



7. Reid Hillview Airport

A. General:

1. Architectural: The observations and recommendations included in the Architectural sections of this assessment report regarding compliance with current exiting and life safety issues and accessibility issues will not be required by the current Uniform Building Code and ADA guidelines and regulations until or unless an occupancy change or major remodeling is made to the buildings for which these observations and recommendations were made.
2. Civil:
 - a. Parking:
 - (1) Striping in parking lot is deteriorated.
 - (2) Recommendations:
 - (a) Re-stripe the parking lot after pavement re-surfacing.
 - b. Paving:
 - (1) Several potholes and alligating were located in the parking area.
 - (2) Recommendations:
 - (a) Resurface the parking lot paving, with removal/replacement of alligatored areas within 3-5 years.



B. Administration/Terminal Building:





B. Administration/Terminal Building:

1. Architectural:

a. This structure is a two-story office building of 10,120 square feet reportedly built in 1970. The first floor of the building is currently being used as offices for the administration of the Reid Hillview Airport. The second floor is not occupied and was last used as a drinking and dining facility.

b. Roof:

- (1) The existing roofing is reported to be a built-up, multi-ply, asphalt roofing system. Access to the roof was not available at the time of the on-site inspection, however the ceiling finish at the second floor shows stains and damage from leaks in the roofing.
- (2) The visible flashing and sheet metal around the roof perimeter is galvanized metal with a paint finish. The paint is chipped and peeling and there are signs of water infiltration in several locations.

(3) Recommendations:

- (a) Based on the general overall condition of the building and the evidence of roof leakage, it is likely that the roofing will require replacement within the next three years. The existing roofing should be patched and repaired as part of routine maintenance until the roofing can be replaced. It is recommended that the new roofing be installed in conjunction with any renovation work that may be considered for the second floor and in any case should be replaced within the next two years to avoid any further damage to the building's structural components and finishes.
- (b) Repair obvious leaks, seal all joints, and refinish the existing flashing and sheet metal as a part of routine maintenance until the new roofing is installed, at which time new flashing and sheet metal can be installed.
- (c) Install new roof drains as a part of the new roofing installation.
- (d) Provide a tapered, rigid insulation system as a part of the new roofing installation. In addition to providing a more energy efficient building, this will provide positive roof drainage and can eliminate ponding resulting from deflection in the roof framing members and plywood roof sheathing.

c. Exterior Finishes:

(1) The majority of the exterior walls for the first and second floor are wood frame with an exterior cement plaster and stucco finish. A large portion of the east wall of the second floor has an exterior wood siding finish. Short two-story concrete walls with a stucco finish make up the remaining exterior wall construction and are located at each corner of the south rectangular wing of the building. All exterior surfaces are showing thin cracking in a "checkerboard" pattern following the line of the framing members and sheathing panels behind the finish. Larger cracks were noted around the doors and windows and where the wood framed walls adjoin the concrete walls. The cracking in the areas around the second floor windows is of particular concern due to the rust stains caused by water penetrating through the finish to the reinforcing mesh. The water penetration at the second floor windows has damaged the cement plaster and stucco finish at the soffit below. Another area showing larger cracks and leakage is the joint formed by the intersection of the walls of the lounge area and office portions of the building.

(2) Recommendations:

- (a) Clean and prepare all exterior stucco surfaces to receive a new finish coat of elastomeric stucco. Hairline cracks should be scored and patched. Larger cracks around door and window frames and at building junctures showing signs of water damage will require a portion of the existing finish to be removed to allow inspection of the substrate and framing. Any damage or dry rot will be repaired. These areas will be provided a new base and scratch coat flush with the existing finish. Once the existing finish has been repaired, the new finish coat can be applied to the entire building. An elastomeric stucco finish is recommended due to its flexibility and water resistant characteristics. The juncture of the Lobby/Lounge and the office wing will require the installation of a flexible expansion joint to allow for the movement of the building without damaging the finish.



