Facility Condition Assessment Report

Santa Clara County Airports

Prepared by Kitchell
For

County of Santa Clara, California

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KITCHELL

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EXECUTIVE SUMMARY

Background

On February 28, 2018, Santa Clara County Department of Airports authorized Kitchell to conduct a facility condition assessment of Reid Hillview Airport and San Martin Airport to obtain building and property deficiency evaluations, propose corrective maintenance recommendations, and prepare budget estimates for the corrective work for each facility. The findings will be used as a basis for developing a business plan and strategy to implement necessary repairs, alterations and improvements over the next 10 years.

Assessment Methodology & Implementation

In assessing the condition of the facilities, Kitchell's team of Facility Condition Assessment (FCA) professionals identified those items in need of repair, retrofit or replacement necessary to preserve the existing facilities and enhance the safety and longevity of the facilities for the next 10 years. Budget estimates were developed for observed deficiencies and were categorized with priority groups ranging from "Immediate" (Priority 1), "Critical" (Priority 2), to "Recommended" (Priority 3). The methodology used in this assessment included a non-destructive visual inspection of the facilities using ASTM standards (ASTM E2018-15) and industry best-practices checklists, interviews with the County; analysis based on the available documentation (original and as-built drawings, precedent studies, reports and documents); and input from initial County questionnaires. Observed physical deficiencies at each facility were assigned a budget-level construction correction estimate.

On March 22, 2018, Kitchell conducted field conditions assessment of the Administration/Terminal Building and its adjacent parking lots at Reid Hillview Airport located on 2500 Cunningham Avenue; Office/Hangar Building and its adjacent parking lot at Reid Hillview Airport located on 2105 Swift Avenue; and 5 metal hangar units at San Martin Airport located on 13030 Murphy Avenue.

The purpose of this assessment was to identify deficiencies based on visual observation of the current existing conditions (referred to herein as "Conditions Assessment") and to update the previous Site Visual Inspection Report conducted on November 17, 2000 (referred to as "2000 Report"). It required observing if any of the recommendations identified in the 2000 Report have been addressed. Improvements made since the 2000 Report are identified on this Conditions Assessment for reference. However, since the Conditions Assessment per ASTM E2018-15 does not constitute code compliance or an ADA review, some of the items identified on the 2000 Report may not appear on the Conditions Assessment. Secondly, we observed materials, systems and components of the building to identify additional physical deficiencies and unusual features. The Conditions Assessment identified existing deficiencies. Deficient items are included in Appendix A as individual data reports.

Elements that were assessed include the following:

Architectural Elements

Visual examination of roof material, flashing, penetrations, skylights and other appurtenances on the roof. Exterior walls, windows and doors were examined for irregularities, wear and damage. Visual evaluation of the building envelope included roofing, exterior skin, signs of water intrusions, and windows. Interior finishes were observed for deficiencies and wear. The site was observed for pavement damage, curb damage, and obvious access barriers.

Structural Elements

Detailed structural evaluation was not part of the Conditions Assessment. The scope of Kitchell's structural assessment was limited to the visual observation and notation of apparent structural deficiencies and does not include calculations or analysis.

Mechanical/Electrical/Plumbing/Fire Sprinkler System

Visual examination of mechanical, electrical, plumbing, and fire sprinkler systems to determine capacities, condition, and remaining useful life. Electrical Systems reviewed included power distribution, emergency power, lighting systems and fire alarm. Mechanical systems reviewed included HVAC, plumbing fixtures, visible waste and vent lines, pumps and motors, and sprinkler system adequacy.

ADA Compliance

The accessibility survey includes a limited scope visual survey and completion of the attached checklist per ASTM E 2018-15. This is included in each location report within Appendix A. We recommend that a detailed accessibility survey of the facility be performed to determine the full status of compliance.

Life Safety Hazards

For any Life Safety observations encountered by the assessment team, Kitchell was to immediately notify the County.

Evaluation, Findings, Reporting

The Conditions Assessment is comprised of three location-specific responses and organized by building system. Digital photos of major systems and components are included for all deficiencies identified. This includes current and anticipated repairs, applicable options and repair of maintenance of building components. Deficiencies are also summarized in a Deficiency Table included throughout the report, which includes a summary roll-up of all prioritized capital needs across all facilities. A 10-year budget cycle is presented based on the Facility Evaluation Team's building system evaluation.

Deficiencies and recommendations were categorized into three priority groupings. These priorities reflect recommended timeframes on when the deficient condition should be addressed. The selection of Priority regarding the condition of the system or building components was based on best judgement during the time of the field assessment. A budget level cost estimate

conforming to ASTM II Classification for Building Elements (E1557-97; Level 3) is generated that captures the field team's recommendations for addressing deficiencies. The sum of all deficiencies for a location is then compared to the probable construction cost of similar facilities if constructed today on the same site. This yields a "Facility Condition Index" (FCI) for each facility that coincides with a condition "rating" of each building for remodel/renovation decision making purposes. The prioritization categories are defined as follows:

- **Immediate (Priority 1):** Facility prioritization description that defines the condition of the facility in the category as requiring improvement in order to prevent imminent failure, correct a deficiency critical to operation, or cited safety hazard. Deficiencies in this category should be addressed in Year 0-2.

- **Critical (Priority 2):** Facility prioritization description that defines the condition of the facility in the category as requiring expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies in this category should be addressed in Years 2-5.

- **Recommended (Priority 3):** Facility prioritization description that defines the condition of the facility in the category as being in need of future improvement, but is not yet critical. These items include sensible improvements to existing conditions that are not required for basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies in this category should be addressed in Years 5-10.

Facility Condition Index

The Facility Condition Index (FCI) is an industry standard asset management tool which measures the "constructed asset's condition at a specific point in time" (US Federal Real Property Council, 2008). It is a functional indicator resulting from an analysis of operational indicators (such as building repair needs) to obtain an overview of a building's condition as a numerical value.

The FCI as a facility replacement tool was first published in 1991 by the National Association of College and University Business (NACUBO) and quickly became the standard for post-secondary institutions across North America. Recently, condition index measures have been adopted by the US Federal Real Property Council, American Public Works Association, and other public agencies across North America.

FCI is obtained by aggregating the total cost of any needed or outstanding repairs, renewal or upgrade requirements at a facility (hence referred to as "Anticipated Capital Renewal") compared to the current replacement value of the facility components. It is the ratio of the estimated cost to repair the identified deficiencies and the estimated replacement value of the facility. The FCI describes the relative state of the physical condition of a facility versus a new facility with identical program and compliance with all current code requirements. Land value is not considered when evaluating FCI.

$$FCI = \frac{Anticipated\ Capital\ Renewal}{Replacement\ Cost}$$

The *Anticipated Capital Renewal* is the sum of the capital improvement costs for an assessed facility from Year 0 to Year 10. Escalation is not factored into the anticipated capital improvement costs.

The *Replacement Cost* is the current replacement cost of the facility and is based on Kitchell's experience constructing similar facilities which includes the following: estimating contingency, general conditions, overhead/profit, insurance bonds, construction contingency, architect/engineer fees, construction management, permit, County/Client administration, etc. Specialized systems not integral (e.g.; irrigation systems or waste water treatment systems) to the building are excluded from building replacement costs.

It is important to note that the FCI only compares the cost to repair, renew or upgrade an assessed facility against replacing with a new similar facility. It is possible that an older well maintained building requiring few upgrades could receive a similar FCI rating as a newer building that required minor upgrades.

Table 1 provides current industry standard subjective benchmarks indicating condition ratings for facilities with various FCI ranges. A letter grade, "A", "B", "C" or "D", has been added as a benchmark associating the facility's condition with its respective FCI range.

Table 1. Facility Condition Index Grade and Impact to Component Failure Risk, Residents and Staff

Common Implications of FCI to Asset Portfolios				
FCI Grade	**Impact to Facilities and Components**	**Examples of Component Issues**	**User Complaints and Morale**	**Maintenance Personnel Impact**
A Grade Good (FCI 0 to 0.04)	Facilities will look clean and functional. Limited and manageable component and equipment failure may occur.	Repairs and replacement are more of an aesthetic or general nature, such as wall painting, carpet replacement, roof repair, window caulking.	User complaints will be low and manageable. User morale will be positive and evident.	Facilities personnel time will be devoted to regular scheduled maintenance.
B Grade Fair (FCI 0.05 to 0.10)	Facilities are beginning to show signs of wear. More frequent component and equipment failure will occur.	Repairs and replacement of specific systems, i.e. boiler, window replacements, interior renovations.	User complaints will occur with higher level of frequency. User morale may be affected.	Facilities personnel time ay at times be diverted from regular scheduled maintenance.
C Grade Poor (FCI 0.11 to 0.30)	Facilities will look worn with apparent and increasing deterioration. Frequent component and equipment failure may occur. Occasional building shut down will occur.	Replacement of specific major systems required, such as heating and plumbing systems, complete interior renovations, building envelope restoration. Shut down may affect users (i.e. roof or pipe leakage)	User complaints will be high with increased level of frequency. Concern about negative user morale will be raised and become evident.	Facilities personnel time will likely be diverted from regular scheduled maintenance and forced to “reactive” mode.
D Grade Critical (FCI over 0.31)	Facilities will look worn with obvious deterioration. Equipment failure occurring frequently. Occasional building shut down will likely occur. Management risk is high. Health and safety issue figure prominently.	Replacement of multiple systems required (i.e. mechanical, electrical, architectural and structural). Building heating system failure. Evacuation of upper floor due to unaddressed roof leakage. Structural issues including envelope replacement.	User complaints will be very high with an unmanageable level of frequency. Lack of maintenance will affect user attitudes and morale.	Facilities personnel will not able to provide regular scheduled maintenance due to high levels of “reactive” calls.

