	EA	\$3,081.00	\$4,558.65	\$118,525																							\$118,525	\$118,525	
C1023	1064505	Door Hardware System, School (per Door), Replace	20	20	0	60	EA	\$375.00	\$554.85	\$33,291	\$33,291																						\$33,291	\$66,582	
C1031	1064509	Toilet Partitions, Metal Overhead-Braced, Replace	20	16	4	11	EA	\$1,250.00	\$1,849.50	\$20,345					\$20,345																		\$20,345	\$20,345	
C3012	1064557	Interior Wall Finish, Gypsum Board/Plaster, Replace	40	40	0	500	SF	\$3.38	\$5.00	\$2,498	\$2,498																							\$2,498	\$2,498
C3012	1064530	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	45000	SF	\$1.42	\$2.11	\$94,760					\$94,760																		\$94,760	\$284,279	
C3024	1064529	Interior Floor Finish, Wood Strip, Sand & Refinish	10	4	6	500	SF	\$3.68	\$5.44	\$2,721																							\$2,721	\$5,441	
C3024	1064481	Interior Floor Finish, Vinyl Sheeting, Replace	15	6	9	7140	SF	\$7.01	\$10.37	\$74,048																							\$74,048	\$74,048	
C3025	1064477	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	4	6	16830	SF	\$7.26	\$10.74	\$180,694																							\$180,694	\$361,388	
C3031	1064483	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	4	6	7640	SF	\$1.94	\$2.87	\$21,892																							\$21,892	\$43,783	
C3032	1064480	Interior Ceiling Finish, Acoustical Tile (ACT) Dropped Fiberglass, Replace	20	4	16	17830	SF	\$5.05	\$7.47	\$133,167																							\$133,167	\$133,167	
D1013	1064514	Wheelchair Lift, , Renovate	25	7	18	1	EA	\$16,652.79	\$24,639.47	\$24,639																							\$24,639	\$24,639	
D2011	1064479	Toilet, Tankless (Water Closet), Replace	20	11	9	11	EA	\$4,051.00	\$5,993.86	\$65,932																							\$65,932	\$65,932	
D2012	1064493	Waterless Urinal, Vitreous China, Replace	20	8	12	7	EA	\$635.00	\$939.55	\$6,577																							\$6,577	\$6,577	
D2014	1064497	Service Sink, Floor, Replace	35	33	2	2	EA	\$1,599.51	\$2,366.64	\$4,733																							\$4,733	\$4,733	
D2014	1064494	Sink, Trough Style, Solid Surface, Vandalism Resistant, Replace	20	16	4	4	EA	\$4,051.00	\$5,993.86	\$23,975																							\$23,975	\$23,975	
D2014	1064507	Sink/Lavatory, Stainless Steel, Replace	20	11	9	14	EA	\$4,051.00	\$5,993.86	\$83,914																							\$83,914	\$83,914	
D2018	1064513	Drinking Fountain, Refrigerated, Replace	10	8	2	5	EA	\$6,488.00	\$9,599.64	\$47,998																							\$47,998	\$95,996	
D2023	1064501	Water Heater, 30 GAL, Replace	15	15	0	1	EA	\$4,055.00	\$5,999.78	\$6,000	\$6,000																						\$6,000	\$12,000	

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				
D2023	1064487	Water Heater, 15 GAL, Replace	15	2	13	1	EA	\$1,000.00	\$1,233.00	\$1,233																						\$1,233	\$1,233			
D2029	1064484	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	26	14	25473	SF	\$38.94	\$57.62	\$1,467,654																							\$1,467,654	\$1,467,654		