- (b) An alternate solution is the application of an exterior insulated finish system (EIFS) with appropriate control and expansion joints. This alternate will provide the necessary repairs in addition to providing a higher level of insulation.
- (c) The wood siding appears to be in good condition, however the paint finish is peeling and chipping. This siding will be scraped, sanded, sealed, and painted.
- d. Exterior Windows:
 - (1) The windows at the main entrance are two-story aluminum frame storefront with fixed glazing and appear to be in satisfactory condition.
 - (2) The first floor office and lounge area windows are aluminum frame fixed glass with two operable sections on the west side of the office wing. These windows appear to be in satisfactory condition.
 - (3) The windows at the second floor office wing are limited to the west wall and are aluminum frame fixed glass. There is evidence of deterioration around the frames (noted previously in the exterior wall report). Interior framing has been installed to give the appearance of arched windows from inside the dining area.
 - (4) The second floor windows above the first floor lounge area are sloped aluminum frame storefront with fixed glazing and appear to be in satisfactory condition.
 - (5) Recommendations:
 - (a) Clean and reseal the perimeter of all window frames.
 - (b) Replace the glazing with insulated dual glazed, low emissivity glazing units. Replace the window frames if the existing frames will not accommodate the new dual glazing.
 - (c) If the alternate solution of providing a new EIFS is used, the existing window frames will require new extensions and/or flashing.
- e. Exterior Doors:
 - (1) The main entrance door, the west entrance door to the Lobby and the first and second floor doors at the south end of the office wing are aluminum frame glass doors.
 - (2) There are six additional exterior flush face, hollow metal doors in metal frames. These doors are generally in poor condition.
 - (3) Recommendations:
 - (a) Replace the glazing in the aluminum frame glass doors with insulated dual glazed, low emissivity glazing.
 - (b) Replace the remaining exterior doors with new insulated hollow metal doors. Replace deteriorated metal frames as required.
- f. Stairs and Landings:
 - (1) The exterior stairs at the north and south ends of the building have a single, tube steel stringer with precast concrete treads and open risers. The precast concrete treads are cracked and broken at their connection to the stringer and are unsafe. The reinforcing in many of the treads is exposed and rusted where the concrete has spalled away. These stairs do not comply with current ADA and building code regulations.
 - (2) The switchback stairs in the main entrance lobby are of similar construction as the exterior stairs and are in poor condition. These stairs do not comply with current ADA and building code regulations.
 - (3) The railings at the exterior stairs and landings are steel construction. The railing at the interior stairs is aluminum. These railings do not meet current ADA or building code regulations.
 - (4) Recommendations:
 - (a) Remove all three existing stairways and replace with new pre-fabricated steel and concrete stairs and railings that are in full compliance with current ADA and building code regulations.
 - (b) Provide a new elastomeric textured deck coating and a sealed topcoat at the second floor exterior decks and landings complete with appropriate trim and edge pieces.



- g. Exterior Concrete Walks:
 - (1) The exterior concrete walks are generally in good condition, however there is a narrow and uneven walkway at the northeast corner of the building that presents a safety hazard and does not comply with current handicap accessibility regulations.
 - (2) Recommendations:
 - (a) Remove the narrow concrete walk and replace with a new four foot wide concrete walk with a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2 inch.
- h. Exterior Equipment Enclosure:
 - (1) The existing enclosure fence located on the north end of the building is wood construction and is in poor condition. The wood fencing is worn and cracked and the paint finish is chipped and peeling. The gate leaves are sagging and loose.
 - (2) Recommendations:
 - (a) Demolish the existing enclosure and rebuild with concrete masonry unit (CMU) construction for the walls. It is recommended the gates be constructed with a galvanized tube steel frame and corrugated metal decking panels.
- i. First Floor Ceiling Finishes:
 - (1) The major portions of the first floor ceilings are 2'x4' suspended acoustic tiles set in a T-bar suspension system. Several lay-in panels are showing signs of age and are sagging.
 - (2) The restroom ceilings are painted gypsum board and are generally in good condition.
 - (3) The main entry lobby is open to the second floor and the ceiling in this area is a 2'x4' suspended ceiling system similar to the first floor ceiling. The acoustic panels in this area are stained from roof leaks and several panels are broken. The T-bar suspension system above the lobby shows signs of rust. The water stains around the light fixtures and fire sprinkler heads indicate the rainwater penetrating the roof is following the electrical conduit and sprinkler piping above the ceiling.
 - (4) Recommendations:
 - (a) Remove the existing ceiling panels that are damaged and/or sagging and install new panels with a similar texture.
 - (b) Clean and paint the existing suspension system and paint the remaining existing acoustic panels with non-bridging paint to match the new panels.
 - (c) Clean and paint the gypsum board ceilings.
 - (d) Remove the suspended ceiling system over the main entry lobby and replace with a new 2'x4' suspended ceiling system.
- j. First Floor Wall Finishes:
 - (1) The majority of the first floor interior walls are wood framed partitions with a painted gypsum board finish. The north-south corridor walls are finished in wood paneling with wood trim. A portion of the west wall of this corridor is a recent addition and extends to a height of approximately 8' leaving an opening between the top of the wall and the ceiling, which is at a height of 9'. These walls are generally in good condition.
 - (2) The walls dividing the offices and conference rooms do not penetrate the ceiling and do not form a tight seal, but are in acceptable condition.
 - (3) The vestibule area formed by the east wall of the offices and the partial northwest wall of the corridor has a fabric wall covering at the south and west walls. The finishes in this area appear to be in acceptable condition.
 - (4) There is a 4' high wood panel wainscot at the north and west walls of the lobby stairs and is in poor condition.
 - (5) The restroom walls have a 4' high FRP wainscot and painted gypsum board above the wainscot to the ceiling. These finishes appear to be in acceptable condition.