Individual facilities assessment reports were prepared for all locations and have been compiled into Appendix A. Each facility report includes a general summary of each discipline followed by a list of observed deficiencies. Table 2 below is an executive summary of each facility's Anticipated Capital Renewal, Replacement Cost and FCI:

Table 2. Anticipated Capital Renewal, Replacement Cost, Current FCI Grade by Facility

Facility	Condition Rating	FCI Grade	FCI	Anticipated Capital Renewal	SF	Repl. Cost/SF	Repl. Cost
Reid Hillview Airport Terminal Building at Cunningham Ave	Critical	D	0.862	$ 6,464,000	10,120	$ 741	$ 7,500,000
Reid Hillview Airport Office/Hangar Building at Swift Ave	Poor	C	0.292	$ 2,104,000	10,880	$ 662	$ 7,205,000
San Martin Airport Metal Hangar Buildings	Good	A	0.010	$ 336,000	137,577	$ 234	$ 32,273,000

Conclusion

The Facility Condition Assessment has identified that all facilities have an average global condition rating of "Critical" with a facility-wide average grade of "D." It is recommended that the anticipated capital improvement expenditures shown in Table 2 be addressed to improve the facilities' systems and functionality.

APPENDIX A

Reid Hillview Airport Administration/Terminal Building Report

Reid Hillview Airport Office/Hangar Building Report

San Martin Airport Hangar Buildings Report

Reid Hillview Airport Terminal Building
Facility Condition Assessment

2500 Cunningham Avenue, San Jose, CA 95148

I. Summary

The Administration/Terminal building is a two-story wood framed, office building with an area of approximately 10,120 square feet, built circa 1970. The overall condition of the building was considered critical with some deficiencies as noted in this report.

II. Architectural Summary:

The first floor of the building is currently being used as administrative offices for the public and Reid Hillview Airport personnel. The second floor was not occupied. It was once used as a drinking and dining facility. The interior has been demolished, and is devoid of finishes. The second floor was not in a condition to accommodate any occupancy at the time of the field assessment, and therefore was not assessed.

The existing elevator was decommissioned, vital mechanical parts removed, and blocked off from use, and therefore was not assessed.

At the time of the assessment the public restrooms on the first floor were undergoing a major renovation. The interior was completely removed and did not contain any finish or plumbing fixtures, and therefore was not assessed.

As stipulated in the ASTM E2018-15, a detailed ADA and accessibility assessment is not part of this field conditions assessment. The accessibility survey includes a limited scope visual survey and completion of an attached checklist based on ASTM's Baseline Evaluation. The checklist is included in a detailed accessibility survey of the facility that would be required to determine the full status of compliance.

2000 Report Review

The following represents a summary of the current status of recommendations per the 2000 Report based on information provided by the County:

1. Roofing: New single-ply membrane roofing and roofing accessories including new roof drains were installed in 2007 with a 15-year warranty. The remaining four years appeared to be consistent with the Remaining Useful Life based on visual observation. No signs of roof leaks were observed or reported. There was ponding on several areas possibly due to insufficient roof slope. It is unknown if new tapered rigid insulation was installed. See Deficiency Table and Deficiency Listing for details.

2. Exterior Walls & Finishes: The entire exterior surface was painted with remedial measures implemented to address minor cracks and water penetration along the front elevation circa 2016, including replacement of windows along the front elevation. No deficiency was observed.

3. Exterior Doors: Doors were replaced. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.

4. Stairs and Landings: No improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.

5. Exterior Concrete Walks: No improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.

6. Exterior Equipment Enclosure: It was subsequently removed and not present at the time of field assessment.

7. First Floor Ceiling Finishes: Ceiling tiles were replaced circa 2008. Some missing or damaged tiles were observed. See Deficiency Table and Deficiency Listing for details.

8. First Floor Wall Finishes: No improvement work was done. See Deficiency Table and Deficiency Listing for details.

9. Floor Finishes: New carpet was installed at portions of lobby and in the offices circa 2016. Restrooms were undergoing a major renovation. Some VCT was missing at some locations. See Deficiency Table and Deficiency Listing for details.

10. Interior Doors: No improvement was done. No deficiency was observed.

11. Casework: No improvement was done except for public counter at Operations Office. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.

12. Exiting/Life Safety: No improvement work was done. See Deficiency Table and Deficiency Listing for details.

13. Second Floor: No improvement work was done. Interior was completely demolished. See Architectural Summary above.

14. Second Floor Exiting/Life Safety: No improvement work was done. See Deficiency Table and Deficiency Listing for details.

15. Accessibility: Detailed survey is not part of this field condition assessment.
    a. Parking lot: Improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    b. Main and secondary entrances: No improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    c. Exterior stairs, handrails, and second floor guardrails: No improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    d. Exterior second floor doors: No improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    e. Interior stair, handrails, second floor guardrails at main lobby: No improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    f. Service counters on first floor lounge: No improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    g. Elevator: No improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5. See Architectural Summary above.
    h. First floor public restrooms: ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5. See Architectural Summary above.
    i. Interior door hardware: ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    j. Building signage: ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.

III. Structural Summary:

The assessment is based on visual observation of apparent existing conditions without performing destructive testing in conjunction with as built drawings and information provided by the County. A detailed structural evaluation is not part of this conditions assessment.

Based on a visual observation of the building's structural system, no apparent deficiencies were found for the foundation system, vertical load-bearing system and lateral force-resisting system.

2000 Report Review

The following represents a summary of the current status of recommendations per the 2000 Report based on information provided by the County:

1. Structural System:
   a. Foundation system: No improvement work was done. No apparent deficiency was observed.
   b. Vertical load-resisting system: No improvement work was done. No apparent deficiency was observed.
   c. Lateral force-resisting system: No improvement work was done. No apparent deficiency was observed.

IV. Civil Summary

Parking lot striping deterioration, potholes, and alligator cracking are at the end of useful life.

2000 Report Review

The following represents a summary of the current status of recommendations per the 2000 Report based on information provided by the County:

1. It recommended resurfacing the parking lot paving, and re-striping. Improvement was done. More work is required and a list of recommended work is included in the Deficiency Table and Deficiency Listings.

V. Mechanical Summary

The building is served by package gas electric rooftop units with a common exhaust fan serving the restrooms. The package units are in good condition; the exhaust fan is past its useful life. There is a kitchen exhaust fan on the second floor that is abandoned in place.

2000 Report Review

The following represents a summary of the current status of recommendations per the 2000 Report based on information provided by the County:

1. Fire Protection (Sprinklers):

a. The building is fully sprinklered, piping is rusted on exposed outer building areas, particularly near stairwells and exits. This appears to have been completed.
b. The fire department Siamese connection does not have a plug or cover, and the connection threads are exposed. The 2000 Report recommended replacing rusted sprinkler piping, plug, cover, and chain on fire department standpipe. This appears to have been completed.

2. Heating, ventilation, and air conditioning system:
   a. Grilles and diffusers on the first floor are not maintained. It was recommended to replace the grilles and diffusers located on the first floor, and provide programmable thermostats with locking covers. This appears the diffusers have not been replaced, but the thermostats with locking covers were installed on the first floor.
   b. Rooftop units were inaccessible and past their useful life. Rooftop units have been replaced
   c. All HVAC on second floor is not maintained and past its useful life. Rooftop units have been replaced. Programmable thermostats were provided but without locking covers on second floor. Additional HVAC work is recommended as indicated in the deficiency report.

3. Exhaust system
   a. Exhaust system not maintained and past its useful life. The 2000 Report recommended replacing the exhaust system entirely and replacing the second floor kitchen exhaust fan system. The exhaust system remains unchanged, but is part of first floor restrooms and was unable to be assessed. We recommend all new grilles be installed for first floor exhaust. Exhaust fan is past its useful life and should be replaced.
   b. Kitchen exhaust system is not maintained and past its useful life. The kitchen hood remains but is abandoned in place and the rooftop portion has been removed.

VI. Plumbing Summary

The Reid Hillview Airport has two restrooms. The first floor restroom is currently under renovation and we are assuming all fixtures will be new with a new water heater. The second floor restroom is demolished with no plumbing fixture. There is also a drinking fountain on the first floor that is out of ADA compliance, and floor sinks on the second floor that need to be replaced.