D3032	1064518	Ductless Split System, 1.5 - 2 TON, Replace	15	7	8	1	EA	\$4,473.11	\$6,618.42	\$6,618									\$6,618															\$6,618	\$6,618	
D3042	1064489	Exhaust Fan, 251 - 800 CFM, Replace	15	15	0	1	EA	\$2,021.87	\$2,991.56	\$2,992	\$2,992															\$2,992								\$2,992	\$5,983	
D3042	1064510	Exhaust Fan, 100 - 250 CFM, Replace	15	15	0	1	EA	\$889.90	\$1,097.25	\$1,097	\$1,097															\$1,097								\$1,097	\$2,195	
D3049	1064488	HVAC System Ductwork, Sheet Metal, Replace	30	28	2	500	SF	\$15.00	\$22.19	\$11,097			\$11,097																					\$11,097	\$11,097	
D3051	1064500	Unit Heater, 350 MBH, Replace	20	18	2	2	EA	\$7,597.44	\$11,241.17	\$22,482				\$22,482																				\$22,482	\$22,482	
D3051	1064516	Furnace, 60 MBH, Replace	20	18	2	13	EA	\$3,801.45	\$5,624.62	\$73,120			\$73,120																					\$73,120	\$73,120	
D3051	1064515	Furnace, 75 MBH, Replace	20	7	13	1	EA	\$3,801.45	\$5,624.62	\$5,625														\$5,625											\$5,625	\$5,625
D3064	1064485	Roof Ventilator, Metal, Replace	25	22	3	6	EA	\$196.72	\$291.07	\$1,746				\$1,746																					\$1,746	\$1,746
D3068	1064522	HVAC Controls, Building Automation System (BAS), Upgrade	20	20	0	25473	SF	\$5.36	\$7.93	\$202,112	\$202,112																					\$202,112		\$202,112	\$404,224	
D4019	1064524	Sprinkler Heads (per SF), , Replace	20	18	2	25473	SF	\$1.33	\$1.97	\$50,120			\$50,120																						\$50,120	\$50,120
D4019	1064554	Fire Riser, Replace	50	31	19	1	EA	\$2,028.31	\$3,001.09	\$3,001																									\$3,001	\$3,001
D4031	1064502	Fire Extinguisher, , Replace	15	6	9	25	EA	\$356.54	\$527.54	\$13,188										\$13,188															\$13,188	\$13,188
D5012	1064490	Distribution Panel, 208 Y, 120 V, 800 Amp, Replace	30	23	7	1	EA	\$12,023.82	\$17,790.44	\$17,790								\$17,790																	\$17,790	\$17,790
D5019	1073782	Electrical Distribution System, School, Upgrade	40	40	0	200	SF	\$49.78	\$73.65	\$14,729	\$14,729																								\$14,729	\$14,729
D5019	1064519	Electrical Distribution System, School, Upgrade	40	27	13	25473	SF	\$49.78	\$73.65	\$1,876,012														\$1,876,012											\$1,876,012	\$1,876,012
D5022	1064496	Flood Light, Exterior, Replace	20	8	12	12	EA	\$995.47	\$1,472.90	\$17,675													\$17,675												\$17,675	\$17,675
D5029	1064503	Lighting System, Interior, School, Upgrade	25	8	17	25473	SF	\$15.36	\$22.73	\$579,044																		\$579,044							\$579,044	\$579,044
D5034	1064491	Public Address System, Replace	15	9	6	25473	SF	\$0.50	\$0.74	\$18,777						\$18,777																			\$18,777	\$18,777
D5037	1064526	Fire Alarm Control Panel, Addressable, Replace	15	7	8	1	EA	\$20,297.59	\$30,032.32	\$30,032									\$30,032																\$30,032	\$30,032
D5037	1064527	Fire Alarm System, School, Upgrade/Install	20	7	13	25473	SF	\$3.13	\$4.63	\$118,033														\$118,033											\$118,033	\$118,033