- (6) Recommendations:
 - (a) Patch and repair, clean, and paint the gypsum board walls.
 - (b) Remove the wood wainscot at the lobby stairs. Patch and repair the gypsum board and provide a new paint finish.
 - (c) Provide new wood trim scribed to the ceilings at the office divider walls to provide an acceptable juncture at the ceilings.
- k. Floor Finishes:
 - (1) The lobby, corridors, hallways and lounge have vinyl composition tile (VCT) flooring with a wood base at the wood paneling wall finish and resilient base at the gypsum board wall finishes. The tile has been repaired in several areas with different colored tiles. The flooring is uneven and there are several cracked and broken tile at the intersection of the lobby and the north-south corridor.
 - (2) The floor of the lobby stair is bare dirt and gravel.
 - (3) The restroom floors are finished with sheet vinyl, which has been extended up the walls to provide an integral coved base. This floor finish is in generally good condition.
 - (4) The offices and conference rooms are carpeted and have a resilient topset base. The carpet appears to be a direct glue application and is showing stains and signs of wear.
 - (5) Recommendations:
 - (a) Remove the existing VCT at the lobby, lounge, and restroom hallway. Clean, patch, and repair the concrete slab as required prior to installing new VCT flooring and resilient base.
 - (b) Particular attention should be paid to the concrete slab subfloor at the intersection of the north-south corridor and the lobby. Any cracking should be examined and repaired to provide a level base for the new VCT and a smooth transition between the existing corridor flooring and new flooring at the lobby.
 - (c) Replace the existing base and carpeting.
 - (d) Provide a new reinforced 4" concrete slab and gravel base at the lobby stair and finish with new VCT and a resilient base to match the new floor finish of the lobby.
- l. Interior Doors:
 - (1) The interior doors are wood with wood frames. The doors along the north-south corridor are standard height and are hung in a full height opening with a fixed transom panel above. The interior doors and frames are in satisfactory condition.
- m. Casework:
 - (1) Built-in casework is minimal and consists mainly of the service counters at the lounge. It is recommended these counters be replaced with new plastic laminate finished countertops installed at a height in compliance with ADA and building code regulations for handicapped accessibility.
- n. Exiting/Life Safety:
 - (1) The exiting and life safety elements for the first floor areas appear to comply with current building code regulations. The occupant load for the office wing is not large enough to require the corridor to be fire rated. The lounge has access to two exits that appear to be separated by the required minimum distance.
 - (2) Exit signs are in place but do not meet the requirements for illumination.
 - (3) Recommendations:
 - (a) Provide new self-illuminating exit signs with appropriate emergency backup power.
- o. Second Floor:
 - (1) The previous occupancy was a drinking and dining establishment and has not been in use for several years. The existing ceiling, wall, and floor finishes are in poor condition and are not considered to be of any value.