2000 Report Review

The following represents a summary of the current status of recommendations per the 2000 Report based on information provided by the County:

1. Plumbing fixtures:
   a. First floor restroom is newly refurbished. No deficiency work is recommended. Restroom is under construction and it is presumed all new fixtures will be installed.

b. The second floor restroom and kitchen fixtures are not maintained and past their useful life. Recommend replacing all second floor fixtures. This appears to remain incomplete. Recommend full replacement of restroom area.
c. The 1-1/2" water main inlet anti-siphon valve cover is cracked. Recommended replacing 1-1/2" water inlet anti-siphon valve. This appears to have been completed.
d. The PVC condensate drain from the rooftop and second floor mechanical systems is cracked and unsupported. Recommended replacing condensate drain with well-supported copper Type DWV. This appears to have been completed.
e. More plumbing work is required and a list of recommended work is included in Appendix A.

2. Other:
   a. 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. This appears to not have been completed.
   b. Demolish all second floor mechanical components and replace in accordance with the architectural refurbishment plan. The second floor has been demolished back to studs and remains unused.

VII. Electrical Summary

The electrical system within the building is typically unchanged from the 1970 installation with the exception of new HVAC equipment on the roof and a new telecommunications room on the second floor, both of which appeared to be in good condition.

2000 Report Review

The following represents a summary of the current status of recommendations per the 2000 Report based on information provided by the County:

1. Power
   a. No improvement work was done. The 1970s era panelboards and transformers have exceeded their useful life. All should be replaced. The original panelboards had no stickers to indicate they have ever been tested and looked to be in poor condition with signs of rust and dust accumulation.
   b. The existing electrical room has limited space and combines electrical, telecom, and elevator equipment within the same room. Any renovation would need to insure California Electrical Code clearances are provided for any equipment that is replaced. Elevator equipment should be installed in dedicated elevator machine rooms and any renovation would need to address this code issue.

2. Receptacles
   a. No improvement work was done. The 1970s era devices have exceeded their useful life.

3. Interior Lighting
   a. No improvement work was done. The 1970s era lighting fixtures have exceeded their useful life. The lighting control system does not meet the current California Energy Code. Depending on the extent of any renovation, it may trigger

additional switching, occupancy sensors, photocells, daylighting controls, etc. to bring up to current code.

4. Exterior Lighting
   a. The exterior pole-mounted fixtures and walkway bollards appeared to be in good condition. These did not appear to be original to the building. The previous assessment indicated 10' lighting poles that are no longer there. The replacement of these fixtures did not look to be necessary under the timeline priorities of this assessment.

5. Fire Alarm System
   a. No improvement work was done. There is an existing fire alarm system that provides partial coverage but is beyond its expected useful life. A fire alarm system was not a code-requirement at the time the building was originally constructed. If the building were to be modernized or if a similar building were to be constructed today, the current the California Fire Code would require the building to have, at a minimum, a fire alarm control panel to monitor the sprinkler valves. Although code compliance is not part of this assessment, we strongly recommend that an updated fire alarm system be installed throughout the building for life safety reasons. This item was added to the list of deficiencies as Priority 3 (5-10 years)

2. DEFICIENCY COST SUMMARY

Reid Hillview Airport Terminal Building at Cunningham Ave

Capital Renewal Cost:	**$6,464,000**	FCI:	**0.862**
Replacement Cost:	**$7,500,000**	Condition Score:	**D**
Replacement Cost/SF:	**$741**	Condition Rating:	**CRITICAL**

			Construction Increase - Cumulative Escalation			
			7.63%	21.65%	48.10%	
Uniformat Code	**Building System Class**	**Current Costs Without Escalation**	**Priority 1 Year 0-2**	**Priority 2 Years 2-5**	**Priority 3 Years 5-10**	**Priority 1 + 2 + 3 With Escalation**
B1020	Roof Construction	$272,800	-	$331,800	-	$331,800
B1080	Stairs	$430,700	$463,500	-	-	$463,500
B2020	Exterior Windows	$700	-	-	$900	$900
B3060	Horizontal Openings	$3,300	-	$3,900	-	$3,900
C2030	Flooring	$300	$300	-	-	$300
C2050	Ceiling Finishes	$300	-	$300	-	$300
D1010	Vertical Conveying Systems	$321,600	-	-	$476,200	$476,200
D2010	Domestic Water Distribution	$18,500	$7,800	-	$16,600	$24,400
D2030	Building Support Plumbing Systems	$10,100	$2,200	-	$11,900	$14,100
D3030	Cooling Systems	$209,800	-	-	$310,600	$310,600
D3050	Facility HVAC Distribution Systems	$3,700	-	-	$5,400	$5,400
D3060	Ventilation	$4,500	$4,800	-	-	$4,800
D5020	Electrical Service and Distribution	$70,800	$76,100	-	-	$76,100
D5030	General Purpose Electrical Power	$11,700	$12,500	-	-	$12,500
D5040	Lighting	$223,400	$240,400	-	-	$240,400
D7050	Detection and Alarm	$151,000	-	-	$223,500	$223,500
F3010	Demolition	$4,701,100	-	-	$6,962,200	$6,962,200
G2020	Parking Lots	$24,700	-	-	$36,500	$36,500
G2030	Pedestrian Plazas and Walkways	$4,100	$4,400	-	-	$4,400
TOTALS		**$6,464,000**	**$812,000**	**$336,000**	**$8,043,800**	**$9,192,000**

3. DEFICIENCY TABLE

Reid Hillview Airport Terminal Building at Cunningham Ave

(1) Deficiency Cost = Qty x Unit Cost
(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)
General Construction Factor (1.40) = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds
City Cost Index (1.095) = A Compensation for Cost Variation per Geographical Location
Non Construction Cost (1.30) = Includes Architect/Engineer Fees, Construction Management, County/Client Administration, Permits, Testing, etc.

(3)
YI = Year Installed (If known or applicable)
EUL = Expected Useful Life (If known or applicable)
RUL = Remaining Useful Life (Estimated)

System	Item No.	Building	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	YI / EUL / RUL Comments (3)	Priority
B1020 - Roof Construction	B1020.20.019	Administration/Terminal Building	PVC roof is at or approaching the end of its useful life.	Remove existing roof and replace one for one.	5700	SF	$136,800	$331,800	2007 / - / 4	2
B1020 - Roof Construction	B1020.20.000	Administration/Terminal Building	There are areas of ponding on the flat roof.	Additional investigation is required to determine source of ponding.	500	SF	TBD	TBD	2007 / - / 4	4
B1080 - Stairs	B1080.10.009	Administration/Terminal Building	Entire interior steel stairway is at or approaching the end of its useful life.	Replace entire interior steel stairway.	2	FLT	$72,000	$154,500	1970 / - / 1	1
B1080 - Stairs	B1080.10.009	Administration/Terminal Building	Entire exterior stairway is at or approaching the end of its useful life.	Replace entire exterior stairway.	2	FLT	$72,000	$154,500	1970 / - / 1	1
B1080 - Stairs	B1080.10.009	Administration/Terminal Building	Entire exterior stairway is at or approaching the end of its useful life.	Replace entire exterior stairway.	2	FLT	$72,000	$154,500	1970 / - / 1	1
B2020 - Exterior Windows	B2020.50.002.1	Administration/Terminal Building	Window tint film has moisture build up and has lifted from glass	Replace window tint film at curtain wall system	30	SF	$300	$900	1970 / 45 / 0	3
B3060 - Horizontal Openings	B3060.50.005	Administration/Terminal Building	There is no fall protection at roof hatch.	Provide fall protection.	1	EA	$1,600	$3,900	- / 40 / -	2
C2030 - Flooring	C2030.20.007	Administration/Terminal Building	Portion of vinyl Composition Tile (VCT) damaged or missing in some areas. Also creating a trip hazard at the door.	Replace damaged or missing Vinyl Composition Tile (VCT) and resilient base.	1	SF	$100	$300	- / 20 / -	1
C2050 - Ceiling Finishes	C2050.80.007	Administration/Terminal Building	It was observed that the ceiling tile was damaged and/or portions missing.	Replace the existing ceiling tile.	16	SF	$100	$300	- / - / -	2
D1010 - Vertical Conveying Systems	D1010.10.010	Administration/Terminal Building	The existing 2-stop elevator is partially removed and not in use.	Remove the existing elevator in its entirety and replace it with a new 2-stop hydraulic elevator.	1	EA	$161,300	$476,200	1970 / - / 0	3
D2010 - Domestic Water Distribution	D2010.60.046	Administration/Terminal Building	Appropriate bi-level drinking fountain is not provided and past excpected useful life.	Provide equipment replacement and installation.	1	EA	$3,600	$7,800	- / 35 / -	1
D2010 - Domestic Water Distribution	D2010.60.034	Administration/Terminal Building	Floor sink is damaged, blocked and has no cover.	Provide equipment replacement and installation.	5	EA	$5,600	$16,600	1970 / 30 / -	3
D2030 - Building Support Plumbing Systems	D2030.30.002	Administration/Terminal Building	Overflow roof drains are too high.	Lower overflow roof drains to a maximum of 2" above roof drains.	2	EA	$1,000	$2,200	2007 / 30 / 1	1
D2030 - Building Support Plumbing Systems	D2030.30.001	Administration/Terminal Building	Roof drains are damaged and clogged	Repair or replace roof drains	4	EA	$4,000	$11,900	1970 / 30 / -	3

3. DEFICIENCY TABLE

Reid Hillview Airport Terminal Building at Cunningham Ave

(1) Deficiency Cost = Qty x Unit Cost
(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)
General Construction Factor (1.40) = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds
City Cost Index (1.095) = A Compensation for Cost Variation per Geographical Location
Non Construction Cost (1.30) = Includes Architect/Engineer Fees, Construction Management, County/Client Administration, Permits, Testing, etc.