D5092	1064482	Exit Lighting Fixture, w/ Battery, Replace	10	8	2	11	EA	\$418.95	\$619.88	\$6,819			\$6,819											\$6,819											\$6,819	\$13,637
E2012	1064508	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	13	7	520	LF	\$467.63	\$691.91	\$359,793							\$359,793																		\$359,793	\$359,793
E2012	1064499	Kitchen Counter, Plastic Laminate, Postformed, Replace	10	3	7	250	LF	\$43.90	\$64.95	\$16,237							\$16,237											\$16,237							\$16,237	\$32,474
Totals, Unescalated											\$386,019	\$0	\$243,056	\$14,133	\$503,014	\$0	\$563,164	\$393,820	\$36,651	\$242,144	\$61,638	\$10,717	\$433,671	\$2,013,290	\$1,657,453	\$10,089	\$338,474	\$595,281	\$24,639	\$3,001	\$391,801	\$7,922,055				
Totals, Escalated (4.5% inflation, compounded annually)											\$386,019	\$0	\$265,424	\$16,128	\$599,853	\$0	\$733,386	\$535,935	\$52,121	\$359,848	\$95,722	\$17,392	\$735,455	\$3,567,945	\$3,069,511	\$19,524	\$684,519	\$1,258,053	\$54,416	\$6,926	\$944,911	\$13,403,089				

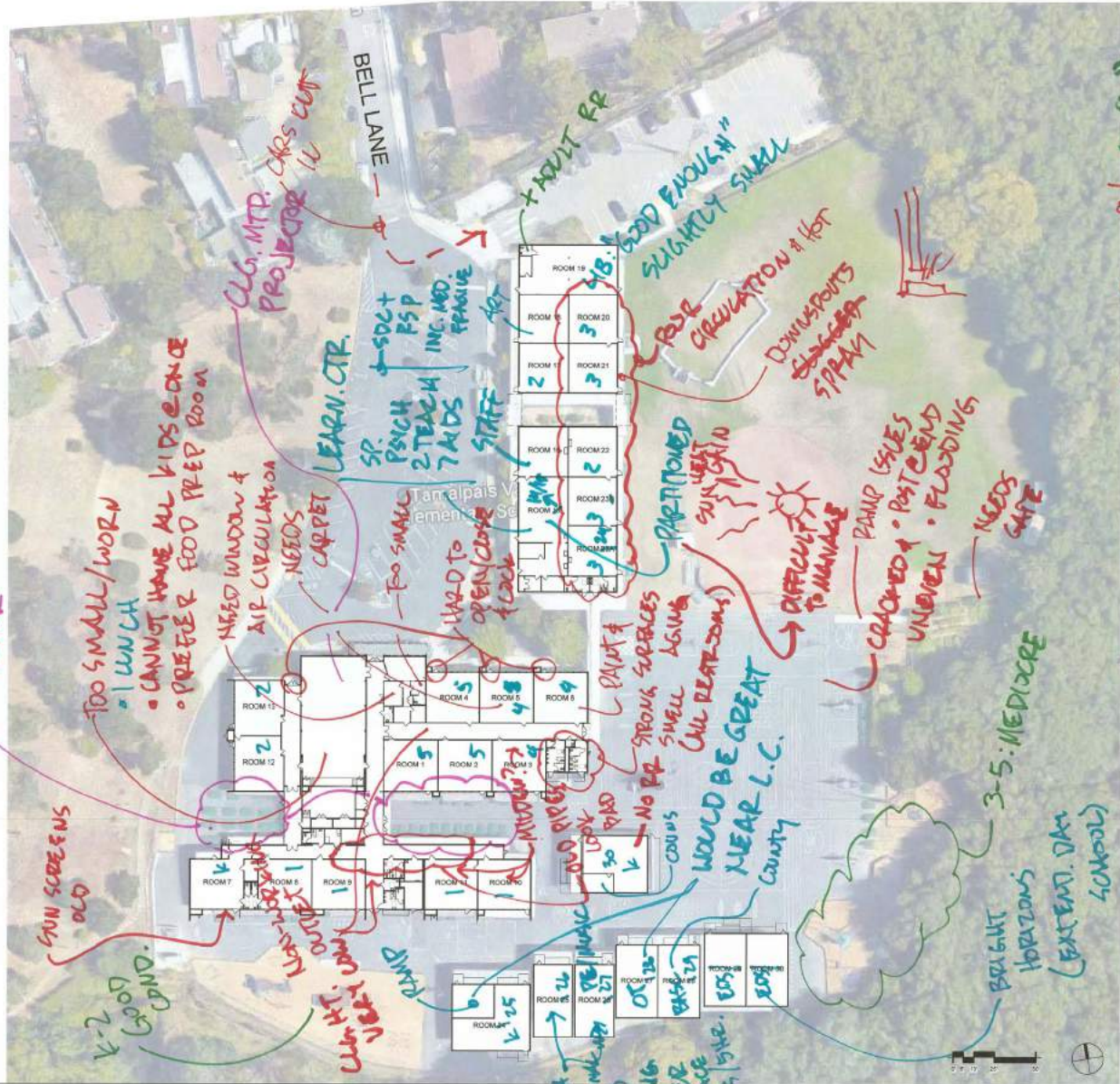
* Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Tam Valley School / Buildings C-D

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	1064553	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	9000	SF	\$2.87	\$4.25	\$38,227				\$38,227										\$38,227										\$38,227	\$76,455	
B2021	1053057	Window, SF, Replace	30	21	9	34	EA	\$3,472.74	\$5,138.26	\$174,701										\$174,701															\$174,701	\$174,701
B2032	1053043	Exterior Door, Steel, Replace	25	25	0	8	EA	\$3,081.00	\$4,558.65	\$36,469	\$36,469																								\$36,469	\$36,469
B2032	1073915	Exterior Door, Steel, Replace	25	16	9	8	EA	\$3,081.00	\$4,558.65	\$36,469										\$36,469															\$36,469	\$36,469
B3011	1063560	Roof, Cool Reflective Coating, Apply	10	10	0	12000	SF	\$1.37	\$2.03	\$24,374	\$24,374										\$24,374														\$24,374	\$73,123
B3011	1063558	Roof, Modified Bituminous, Repair	0	0	0	1500	SF	\$13.50	\$19.97	\$29,962	\$29,962																								\$29,962	\$29,962
B3011	1063559	Roof, Modified Bituminous, Replace	20	11	9	12000	SF	\$9.00	\$13.31	\$159,736										\$159,736															\$159,736	\$159,736
B3016	1053029	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	6	4	400	LF	\$8.37	\$12.39	\$4,955				\$4,955										\$4,955											\$4,955	\$9,910
C3012	1053028	Interior Wall Finish, Laminated Paneling, Replace	20	11	9	20000	SF	\$15.31	\$22.65	\$452,920										\$452,920															\$452,920	\$452,920
C3012	1053027	Interior Wall Finish, Ceramic Tile, Replace	25	8	17	1000	SF	\$16.55	\$24.49	\$24,493																		\$24,493							\$24,493	\$24,493
C3024	1053040	Interior Floor Finish, Vinyl Sheeting, Replace	15	6	9	1000	SF	\$7.01	\$10.37	\$10,371										\$10,371															\$10,371	\$10,371
C3025	1053058	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	8600	SF	\$7.26	\$10.74	\$92,333				\$92,333										\$92,333											\$92,333	\$184,666