- (2) Recommendations:
 - (a) Remove all existing ceiling, wall, and floor finishes including the subfloor sheathing.
 - (b) Remove all existing interior non-bearing walls and partitions.
 - (c) Remove all plumbing fixtures and pipe. Cap all plumbing lines at the floor, exterior walls, and ceiling.
 - (d) Remove the existing light fixtures leaving the minimum number of fixtures required to meet basic illumination levels for the shelled space.
 - (e) Provide a new 5/8" type "X" gypsum board finish at the exterior walls. The gypsum board can be left unfinished until the second floor is occupied.
 - (f) Patch and repair the existing structural floor decking as required and install new subfloor sheathing to insure a sound base for any floor finish that may be installed at a later date.
- p. Second Floor Exiting/Life Safety:
 - (1) The second floor exits at the north and south ends of the building will provide the necessary exits required for the shelled area of the second floor. This issue will need to be reviewed for the appropriate occupancy at the time a new tenant is secured or considered.
- q. Accessibility:
 - (1) The parking lot that serves the Administration and Terminal building is located to the east across the frontage street and has one parking space designated for handicapped parking. The parking space layout and signage appear to comply with current regulations. Access to the building from the parking lot is provided by the appropriate sidewalk ramps.
 - (2) The main entrance and secondary entrances at the first floor do not comply with current ADA and Building Code regulations. The threshold at these doors is in excess of the required 1/2" maximum height. The exterior door hardware does not meet the requirements for accessibility.
 - (3) The exterior stairs, handrails, and second floor guardrails do not comply with current accessibility and building code regulations.
 - (4) The exterior second floor doors are not in compliance.
 - (5) The interior stair, handrails, and second floor guardrails at the main lobby do not meet current accessibility and building code regulations.
 - (6) The service counters in the first floor lounge do not provide the proper clearances and are too high for proper access.
 - (7) The elevator is no longer working and cannot be considered as a means of access to the second floor. The elevator doors and cab do not meet the current minimum dimensions required for ADA compliant accessibility.
 - (8) The public restrooms on the first floor do not appear to be ADA compliant. The access hallway to the restrooms appears to be too narrow and the restrooms do not appear to have the proper clearances.
 - (9) The interior door hardware does not comply with the current ADA compliant regulations.
 - (10) Recommendations:
 - (a) Provide new ADA compliant thresholds at all first and second floor exterior doors. Ramping-type thresholds can be provided that will mitigate the difference in the elevation of the exterior concrete landings and the finish floor elevation. Provide new ADA compliant hardware at the exterior doors.
 - (b) Refer to Item e.4 for stair and handrail recommendations. Provide new guardrails with balusters spaced in accordance with current building code regulations at the second floor landings and decks.
 - (c) Refer to Item l.1 for interior casework recommendations.
 - (d) Remove the existing elevator and enlarge the elevator shaft to accommodate a new elevator that meets the minimum accessibility regulations regarding cab size and door width.
 - (e) Demolish the existing restrooms and remodel the existing restroom and access hallway areas to provide ADA compliant restrooms with proper



- clearances, new plumbing fixtures, and accessories including new doors and hardware.
- (f) Replace all existing interior door hardware with new ADA compliant hardware.
 - (g) Provide an ADA compliant drinking fountain and an accessible pay telephone in or near the entry lobby or lounge.
- r. **Building Signage:**
- (1) The existing building is not in compliance with current ADA and building code accessibility regulations and does not have the appropriate required signage.
 - (2) Recommendations:
 - (a) Provide the required tactile and Braille building accessibility signage upon completion of the work required to bring the existing building into compliance with the current ADA and building code accessibility regulations. Signage will be required at the building entrances, exits, toilet facilities and all areas accessible and usable by the public.
 - (b) It is also recommended that the existing room and area identification signs be replaced with new tactile signs that are consistent in design and appearance and include identification text in Braille.
2. **Electrical:**
- a. **Power Distribution:**
 - (1) The existing main service is rated 400 amps at 480 volts, 3 phase, 4 wire. 120/208 volt power is also available via a step-down transformers and panels. All of the distribution equipment appears original to the building but is still in fair condition.
 - b. **Receptacles:**
 - (1) Grounding-type receptacles are located throughout the building in adequate quantity.
 - c. **Interior Lighting:**
 - (1) Lighting is provided mostly by 2' by 4' recessed fixtures with acrylic prismatic lenses. Some surface-mounted fluorescent fixtures are also present. All of the fixtures have T12 fluorescent lamps and magnetic ballasts.
 - (2) Light levels in the offices are in the range of 60 to 90 footcandles, which is more than adequate.
 - (3) Non-illuminated exit signs are located above doors. Per code, these should be illuminated.
 - (4) Recommendations:
 - (a) Replace all T12 fluorescent lamps and magnetic ballasts with T8 fluorescent lamps and electronic ballasts.
 - (b) Refer to Architectural Item n.3.a for recommendations.
 - d. **Exterior Lighting:**
 - (1) Vandal resistant, wall-mounted fixtures were located on the side of the building. Two of these fixtures had cracked lenses and should be replaced.
 - (2) Recessed downlights were located above the front and side entry doors.
 - (3) Pole-mounted fixtures were located near the front entrance along with a spotlight above the front entrance.
 - (4) Parking lot lighting consisted of fixtures mounted on 10' poles. Consideration should be given to replacing these fixtures and poles to provide better illumination for the parking lot and front area of the building.
 - (5) Recommendations:
 - (a) Replace pole-mounted parking lot fixtures with new 30' high poles and H.I.D. type fixtures.
 - (b) Replace cracked lenses.
 - e. **Special Systems:**
 - (1) The building does have some type of fire alarm system with a warning bell. No fire alarm system is required by code, however consideration should be given to installing a complete fire alarm system in the future for the safety of personnel and the protection of the building.
 - (2) Recommendations:
 - (a) Provide a fire alarm system for the building.