(3)
YI = Year Installed (If known or applicable)
EUL = Expected Useful Life (If known or applicable)
RUL = Remaining Useful Life (Estimated)

System	Item No.	Building	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	YI / EUL / RUL Comments (3)	Priority
D3030 - Cooling Systems	D3030.10.019	Administration/Terminal Building	Rooftop/ground mounted packaged DX AC unit (8-ton to 15-ton) is at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	$25,000	$74,000	2007 / 15 / 7	3
D3030 - Cooling Systems	D3030.10.018	Administration/Terminal Building	Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	$15,000	$44,300	2007 / 15 / 7	3
D3030 - Cooling Systems	D3030.10.018	Administration/Terminal Building	Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	$15,000	$44,300	2007 / 15 / 7	3
D3030 - Cooling Systems	D3030.10.019	Administration/Terminal Building	Rooftop/ground mounted packaged DX AC unit (8-ton to 15-ton) is at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	$25,000	$74,000	2007 / 15 / 7	3
D3030 - Cooling Systems	D3030.10.019	Administration/Terminal Building	Rooftop/ground mounted packaged DX AC unit (8-ton to 15-ton) is at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	$25,000	$74,000	2007 / 15 / 7	3
D3050 - Facility HVAC Distribution Systems	D3050.50.004	Administration/Terminal Building	Ceiling diffusers is at or past the end of its useful life.	Provide equipment replacement and installation.	17	EA	$1,800	$5,400	1970 / 30 / 6	3
D3060 - Ventilation	D3060.30.005	Administration/Terminal Building	Roof exhaust fan is at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	$2,200	$4,800	1969 / 25 / 1	1
D5020 - Electrical Service and Distribution	D5020.10.207	Administration/Terminal Building	The 50kVA transformer (1P dry-type, 240/480-120/240V) is approaching the end of its expected useful life.	Replace the existing transformer with a new transformer.	2	EA	$12,600	$27,200	1970 / 30 / -	1
D5020 - Electrical Service and Distribution	D5020.10.310	Administration/Terminal Building	The 400A metered main switchboard (3P, 277/480) is at or approaching the end of its useful life.	Replace the existing metered main switchboard with a new metered main switchboard.	1	EA	$5,600	$12,100	1970 / 20 / -	1
D5020 - Electrical Service and Distribution	D5020.30.1002	Administration/Terminal Building	The 225A (42 ckts, 120/240V, 3P) panelboard is at or approaching the end of its useful life.	Replace the existing panelboard with a new panelboard.	3	EA	$17,100	$36,800	1970 / 30 / -	1
D5030 - General Purpose Electrical Power	D5030.50.047	Administration/Terminal Building	The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.	Supply and install a new junction box and cover.	50	EA	$5,800	$12,500	1970 / - / -	1
D5040 - Lighting	D5040.50.203	Administration/Terminal Building	Public areas do not have code required illuminated exit lights.	Add battery backed up illuminated exit lights including the necessary circuitry.	6	EA	$3,500	$7,600	- / 20 / -	1

3. DEFICIENCY TABLE

Reid Hillview Airport Terminal Building at Cunningham Ave

(1) Deficiency Cost = Qty x Unit Cost
(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)
General Construction Factor (1.40) = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds
City Cost Index (1.095) = A Compensation for Cost Variation per Geographical Location
Non Construction Cost (1.30) = Includes Architect/Engineer Fees, Construction Management, County/Client Administration, Permits, Testing, etc.

(3)
YI = Year Installed (If known or applicable)
EUL = Expected Useful Life (If known or applicable)
RUL = Remaining Useful Life (Estimated)

System	Item No.	Building	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	YI / EUL / RUL Comments (3)	Priority
D5040 - Lighting	D5040.50.404	Administration/Terminal Building	The exterior lighting fixture's lens is yellowing or is in poor condition.	Replace the yellowed lighting fixture's lens.	12	EA	$700	$1,600	1970 / - / -	1
D5040 - Lighting	D5040.50.002	Administration/Terminal Building	2'W x 4'L three 32 watt T8 grid ceiling mount interior light fixture is damaged or at end of usefel life and should be replaced.	Replace the existing interior light fixture with a new interior light fixture.	90	EA	$21,400	$46,000	1970 / 20 / -	1
D5040 - Lighting	D5040.50.009	Administration/Terminal Building	Interior lighting systems are at or are approaching the end of their expected useful lives.	Replace the existing interior lighting associated wiring devices, switches and controls to meet current energy codes.	5000	SF	$86,300	$185,200	1970 / 20 / -	1
D7050 - Detection and Alarm	D7050.10.022	Administation/Terminal Building	The building is not equipped with a fire alarm system or the existing fire alarm system is at the end of its industry rated useful life.	Provide a fully addressable fire alarm control panel with associated initiating and signaling devices.	10120	SF	$75,700	$223,500	- / 15 / -	3
F3010 - Demolition	F3010.10.002	Administration/Terminal Building	Open area is demolished and not suited for occupancy.	Provide a new dining/kitchen area build-out for occupancy with general FF&E.	1900	SF	$1,048,500	$3,094,700	1970 / - / -	3
F3010 - Demolition	F3010.10.001	Administration/Terminal Building	Open area is demolished and not suited for occupancy.	Provide a new open office area build-out for occupancy with general FF&E.	2900	SF	$1,211,700	$3,576,400	1970 / - / -	3
F3010 - Demolition	F3010.10.003	Administration/Terminal Building	Open area is demolished and not suited for occupancy.	Provide a new lobby area build-out for occupancy to accommodate for restaurant/office build-out with general FF&E.	250	SF	$98,600	$291,100	1970 / - / -	3
G2020 - Parking Lots	G2020.10.002	Administration/Terminal Building	AC paving has faded or has minor weathering.	Provide chip seal.	3100	SF	$12,100	$35,900	- / - / -	3
G2020 - Parking Lots	G2020.10.006	Administration/Terminal Building	Concrete: Evidence of minor cracking (larger than 1/16").	Fill cracks above 1/16" width	600	SF	$200	$600	- / - / -	3
G2030 - Pedestrian Plazas and Walkways	G2030.10.032	Administration/Terminal Building	Trip hazards are present (> 1 inch).	Repair and replace walkway to remove hazard.	75	SF	$900	$2,000	1970 / - / 0	1
G2030 - Pedestrian Plazas and Walkways	G2030.10.032	Administration/Terminal Building	Trip hazards are present (> 1 inch).	Repair and replace walkway to remove hazard.	100	SF	$1,100	$2,400	1970 / - / 0	1

4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building; Roof
Equipment Tag: NA
Year Installed: 2007
Expected Useful Life (Yrs): 15
Remaining Useful Life (Yrs) 4
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 5,700/SF
Estimate: $331,800
Deficiency Description: *PVC roof is at or approaching the end of its useful life.*

Description of Work: *Remove existing roof and replace one for one.*

Building Name; Room or Area: Administration/Terminal Building; Roof
Equipment Tag: NA
Year Installed: 2007
Expected Useful Life (Yrs): 15
Remaining Useful Life (Yrs) 4
Priority: 4: Miscellaneous (Further Investigation Required)

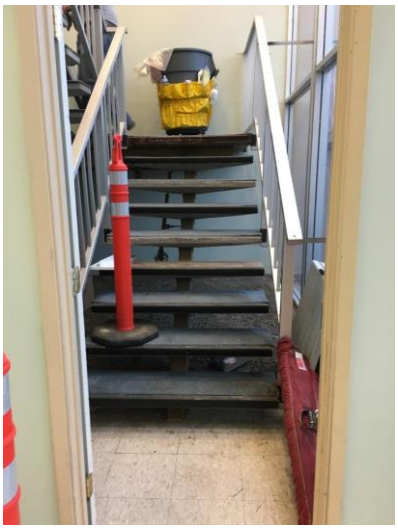
Quantity/Unit of Measure: 500/SF
Estimate:
Deficiency Description: *There are areas of ponding on the flat roof.*

Description of Work: *Additional investigation is required to determine source of ponding.*

Building Name; Room or Area: Administration/Terminal Building; Interior Stairway
Equipment Tag: NA
Year Installed: 1970
Expected Useful Life (Yrs): 40
Remaining Useful Life (Yrs) 1
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 2/FLT
Estimate: $154,500
Deficiency Description: *Entire interior steel stairway is at or approaching the end of its useful life.*