C3032	1053034	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	11	9	10465	SF	\$3.11	\$4.60	\$48,171										\$48,171															\$48,171	\$48,171
D2014	1053021	Sink/Lavatory, Stainless Steel, Replace	20	7	13	10	EA	\$4,051.00	\$5,993.86	\$59,939													\$59,939												\$59,939	\$59,939
D2029	1053047	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	29	11	10465	SF	\$38.94	\$57.62	\$602,952												\$602,952													\$602,952	\$602,952
D2039	10																																			

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	
G2045	1053108	Site Furnishings, Bike Rack, Replace	25	8	17	4	EA	\$1,090.00	\$1,612.77	\$6,451																						\$6,451	\$6,451
G2047	1053090	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	58000	SF	\$0.38	\$0.56	\$32,653			\$32,653				\$32,653					\$32,653										\$32,653	\$130,613
G2047	1053101	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	23	2	58000	SF	\$3.28	\$4.85	\$281,479			\$281,479																				\$281,479
G2047	1053098	Play Structure, Large, Replace	20	16	4	1	EA	\$53,130.00	\$78,611.15	\$78,611				\$78,611																			\$78,611
G2047	1053088	Sports Apparatus, Basketball Backstop, Replace	10	6	4	4	EA	\$9,435.64	\$13,960.97	\$55,844				\$55,844										\$55,844									\$55,844
G2047	1053099	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	8	12	10000	SF	\$0.81	\$1.19	\$11,937												\$11,937											\$11,937
G2047	1053094	Play Structure, Medium, Replace	20	8	12	4	EA	\$40,005.63	\$59,192.32	\$236,769												\$236,769											\$236,769
G2047	1062828	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats, Replace (Per EA Seat)	25	7	18	3	EA	\$197.00	\$242.90	\$729																			\$729			\$729	
G2049	1064556	Shed, Wooden Framed, Asphalt Shingles, Replace	30	11	19	144	SF	\$37.50	\$55.49	\$7,990																					\$7,990	\$7,990	
G2057	1053086	Irrigation System, , Replace/Install	25	14	11	62500	SF	\$3.16	\$4.68	\$292,452											\$292,452												\$292,452
G4021	1053102	Pole Light, 135 - 1000 WATT, Replace/Install	20	7	13	8	EA	\$4,630.42	\$6,851.16	\$54,809												\$54,809											\$54,809
Totals, Unescalated											\$40,633	\$5,044	\$425,286	\$12,728	\$134,455	\$21,169	\$0	\$68,127	\$0	\$7,206	\$24,354	\$292,452	\$415,186	\$54,809	\$58,104	\$37,448	\$0	\$39,104	\$92,221	\$7,990	\$24,354	\$1,760,670	
Totals, Escalated (4.5% inflation, compounded annually)											\$40,633	\$5,271	\$464,423	\$14,524	\$160,340	\$26,380	\$0	\$92,712	\$0	\$10,709	\$37,821	\$474,607	\$704,106	\$97,133	\$107,606	\$72,473	\$0	\$82,642	\$203,667	\$18,439	\$58,734	\$2,672,221	

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- o LOVE LOCATION
 - o GOOD SIZE BLACKTOP
 - o 470 STUDENTS
-
- o TRAFFIC ISSUES & PARKING ISSUES
 - o ANTS & RODENTS
 - o RMS 24-30
-
- o MUSIC SPACE DEDICATED
 - o SHARES W/ PE, OM PAJAM DAYS
 - o SUPERVISION AN ISSUE
 - o DOOR LOCKS DON'T ALWAYS WORK (NOT COORDINATE)
 - o WINDOWS IN DOORS
 - o PTA SPACE