- f. Other
 - (1) The electrical equipment and devices on the second floor (former restaurant) are unusable for any new construction and should be completely demolished and replaced to suit the new configuration.

3. Mechanical:

- a. Fire Protection (Sprinklers):
 - (1) The building is fully sprinklered. Piping is rusted on exposed outer building areas, particularly near stairwells and exits. The fire department Siamese connection does not have a plug or cover, and the connection threads are exposed.
 - (2) Recommendations:
 - (a) Replace rusted sprinkler piping.
 - (b) Replace plug, cover, and chain on fire department standpipe.
- b. Heating, Ventilating, and Air Conditioning:
 - (1) Grilles and diffusers on first floor are old and dirty (18 count, 12"x12", 2 count 2' x 3' return grilles).
 - (2) Rooftop HVAC units were inaccessible at the time of inspection. The building manager indicates the units are inspected regularly, but the HVAC units are most likely original equipment.
 - (3) All HVAC on second floor is in disrepair. Due to heavy cigarette smoke damage and general condition, there are no salvageable pieces.
 - (4) Recommendations:
 - (a) Replace all grilles and diffusers.
 - (b) If HVAC units have not been replaced since original construction, replace units. Recommend 30 year replacement cycle.
 - (c) Replace all HVAC components for the second floor (grilles, ducting, thermostats).
 - (d) Provide programmable thermostats with locking covers.
- c. Exhaust:
 - (1) The restroom exhaust fan grilles are filthy and rusted. Although the restrooms were renovated, it is apparent that the exhaust system was not updated.
 - (2) The second floor kitchen exhaust system is filthy.
 - (3) Recommendations:
 - (a) Replace all restroom exhaust fans and grilles.
 - (b) Replace second floor kitchen exhaust fan system.
- d. Plumbing Fixtures:
 - (1) The first floor restroom is newly refurbished.
 - (2) The second floor restroom and kitchen fixtures are old.
 - (3) Recommendations:
 - (a) Replace all second floor fixtures (quantity depends upon architectural refurbishment plan).
- e. Plumbing/Piping:
 - (1) The 1-1/2" water main inlet anti-siphon valve cover is cracked.
 - (2) The PVC condensate drain from the rooftop and second floor mechanical systems is cracked and unsupported.
 - (3) Recommendations:
 - (a) Replace 1-1/2" water inlet anti-siphon valve.
 - (b) Replace condensate drain with well-supported copper Type DWV.
- f. Other:
 - (1) The elevator is locked out, and power and hydraulics were disconnected in 1999. The elevator will require re-commissioning if the second floor is refurbished.
 - (2) Demolish all second floor mechanical components and replace in accordance with the architectural refurbishment plan.



4. Structural:
 - a. Foundation System:
 - (1) Due to hidden conditions, the foundation system could not be observed during our site visit. However, information obtained from seismic rehabilitation drawings by Donald Peoples, dated 2/20/90, indicates the foundation system for the structure contains reinforced continuous concrete footings and concrete pad footings.
 - (2) The ground floor consists of concrete slab-on-grade.
 - (3) There were no indications of settlement observed.
 - (4) Recommendations:
 - (a) We do not anticipate any modifications to the foundation system.
 - b. Vertical Load-Resisting System:
 - (1) Due to hidden conditions, we were unable to directly observe the floor and roof framing systems.
 - (2) Two structural investigation reports were provided for our review, Structural Investigation, Terminal Building, by Ahearn & Knox, Inc., dated April 1986, and Structural Evaluation of the Reid-Hillview Airport Terminal Building, by Creegan & D'Angelo, dated July 28, 1986. Vertical load resisting system information in this report is based on information gleaned from those two structural reports.
 - (3) The roof is framed with wood framing members with a plywood roof diaphragm.
 - (4) The second floor framing consists of wood and steel framing members with a plywood deck.
 - (5) Steel columns are used in the interior for supporting the beams and girders.
 - (6) The walls are mostly wood framed, stud walls. However, short, concrete shear and bearing walls occur in each direction at the corners of the structure, except in the lounge area.
 - (7) Nominal cracking was observed at the concrete/wood wall interfaces.
 - (8) There were no signs of excessive deflection observed for the floor or the roof.
 - (9) Recommendations:
 - (a) If water infiltration is a problem, the cracks noted in item (7) may need to be sealed. Refer to the Architectural portion of this report for recommended repair work in this area.
 - (b) We do not anticipate any structural modifications to the vertical load resisting system.
 - c. Lateral Force-Resisting System:
 - (1) The structure is irregular in shape, consisting of a series of offset rectangles with the second floor lounge extending beyond the first floor area on three sides.
 - (2) Evaluation of the lateral force-resisting system for this building was performed by two separate Structural Engineering firms as noted above.
 - (3) Seismic rehabilitation drawings by Donald Peoples, S.E., dated 2/20/90 was available for our review at the site. Information contained in this portion of the report is based on our review of the above referenced structural reports, site review of the seismic rehabilitation drawings, and our observations at the site.
 - (4) The lateral force-resisting system consists of short, two story, concrete shear walls in each principle direction located at the corners of the structure, except at the lounge area, with plywood diaphragms at the second floor and roof levels.
 - (5) As part of the seismic rehabilitation performed in 1990, a braced steel frame was added at the first story of the west end of the lounge. Based on the drawings, a steel moment frame was added at the second floor level vertically above the braced frame. According to the rehabilitation drawings, seismic ties were also added to the floor and roof levels. Due to hidden conditions, we were unable to observe these modifications.