Description of Work: *Replace entire interior steel stairway.*



4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building; Exterior Stairway
Equipment Tag: South exterior stairway
Year Installed: 1970
Expected Useful Life (Yrs): 40
Remaining Useful Life (Yrs) 1
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 2/FLT
Estimate: $154,500
Deficiency Description: *Entire exterior stairway is at or approaching the end of its useful life.*

Description of Work: *Replace entire exterior stairway.*

Building Name; Room or Area: Administration/Terminal Building; Exterior Stairway
Equipment Tag: North exterior stairway
Year Installed: 1970
Expected Useful Life (Yrs): 40
Remaining Useful Life (Yrs) 1
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 2/FLT
Estimate: $154,500
Deficiency Description: *Entire exterior stairway is at or approaching the end of its useful life.*

Description of Work: *Replace entire exterior stairway.*

Building Name; Room or Area: Administration/Terminal Building; Exterior Windows
Equipment Tag: NA
Year Installed: 1970
Expected Useful Life (Yrs): 15
Remaining Useful Life (Yrs) 0
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 30/SF
Estimate: $900
Deficiency Description: *Window tint film has moisture build up and has lifted from glass*

Description of Work: *Replace window tint film at curtain wall system*

4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building; Roof
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 1/EA
Estimate: $3,900
Deficiency Description: *There is no fall protection at roof hatch.*

Description of Work: *Provide fall protection.*

Building Name; Room or Area: Administration/Terminal Building; Lobby
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 1/SF
Estimate: $300
Deficiency Description: *Portion of vinyl Composition Tile (VCT) damaged or missing in some areas. Also creating a trip hazard at the door.*

Description of Work: *Replace damaged or missing Vinyl Composition Tile (VCT) and resilient base.*

Building Name; Room or Area: Administration/Terminal Building; Operations Office
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 16/SF
Estimate: $300
Deficiency Description: *It was observed that the ceiling tile was damaged and/or portions missing.*

Description of Work: *Replace the existing ceiling tile.*

4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building; Elevator
Equipment Tag: NA
Year Installed: 1970
Expected Useful Life (Yrs): 40
Remaining Useful Life (Yrs) 0
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $476,200
Deficiency Description: *The existing 2-stop elevator is partially removed and not in use.*

Description of Work: *Remove the existing elevator in its entirety and replace it with a new 2-stop hydraulic elevator.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Drinking Fountain
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 1/EA
Estimate: $7,800
Deficiency Description: *Appropriate bi-level drinking fountain is not provided and past excpected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Floor sinks 2nd Floor
Year Installed: 1970
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 5/EA
Estimate: $16,600
Deficiency Description: *Floor sink is damaged, blocked and has no cover.*

Description of Work: *Provide equipment replacement and installation.*

4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building; Roof
Equipment Tag: NA
Year Installed: 2007
Expected Useful Life (Yrs): 15
Remaining Useful Life (Yrs) 1
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 2/EA
Estimate: $2,200
Deficiency Description: *Overflow roof drains are too high.*

Description of Work: *Lower overflow roof drains to a maximum of 2" above roof drains.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Roof Drain
Year Installed: 1970
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 4/EA
Estimate: $11,900
Deficiency Description: *Roof drains are damaged and clogged*

Description of Work: *Repair or replace roof drains*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Package AC AC-2
Year Installed: 2007
Expected Useful Life (Yrs): 18
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $74,000
Deficiency Description: *Rooftop/ground mounted packaged DX AC unit (8-ton to 15-ton) is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Package AC AC-5
Year Installed: 2007
Expected Useful Life (Yrs): 18
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $44,300
Deficiency Description: *Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Package AC AC-4
Year Installed: 2007
Expected Useful Life (Yrs): 18
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $44,300
Deficiency Description: *Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Package AC AC-3
Year Installed: 2007
Expected Useful Life (Yrs): 18
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $74,000
Deficiency Description: *Rooftop/ground mounted packaged DX AC unit (8-ton to 15-ton) is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Package AC AC-1
Year Installed: 2007
Expected Useful Life (Yrs): 18
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $74,000
Deficiency Description: *Rooftop/ground mounted packaged DX AC unit (8-ton to 15-ton) is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Diffusers
Year Installed: 1970
Expected Useful Life (Yrs): 30
Remaining Useful Life (Yrs) 6
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 17/EA
Estimate: $5,400
Deficiency Description: *Ceiling diffusers is at or past the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Exhaust Fan
Year Installed: 1969
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs) 1
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 1/EA
Estimate: $4,800
Deficiency Description: *Roof exhaust fan is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Transformer
Year Installed: 1970
Expected Useful Life (Yrs): 30
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 2/EA
Estimate: $27,200
Deficiency Description: *The 50kVA transformer (1P dry-type, 240/480-120/240V) is approaching the end of its expected useful life.*

Description of Work: *Replace the existing transformer with a new transformer.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Main Switchboard
Year Installed: 1970
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 1/EA
Estimate: $12,100
Deficiency Description: *The 400A metered main switchboard (3P, 277/480) is at or approaching the end of its useful life.*

Description of Work: *Replace the existing metered main switchboard with a new metered main switchboard.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Panelbaords
Year Installed: 1970
Expected Useful Life (Yrs): 30
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 3/EA
Estimate: $36,800
Deficiency Description: *The 225A (42 ckts, 120/240V, 3P) panelboard is at or approaching the end of its useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Devices
Year Installed: 1970
Expected Useful Life (Yrs): 30
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 50/EA
Estimate: $12,500
Deficiency Description: *The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.*

Description of Work: *Supply and install a new junction box and cover.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Exit Signs
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 6/EA
Estimate: $7,600
Deficiency Description: *Public areas do not have code required illuminated exit lights.*

Description of Work: *Add battery backed up illuminated exit lights including the necessary circuitry.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Exterior Ltg Fixture
Year Installed: 1970
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 12/EA
Estimate: $1,600
Deficiency Description: *The exterior lighting fixture's lens is yellowing or is in poor condition.*

Description of Work: *Replace the yellowed lighting fixture's lens.*

4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Interior Ltg
Year Installed: 1970
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 90/EA
Estimate: $46,000
Deficiency Description: *2'W x 4'L three 32 watt T8 grid ceiling mount interior light fixture is damaged or at end of usefel life and should be replaced.*

Description of Work: *Replace the existing interior light fixture with a new interior light fixture.*

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Ltg Controls
Year Installed: 1970
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

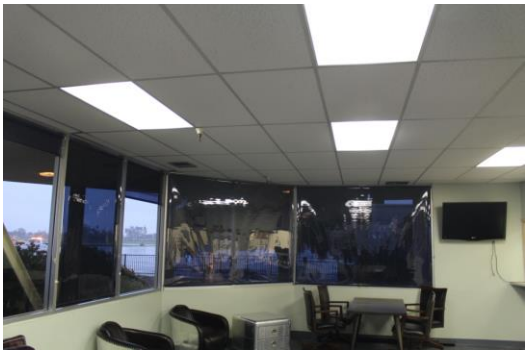
Quantity/Unit of Measure: 5,000/SF
Estimate: $185,200
Deficiency Description: *Interior lighting systems are at or are approaching the end of their expected useful lives.*

Description of Work: *Replace the existing interior lighting associated wiring devices, switches and controls to meet current energy codes.*

Building Name; Room or Area: Administation/Terminal Building
Equipment Tag: Fire alarm
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 10,120/SF
Estimate: $223,500
Deficiency Description: *The building is not equipped with a fire alarm system or the existing fire alarm system is at the end of its industry rated useful life.*

Description of Work: *Provide a fully addressable fire alarm control panel with associated initiating and signaling devices.*



4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building; 2nd floor dining/kitchen build out
Equipment Tag: NA
Year Installed: 1970
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1,900/SF
Estimate: $3,094,700
Deficiency Description: *Open area is demolished and not suited for occupancy.*

Description of Work: *Provide a new dining/kitchen area build-out for occupancy with general FF&E.*

Building Name; Room or Area: Administration/Terminal Building; 2nd floor office build- out
Equipment Tag: NA
Year Installed: 1970
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 2,900/SF
Estimate: $3,576,400
Deficiency Description: *Open area is demolished and not suited for occupancy.*

Description of Work: *Provide a new open office area build-out for occupancy with general FF&E.*

Building Name; Room or Area: Administration/Terminal Building; 2nd floor lobby build out
Equipment Tag: NA
Year Installed: 1970
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 250/SF
Estimate: $291,100
Deficiency Description: *Open area is demolished and not suited for occupancy.*

Description of Work: *Provide a new lobby area build-out for occupancy to accommodate for restaurant/office build-out with general FF&E.*