- (6) Recommendations:
- (a) The seismic rehabilitation performed in 1990 should have brought the building into compliance with the 1988 Uniform Building Code. Although the level of required seismic design force has increased since the 1988 Uniform Building Code, if the occupancy of the structure is not changed, we believe the level of seismic resistance should be adequate to prevent collapse of the structure in a major seismic event. Therefore, no structural modifications are anticipated at this time.
 - (b) If the occupancy category changes, the Building Department may require the building to be brought into compliance with the current California Building Code. This would require hiring a structural engineer to evaluate the structure and design seismic upgrades to comply with the current California Building Code.



C. Estimate Summary

County of Santa Clara - Roads and Airports Reid Hillview Airport Summary - Probable Cost of Repairs November 20, 2000			
Summary	Total Cost		
	Priority		
	A	B	C
Administration/Terminal Building			
Site	\$ 7,183	\$ 0	\$ 0
Administration/Terminal Building	\$ 942,081	\$ 1,302,460	\$ 409,408
Total Repair Costs	\$ 949,264	\$ 1,302,460	\$ 409,408

Notes:

Priorities are classified as:

A = Immediate repairs...to be completed within 2 - 3 years

B = Medium range repairs...to be completed between 3 - 5 years

C = Long range repairs...items which may be deferred for a period of 6 years or more



D. Site Estimate

County of Santa Clara - Roads and Airports Reid Hillview Airport Site - Probable Cost of Repairs November 20, 2000									
Item	Work Description	Quantity	Units	Unit Cost	Priority ¹ (A,B,C)	Total Cost			Comments
						A	B	C	
A	Site								
2	Civil								
a	Parking								
2.a	Re-stripe pavement	1	EA	\$ 500.00	A	\$ 500			
b	Paving								
2.a	Re-surface parking area	1	EA	\$ 2,000.00	A	\$ 2,000			
	Subtotal Repair Costs					\$ 2,500	\$ 0	\$ 0	
	Location Factor (San Jose)	19%				\$ 470	\$ 0	\$ 0	
	Design/Estimate Contingency	20%				\$ 594	\$ 0	\$ 0	
	General Conditions	10%				\$ 356	\$ 0	\$ 0	
	Overhead/Profit	8%				\$ 314	\$ 0	\$ 0	
	Insurance/Bonds	2%				\$ 85	\$ 0	\$ 0	
	Market Factor	10%				\$ 432	\$ 0	\$ 0	
	Escalation (4% per year)	8%				\$ 380	\$ 0	\$ 0	
	Subtotal Construction Costs					\$ 5,131	\$ 0	\$ 0	
	A/E Design Fee	10%				\$ 513	\$ -	\$ -	
	County Costs	30%				\$ 1,539	\$ -	\$ -	
	TOTAL REPAIR COSTS					\$ 7,183	\$ 0	\$ 0	

Notes:

1 Priorities are classified as:

A = Immediate repairs...to be completed within 2 - 3 years

B = Medium range repairs...to be completed between 3 - 5 years

C = Long range repairs...items which may be deferred for a period of 6 years or more