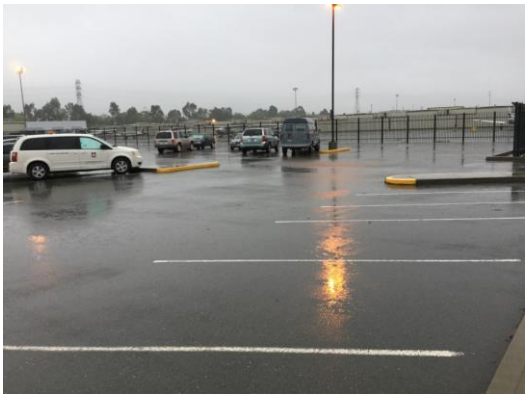
4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Parking lot concrete
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 3,100/SF
Estimate: $35,900
Deficiency Description: *AC paving has faded or has minor weathering.*

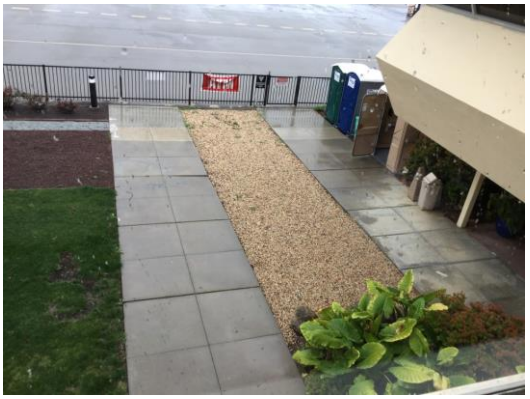
Description of Work: *Provide chip seal.*



Building Name; Room or Area: Administration/Terminal Building
Equipment Tag: Sidewalk
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 600/SF
Estimate: $600
Deficiency Description: *Concrete: Evidence of minor cracking (larger than 1/16").*

Description of Work: *Fill cracks above 1/16" width*



Building Name; Room or Area: Administration/Terminal Building; Exterior Paving
Equipment Tag: NA
Year Installed: 1970
Expected Useful Life (Yrs): 30
Remaining Useful Life (Yrs) 0
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 75/SF
Estimate: $2,000
Deficiency Description: *Trip hazards are present (> 1 inch).*

Description of Work: *Repair and replace walkway to remove hazard.*

4. DEFICIENCY LISTING

Reid Hillview Airport Terminal Building at Cunningham Ave

Building Name; Room or Area:	Administration/Terminal Building; Exterior Paving
Equipment Tag:	NA
Year Installed:	1970
Expected Useful Life (Yrs):	30
Remaining Useful Life (Yrs)	0
Priority:	1: IMMEDIATE (Address in Year 0-2)
Quantity/Unit of Measure:	100/SF
Estimate:	$2,400
Deficiency Description:	*Trip hazards are present (> 1 inch).*
Description of Work:	*Repair and replace walkway to remove hazard.*

5. Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property.	X			
2.	Have any ADA improvements been made to the property since original construction?	X			
3.	Has building ownership/management reported any ADA complaints or litigation?		X		
B.	**Parking**				
1.	Does the required number of standard ADA-designated spaces appear to be provided?		X		
2.	Does the required number of van-accessible designated spaces appear to be provided?		X		
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	X			
4.	Is a sign with the International Symbol of Accessibility at the head of each space?		X		
5.	Does each accessible space have an adjacent access aisle?	X			
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	X			
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?			X	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	X			
3.	Do the curb cut ramps appear to have the proper slope for all components?		X		
4.	Do ramps on an accessible route appear to have a compliant slope?			X	
5.	Do ramps on an accessible route appear to have a compliant length and width?			X	
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?			X	
7.	Do ramps on an accessible route appear to have compliant handrails?			X	
D.	**Building Entrances**				
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
3.	Is signage provided indicating the location of alternate accessible entrances?		X		
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	X			
5.	Do doors at accessible entrances appear to have compliant hardware?	X			
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	X			
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?			X	
8.	Do thresholds at accessible entrances appear to have a compliant height?		X		
E.	**Interior Accessible Routes and Amenities**				
1.	Does an accessible route appear to connect with all public areas inside the building?		X		
2.	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3.	Do ramps on accessible routes appear to have a compliant slope?			X	
4.	Do ramps on accessible routes appear to have a compliant length and width?			X	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6.	Do ramps on accessible routes appear to have compliant handrails?			X	
7.	Are adjoining public areas and areas of egress identified with accessible signage?		X		
8.	Do public transaction areas have an accessible, lowered counter section?		X		
9.	Do public telephones appear mounted with an accessible height and location?		X		
10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	
F.	**Interior Doors**				
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	X			
2.	Do doors at interior accessible routes appear to have compliant hardware?		X		
3.	Do doors at interior accessible routes appear to have compliant opening force?		X		
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	X			
G.	**Elevators**				
1.	Are hallway call buttons configured with the “UP” button above the “DOWN” button?			X	Decommissioned. Unable to verify compliance.
2.	Is accessible floor identification signage present on the hoistway sidewalls?			X	Decommissioned. Unable to verify compliance.
3.	Do the elevators have audible and visual arrival indicators at the entrances?			X	Decommissioned. Unable to verify compliance.
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?			X	Decommissioned. Unable to verify compliance.
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	Decommissioned. Unable to verify compliance.
6.	Do elevator car control buttons appear to be mounted at a compliant height?			X	Decommissioned. Unable to verify compliance.
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?			X	Decommissioned. Unable to verify compliance.
8.	Are audible and visual floor position indicators provided in the elevator car?			X	Decommissioned. Unable to verify compliance.
9.	Is the emergency call system at the base of the control panel and not require voice communication?			X	Decommissioned. Unable to verify compliance.
H.	**Toilet Rooms**				
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?			X	Under renovation. Unable to verify compliance.
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?			X	Under renovation. Unable to verify compliance.
3.	Does the lavatory faucet have compliant handles?			X	Under renovation. Unable to verify compliance.
4.	Is the plumbing piping under lavatories configured to protect against contact?			X	Under renovation. Unable to verify compliance.
5.	Are grab bars provided at compliant locations around the toilet?			X	Under renovation. Unable to verify compliance.
6.	Do toilet stall doors appear to provide the minimum compliant clear width?			X	Under renovation. Unable to verify compliance.
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?			X	Under renovation. Unable to verify compliance.
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?			X	Under renovation. Unable to verify compliance.
9.	Do accessories and mirrors appear to be mounted at a compliant height?			X	Under renovation. Unable to verify compliance.
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?			X	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			X	

Reid Hillview Airport Office/Hangar Building
Facility Condition Assessment

Office/Hangar Building & Parking Lot
2105 Swift Avenue, San Jose, CA 95148

I. Summary

The Administration/Hangar building is a single-story concrete tilt up structure with an area of approximately 10,880 square feet, built circa 1977. The building is currently being used as offices, conference rooms, staff lunchrooms, and utility rooms in the north portion of the building mostly by San Jose State University and partially by a private lessee. The south portion of the building is an open space used as an aircraft hangar. The overall condition of the building was considered poor with some deficiencies as noted in this report.

II. Architectural Summary:

See the Deficiency Table and Deficiency Listing for details on deficiencies observed during the Condition Assessment.

As stipulated in ASTM E2018-15, a detailed ADA and accessibility assessment is not part of this field conditions assessment. The accessibility survey includes a limited scope visual survey and completion of an attached checklist based on ASTM's Baseline Evaluation. The checklist is included in a detailed accessibility survey of the facility that would be required to determine the full status of compliance.

2000 Report Review

The following represents a summary of the current status of recommendations per the 2000 Report based on information provided by the County:

1. Roofing: New single-ply membrane roofing and roofing accessories including new roof drains were installed in 2007 with a 15-year warranty. The remaining four years appeared to be consistent with the Remaining Useful Life based on visual observation. No signs of roof leaks were observed or reported. There was ponding on a few areas especially near equipment pads, possibly due to insufficient roof slope. See Deficiency Table and Deficiency Listing for details.
2. Exterior Walls & Finishes: Entire exterior surfaces and columns were painted circa 2013. The cantilevered, frame construction canopy at the east entrance was removed. See Deficiency Table and Deficiency Listing for details.
3. Windows: The aluminum framed fixed glass windows on the west wall were replaced circa 2003. Interior window frames were painted as part of the routine maintenance. See Deficiency Table and Deficiency Listing for details.
4. Exterior Doors: Aluminum framed storefront type exterior entrance doors and glass on north and east elevations were replaced circa 2008. Aluminum framed door on west elevation was replaced in 2017. A new door was added to the west wall of the hangar with a ramp to compensate for the elevation differences. Additional structural frame members were added to compensate for the new opening in the concrete tilt up panel. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5. See Deficiency Table and Deficiency Listing for details. report.
5. Ceiling Finishes: No improvement work was done. See Deficiency Table and Deficiency Listing for details.
6. Interior Wall Finishes: Existing unisex toilet room was renovated and a new unisex toilet room added at the hangar side in 2013. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5. See Deficiency Table and Deficiency Listing for details.
7. Floor Finishes: No improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5. See Deficiency Table and Deficiency Listing for details.
8. Casework: No improvement was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
9. Miscellaneous equipment/accessories: No improvement was done. No apparent deficiency was observed.