E. Building Estimate

County of Santa Clara - Roads and Airports Reid Hillview Airport Administration/Terminal Building - Probable Cost of Repairs November 20, 2000										
Item	Work Description	Quantity	Units	Unit Cost	Priority ¹ (A,B,C)	Total Cost			Comments	
						Priority				
						A	B	C		
B	Administration/Terminal Building									
1	Architectural									
b	Roofing									
3.a	New roof	6,400	SF	\$ 5.00	B		\$ 32,000			
3.b	Repair damaged roof	500	LF	\$ 12.00	A	\$ 6,000				
3.c	New roof drains for new roof	12	EA	\$ 320.00	B		\$ 3,840			
3.d	Rigid insulation at new roof	8,800	SF	\$ 2.00	B		\$ 17,600			
c	Exterior Finishes									
2.a	New elastomeric stucco finish	14,000	SF	\$ 5.80	A	\$ 81,200				
2.b	Alternate ext. insulated finish	14,000	SF	\$ 7.20	B		\$ 100,800			
2.c	Refinish ext. wood siding	600	SF	\$ 0.96	A	\$ 576				
d	Exterior Windows									
5.a	Clean & seal window frames	1	LS	\$ 3,600.00	A	\$ 3,600				
5.b	Replace glazing	2,800	SF	\$ 40.00	B		\$ 112,000			
e	Exterior Doors									
3.a	Replace glazing	6	EA	\$ 720.00	A	\$ 4,320				
3.b	New doors and frames	6	EA	\$ 1,050.00	A	\$ 6,300				
f	Stairs and Landings									
4.a	New stairs & railings	3	EA	\$ 9,600.00	A	\$ 28,800				
4.b	New balcony & landing finish	120	SF	\$ 3.80	B		\$ 456			
g	Exterior Concrete Walks									
2.a	New concrete walk	60	LF	\$ 12.00	A	\$ 720				
h	Exterior Equipment Enclosure									
2.a	Demo. & rebuild w/CMU	1	LS	\$ 8,600.00	A	\$ 8,600				
i	First Floor Ceiling Finishes									
4.a	Replace damaged clg. panels	800	SF	\$ 2.20	A	\$ 1,760				
4.b	Clean & paint susp. system	4,000	SF	\$ 1.20	A	\$ 4,800				
4.c	Clean & paint g.b. ceilings	400	SF	\$ 0.60	A	\$ 240				
4.d	New 2'x4' clg. syst. @ lobby	600	SF	\$ 4.00	A	\$ 2,400				
j	First Floor Wall Finishes									
6.a	Patch, repair, clean & paint g.b.	10,000	SF	\$ 0.80	A	\$ 8,000				
6.b	Demo. Wainscot & refinish g.b.	120	SF	\$ 0.96	A	\$ 115				
6.c	New wood trim	240	LF	\$ 2.50	A	\$ 600				
k	Floor Finishes									
5.a	New VCT flooring & base	1,800	SF	\$ 3.80	A	\$ 6,840				
5.b	Examine & repair conc. slab	1	LS	\$ 1,200.00	A	\$ 1,200				
5.c	Replace base & carpeting	3,000	SF	\$ 3.50	B		\$ 10,500			
5.d	New conc. slab @ int. stair	80	SF	\$ 4.00	A	\$ 320				
n	Exiting/Life Safety									
3.a	New illuminated exit signs	1	LS	\$ 2,800.00	A	\$ 2,800				
o	Second Floor									
2.a	Demo 2nd floor	5,400	SF	\$ 8.50	B		\$ 45,900			
2.e	New 5/8" Type X g.b. finish	5,200	SF	\$ 0.60	B		\$ 3,120			
2.f	Install new subfloor sheathing	5,200	SF	\$ 0.80	B		\$ 4,160			
q	Accessibility									
10.a	New ext. door thresholds	6	EA	\$ 100.00	A	\$ 600				
10.a	New ext. door hardware	6	EA	\$ 600.00	A	\$ 3,600				
10.b	New guardrails	30	LF	\$ 50.00	A	\$ 1,500				
10.d	New elevator	1	LS	\$ 80,000.00	B		\$ 80,000			
10.e	Demolish & remodel restroom	460	SF	\$ 280.00	A	\$ 128,800				
10.f	New hardware	18	EA	\$ 600.00	A	\$ 10,800				
10.g	New drinking fountain & pay phone @ lobby	1	LS	\$ 8,000.00	A	\$ 8,000				
r	Building Signage									
2.a	New accessibility signage	1	LS	\$ 1,200.00	A	\$ 1,200				
2.b	New identification signage	1	LS	\$ 800.00	A	\$ 800				
2	Electrical									
c	Interior Lighting									
4.a	4' T8 fluorescent lamps	196	EA	\$ 7.10	B		\$ 1,392			
4.a	Electronic ballasts	98	EA	\$ 82.50	B		\$ 8,085			
d	Exterior Lighting									
5.a	30' steel pole and foundation	3	EA	\$ 2,190.00	C		\$ 6,570			
5.a	Pole mounted fixtures	6	EA	\$ 565.00	C		\$ 3,390			
5.a	Asphalt sawcutting	300	LF	\$ 2.31	C		\$ 693			
5.a	8"x24" trench, backfill, compaction	300	LF	\$ 3.72	C		\$ 1,116			
5.a	Asphalt patching	300	LF	\$ 1.62	C		\$ 486			
5.b	Replace cracked lenses	2	EA	\$ 75.00	A	\$ 150				
e	Special Systems									
2.a	Fire Alarm System	10,120	SF	\$ 2.00	C		\$ 20,240			