10. Exiting/Life Safety: Egress door was added to address means of egress from the hangar. See Deficiency Table and Deficiency Listing for details

11. Accessibility:
    a. General compliance at the office portion of the building: ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    b. Accessible parking space and path of travel: Some improvement work was done for accessible parking striping. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    c. Entrances: Some improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    d. Interior doors & hardware: No improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    e. Toilet rooms: Some improvements were done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    f. Lunch room counters: No improvement work was done. ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.
    g. Building accessibility signage: ADA deficiencies were observed. Refer to the Baseline Evaluation ADA check list in Section 5.

12. Structural: Detailed survey is not part of this condition assessment.
    a. Foundation system: No improvement work was done. No apparent deficiency was observed.
    b. Vertical load-resisting system: No improvement work was done. No apparent deficiency was observed.

13. Lateral force-resisting system: No improvement work was done. No apparent deficiency was observed.

III. Structural Summary:

The assessment is based on visual observation of apparent existing conditions without performing destructive testing in conjunction with as built drawings and information provided by the County. A detailed structural evaluation is not part of this conditions assessment.

Based on a visual observation of the building's structural system, no apparent deficiencies were found for the foundation system, vertical load-bearing system and lateral force-resisting system.

2000 Report Review

The following represents a summary of the current status of recommendations per the 2000 Report based on information provided by the County:

1. Structural System:

a. Foundation system: No improvement work was done. No apparent deficiency was observed.
b. Vertical load-resisting system: No improvement work was done. No apparent deficiency was observed.
c. Lateral force-resisting system: No improvement work was done. No apparent deficiency was observed.

IV. Civil Summary

2000 Report Review

The following represents a summary of the current status of recommendations per the 2000 Report based on information provided by the County:

1. No critical parking lot deficiencies were observed at the time of the assessment, however, some alligatoring was found in the parking lot paving. It is recommended to resurface and restripe the parking lot, which has not occurred since 2000. A list of additional recommended work is included herein.

V. Mechanical Summary

The office area is served by package rooftop units and the hanger area served with relief fans. The mechanical units are in good condition.

2000 Report Review

The following represents a summary of the current status of recommendations per the 2000 Report based on information provided by the County:

1. Fire Protection (Sprinklers):
   a. There was no fire protection system visible at the time of the assessment. The smoke ventilators (4) in the hangar area appear to have been replaced and are in good condition. No recommendations are suggested.
2. Heating, ventilation, and air conditioning system
   a. Grilles and diffusers are not maintained and are approaching the end of their useful life. Recommended replacing grilles and diffusers. The grilles and diffusers appear to have not been replaced.
   b. Two Janitorial gas-fired units were used for heat in the hangar area. The two Janitorial gas-fired units no longer exist and HVAC is not provided in the Hanger area except for ventilation relief.
   c. Per the 2000 Report, rooftop units were inaccessible. The rooftop HVAC units have since been replaced by new units with programmable thermostats and locking covers.
   d. More HVAC work is required and a list of recommended work is included in the deficiency report.
3. Exhaust system

a. The exhaust system was noted as not operational. Recommended replacing the exhaust system entirety. Appears exhaust system is operational, but were unable to verify if replaced or repaired as units were in attic with no access.

The building has main restrooms in the office area, individual restrooms in the hanger area, and a break room. The main restroom fixtures and breakroom fixtures are past their useful life and should be replaced.

VI. Plumbing Summary

See Deficiency Table and Deficiency Listing for details.

2000 Report Review

1. Plumbing fixtures:
   a. The restroom fixtures are past their useful life but functional. Recommended replacing restroom fixtures if architectural update is desired. The restroom fixtures appear unchanged.
   b. Kitchen area fixtures are past their useful life and leaking. Recommended replacing kitchen sink fixtures. Kitchen sink fixtures appear unchanged, but no longer leaking.
   c. The 1-1/2" water supply vacuum breaker cover is past its useful life and cracked. Recommended replacing 1-1/2" vacuum breaker. The water supply vacuum breaker cover has been replaced.
   d. Domestic water heater was noted to have a leak and no longer working. Order had been placed for a new unit.
   e. More plumbing work is required and a list of recommended work is included in the deficiency report.

VII. Electrical Summary

The electrical system within the building is typically unchanged from the 1977 installation. The only updates have been a new classroom with recessed LED lighting and a new Audio/Visual system and new bathrooms installed in the hangar. These locations appeared to be in good condition.

2000 Report Review

The following represents a summary of the current status of recommendations per the 2000 Report based on information provided by the County:

1. Power Distribution
   a. With the exception of the new panel noted in the next item, no improvement work was done. The 1977 era main switchboard and panelboards have exceeded their useful life. All should be replaced. The original panelboards and main switchboard had no stickers to indicate they have ever been tested.

b. There was an HVAC upgrade in 2006. A panel was provided on the roof for this work. There were no deficiencies noted with the electrical related to this installation.

2. Receptacles
   a. No improvement work was done. The 1977 era devices have exceeded their useful life.

3. Interior Lighting
   a. No improvement work was done. The 1970s era lighting fixtures have exceeded their useful life. The lighting control system does not meet the current California Energy Code. Depending on the extent of any renovation, it may trigger additional switching, occupancy sensors, photocells, daylighting controls, etc. to bring up to current code.

4. Exterior Lighting
   a. No improvement work was done.

5. Fire Alarm System
   a. No improvement work was done. There is no fire alarm system in the building. The building is being used for classrooms, which makes it a Group E occupancy. Under current the California Fire Code, the building is required to have a fire alarm panel to monitor an automatic fire alarm system. This item was added to the list of deficiencies.

2. DEFICIENCY COST SUMMARY

Reid Hillview Airport Office/Hangar Building at Swift Ave

Capital Renewal Cost:	**$2,104,000**	FCI:	**0.292**
Replacement Cost:	**$7,205,000**	Condition Score:	**C**
Replacement Cost/SF:	**$662**	Condition Rating:	**POOR**

			Construction Increase - Cumulative Escalation			
			7.63%	21.65%	48.10%	
Uniformat Code	Building System Class	Current Costs Without Escalation	Priority 1 Year 0-2	Priority 2 Years 2-5	Priority 3 Years 5-10	Priority 1 + 2 + 3 With Escalation
B1020	Roof Construction	$502,400	-	$611,100	-	$611,100
B2010	Exterior Walls	$4,300	-	$2,500	$3,300	$5,800
B2020	Exterior Windows	$500	-	$500	-	$500
B2050	Exterior Doors and Grilles	$600	$300	$300	-	$600
B3020	Roof Appurtenances	$1,300	$1,300	-	-	$1,300
B3060	Horizontal Openings	$3,300	$3,500	-	-	$3,500
C1010	Interior Partitions	$300	$300	-	-	$300
C1030	Interior Doors	$2,100	$2,200	-	-	$2,200
C2030	Flooring	$51,900	$1,800	$300	$74,000	$76,100
C2050	Ceiling Finishes	$6,000	$500	$6,700	-	$7,200
D2010	Domestic Water Distribution	$11,500	$6,700	-	$7,800	$14,500
D2030	Building Support Plumbing Systems	$8,100	-	-	$11,900	$11,900
D2060	Process Support Plumbing Systems	$3,300	-	-	$4,800	$4,800
D3030	Cooling Systems	$121,300	-	-	$179,600	$179,600
D3050	Facility HVAC Distribution Systems	$8,100	-	-	$11,900	$11,900
D5020	Electrical Service and Distribution	$45,500	$48,900	-	-	$48,900
D5030	General Purpose Electrical Power	$12,900	$13,800	-	-	$13,800
D5040	Lighting	$401,400	$432,000	-	-	$432,000
D7050	Detection and Alarm	$162,400	-	-	$240,400	$240,400
E2010	Fixed Furnishings	$9,300	$10,000	-	-	$10,000
F1050	Special Facility Components	$370,300	$350,000	-	$66,800	$416,800
G2020	Parking Lots	$372,900	-	$443,800	$11,900	$455,700
G4050	Site Lighting	$4,100	$4,400	-	-	$4,400

2. DEFICIENCY COST SUMMARY

Reid Hillview Airport Office/Hangar Building at Swift Ave

Capital Renewal Cost:	**$2,104,000**	FCI:	**0.292**
Replacement Cost:	**$7,205,000**	Condition Score:	**C**
Replacement Cost/SF:	**$662**	Condition Rating:	**POOR**

			Construction Increase - Cumulative Escalation			
			7.63%	21.65%	48.10%	
Uniformat Code	Building System Class	Current Costs Without Escalation	Priority 1 Year 0-2	Priority 2 Years 2-5	Priority 3 Years 5-10	Priority 1 + 2 + 3 With Escalation
TOTALS		$2,104,000	$875,700	$1,065,200	$612,400	$2,554,000

3. DEFICIENCY TABLE

Reid Hillview Airport Office/Hangar Building at Swift Ave

(1) Deficiency Cost = Qty x Unit Cost
(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)
General Construction Factor (1.40) = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds
City Cost Index (1.095) = A Compensation for Cost Variation per Geographical Location
Non Construction Cost (1.30) = Includes Architect/Engineer Fees, Construction Management, County/Client Administration, Permits, Testing, etc.