E. Building Estimate, Continued

County of Santa Clara - Roads and Airports Reid Hillview Airport Administration/Terminal Building - Probable Cost of Repairs November 20, 2000									
Item	Work Description	Quantity	Units	Unit Cost	Priority ¹ (A,B,C)	Total Cost			Comments
						A	B	C	
3	Mechanical								
a	Fire Protection (Sprinklers)								
2.a	Replace rusted sprinkler piping	60	LF	\$ 20.00	A	\$ 1,200			Demo/haul old piping
2.b	Replace cover on FD standpipe	1	EA	\$ 150.00	A	\$ 150			
b	HVAC								
4.a	Replace diffusers	18	EA	\$ 126.00	B		\$ 2,268		
4.a	Replace return grilles	2	EA	\$ 250.00	B		\$ 500		
4.b	Replace rooftop HVAC units	4	EA	\$ 7,500.00	B		\$ 30,000		
4.c	Renovate second floor HVAC sys.	5,000	SF	\$ 15.00	C			\$ 75,000	Includes demo./HVAC only
4.d	Provide prog. t-stats w/lock, Covers	4	EA	\$ 175.00	B		\$ 700		
c	Exhaust								
3.a	Replace restroom exhaust fans	2	EA	\$ 400.00	A	\$ 800			
3.b	Renovate second floor kitch. Exh.	1	EA	\$ 5,000.00	C			\$ 5,000	Coordinate with Architectural
d	Plumbing Fixtures								
3.a	Replace all second floor fixtures	851	SF	\$ 11.75	C			\$ 9,999	Quantity pending Arch. Plan
e	Plumbing/Piping								
3.a	Replace 1-1/2" anti-siphon valve	1	EA	\$ 500.00	A	\$ 500			
3.b	Replace condensate drain w. Cu	67	LF	\$ 8.95	A	\$ 600			
4	Structural								
b	Vertical Load-Resisting System								
9.a	See Architectural								
c	Lateral Force-Resisting System								
6.b	Occupancy change upgrade	1	LS	\$ 20,000.00	C			\$ 20,000	Structural evaluation only
Subtotal Repair Costs						\$ 327,891	\$ 453,321	\$ 142,494	
	Location Factor (San Jose)	19%				\$ 61,643	\$ 85,224	\$ 26,789	
	Design/Estimate Contingency	20%				\$ 77,907	\$ 107,709	\$ 33,857	
	General Conditions	10%				\$ 46,744	\$ 64,625	\$ 20,314	
	Overhead/Profit	8%				\$ 41,135	\$ 56,870	\$ 17,876	
	Insurance/Bonds	2%				\$ 11,106	\$ 15,355	\$ 4,827	
	Market Factor	10%				\$ 56,643	\$ 78,310	\$ 24,616	
	Escalation (4% per year)	8%				\$ 49,846	\$ 68,513	\$ 21,662	
Subtotal Construction Costs						\$ 672,915	\$ 930,328	\$ 292,434	
	A/E Design Fee	10%				\$ 67,291	\$ 93,033	\$ 29,243	
	County Costs	30%				\$ 201,874	\$ 279,098	\$ 87,730	
TOTAL REPAIR COSTS						\$ 942,081	\$ 1,302,460	\$ 409,408	

Notes:

1 Priorities are classified as:

A = Immediate repairs...to be completed within 1 - 2 years

B = Medium range repairs...to be completed between 3 - 5 years

C = Long range repairs...items which may be deferred for a period of 6 years or more