(3)
YI = Year Installed (If known or applicable)
EUL = Expected Useful Life (If known or applicable)
RUL = Remaining Useful Life (Estimated)

System	Item No.	Building	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	YI / EUL / RUL Comments (3)	Priority
B1020 - Roof Construction	B1020.20.019	Administration/ Hangar Building	PVC roof is at or approaching the end of its useful life.	Remove existing roof and replace one for one.	10500	SF	$252,000	$611,100	2007 / - / 4	2
B1020 - Roof Construction	B1020.20.000	Administration/ Hangar Building	There are areas of ponding on the flat roof.	Additional investigation is required to determine source of ponding.	200	SF	TBD	TBD	2007 / - / 4	4
B2010 - Exterior Walls	B2010.10.009	Administration/ Hangar Building	Cracks on exterior concrete panels near doors and windows.	Replace caulking and sealants.	150	LF	$1,000	$2,500	1977 / 40 / 5	2
B2010 - Exterior Walls	B2010.10.020	Administration/ Hangar Building	At exterior walls: Paint peeling off at tilt up panel joints.	Re-paint all exterior wall surfaces where paint is peeling off. Patch and repair as needed.	500	SF	$1,100	$3,300	- / - / -	3
B2010 - Exterior Walls	B2010.20.000	Administration/ Hangar Building	Stream of rust water appears to be coming through a small chunk of exterior concrete that has spalled off the wall panel leaving the rebar exposed to the elements.	Further investigation is required.	1	LS	TBD	TBD	1977 / - / 5	4
B2020 - Exterior Windows	B2020.10.008	Administration/ Hangar Building	The paint finish on the wood window frames is chipped & peeling.	Clean and paint window frames.	20	LF	$200	$500	1977 / 15 / 5	2
B2050 - Exterior Doors and Grilles	B2050.90.015	Administration/ Hangar Building	Sealant is missing or deteriorated at door frame.	Replace sealant.	2	LF	$100	$300	2008 / - / 1	1
B2050 - Exterior Doors and Grilles	B2050.90.012	Administration/ Hangar Building	Exterior doors leak in wind driven rain.	Provide door bottom sweep, drip cap and overlapping astragal.	1	EA	$100	$300	2008 / 45 / 2	2
B3020 - Roof Appurtenances	B3020.70.008	Administration/ Hangar Building	(E) Downspout drain line does not extend and drain away from building causing slippery walkway creating a trip hazard.	Extend roof/downspout drain underground to curb/daylight.	15	LF	$600	$1,300	- / 30 / -	1
B3060 - Horizontal Openings	B3060.50.005	Administration/ Hangar Building	There is no fall protection at roof hatch.	Provide fall protection.	1	EA	$1,600	$3,500	- / 40 / -	1
C1010 - Interior Partitions	C1010.10.010	Administration/ Hangar Building	Gypsum wallboard has holes, what appears to be a missing electrical outlet.	Patch, prime and paint the affected areas.	1	SF	$100	$300	- / 75 / -	1
C1030 - Interior Doors	C1030.90.004	Administration/ Hangar Building	Door is missing hardware	Install new lever type door handle	1	EA	$1,000	$2,200	- / 40 / -	1
C2030 - Flooring	C2030.10.001	Administration/ Hangar Building	Sealed concrete floor is deteriorated	Repair and refinish concrete floor	5000	SF	$25,000	$74,000	1977 / 50 / 5	3
C2030 - Flooring	C2030.75.001	Administration/ Hangar Building	Edge of the carpet was not secured to the floor and in poor condition.	Remove the existing carpeting and replace it with new carpet.	100	SF	$800	$1,800	- / 20 / -	1
C2030 - Flooring	C2030.75.001	Administration/ Hangar Building	Missing portion of carpet near door and exposed door frames.	Replace portion of carpet and cover frame with gypboard and paint.	4	SF	$100	$300	- / 20 / -	2

Reid Hillview Airport Office/Hangar Building at Swift Ave

(1) Deficiency Cost = Qty x Unit Cost
(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)
General Construction Factor (1.40) = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds
City Cost Index (1.095) = A Compensation for Cost Variation per Geographical Location
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(3)
YI = Year Installed (If known or applicable)
EUL = Expected Useful Life (If known or applicable)
RUL = Remaining Useful Life (Estimated)

System	Item No.	Building	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	YI / EUL / RUL Comments (3)	Priority
C2050 - Ceiling Finishes	C2050.70.003	Administration/ Hangar Building	Ceiling finish has water damage.	Additional investigation is required to determine source of water damage.	10	SF	TBD	TBD	- / - / -	1
C2050 - Ceiling Finishes	C2050.70.003	Administration/ Hangar Building	Ceiling finish has water damage.	Additional investigation is required to determine source of water damage.	10	SF	TBD	TBD	- / - / -	2
C2050 - Ceiling Finishes	C2050.80.002	Administration/ Hangar Building	Existing suspended ceiling grid is at the end of its useful life.	Replace ceiling grid including tiles.	20	SF	$200	$500	1977 / 30 / 1	1
C2050 - Ceiling Finishes	C2050.80.008	Administration/ Hangar Building	Existing suspended ceiling tile is in poor condition.	Replace the existing ceiling tile.	16	SF	$100	$300	2005 / - / 2	2
C2050 - Ceiling Finishes	C2050.80.002	Administration/ Hangar Building	Existing suspended ceiling grid is at the end of its useful life.	Replace ceiling grid including tiles.	240	SF	$1,600	$3,900	1977 / 30 / 2	2
C2050 - Ceiling Finishes	C2050.80.002	Administration/ Hangar Building	Existing suspended ceiling grid is at the end of its useful life.	Replace ceiling grid including tiles.	150	SF	$1,000	$2,500	1977 / 30 / 2	2
D2010 - Domestic Water Distribution	D2010.20.004	Administration/ Hangar Building	Electric water heater (<75 Gal) is at the end of its useful life and is not working.	Provide equipment replacement and installation.	1	EA	$3,100	$6,700	- / 15 / -	1
D2010 - Domestic Water Distribution	D2010.60.025	Administration/ Hangar Building	Single compartment, counter mounted stainless steel sink at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	$2,600	$7,800	1977 / 30 / 10	3
D2030 - Building Support Plumbing Systems	D2030.30.001	Administration/ Hangar Building	Roof drains are damaged and clogged	Repair or replace roof drains	4	EA	$4,000	$11,900	- / 30 / -	3
D2060 - Process Support Plumbing Systems	D2060.10.002	Administration/ Hangar Building	Small air dryer is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$1,600	$4,800	1999 / 15 / 6	3
D3030 - Cooling Systems	D3030.10.018	Administration/ Hangar Building	Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	$15,000	$44,300	2007 / 15 / 7	3
D3030 - Cooling Systems	D3030.10.018	Administration/ Hangar Building	Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	$15,000	$44,300	2007 / 15 / 7	3
D3030 - Cooling Systems	D3030.10.018	Administration/ Hangar Building	Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	$15,000	$44,300	2007 / 15 / 7	3
D3030 - Cooling Systems	D3030.10.018	Administration/ Hangar Building	Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	$15,000	$44,300	2007 / 15 / 7	3

3. DEFICIENCY TABLE

Reid Hillview Airport Office/Hangar Building at Swift Ave

(1) Deficiency Cost = Qty x Unit Cost
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RUL = Remaining Useful Life (Estimated)

System	Item No.	Building	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	YI / EUL / RUL Comments (3)	Priority
D3030 - Cooling Systems	D3030.90.002	Administration/ Hangar Building	Thermostat is at or approaching the end of its useful life.	Provide equipment replacement and installation.	4	EA	$800	$2,400	2007 / 10 / 9	3
D3050 - Facility HVAC Distribution Systems	D3050.50.004	Administration/ Hangar Building	Ceiling diffusers is at or approaching the end of its useful life.	Provide equipment replacement and installation.	40	EA	$4,000	$11,900	1977 / 30 / 6	3
D5020 - Electrical Service and Distribution	D5020.10.302	Administration/ Hangar Building	The 400A metered main switchboard (3P, 120/208) is at or approaching the end of its useful life.	Replace the existing metered main switchboard with a new metered main switchboard.	1	EA	$5,600	$12,100	1977 / 20 / -	1
D5020 - Electrical Service and Distribution	D5020.30.1002	Administration/ Hangar Building	The 225A (42 ckts, 120/240V, 3P) panelboard is at or approaching the end of its useful life.	Replace the existing panelboard with a new panelboard.	3	EA	$17,100	$36,800	1977 / 30 / -	1
D5030 - General Purpose Electrical Power	D5030.50.047	Administration/ Hangar Building	The receptacle is past its useful life and needs to be replaced.	Supply and install a new receptacle.	50	EA	$5,800	$12,500	1977 / - / -	1
D5030 - General Purpose Electrical Power	D5030.50.047	Administration/ Hangar Building	The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.	Supply and install a new floor outlet and cover.	5	EA	$600	$1,300	1977 / - / -	1
D5040 - Lighting	D5040.50.203	Administration/ Hangar Building	Public areas do not have code required illuminated exit lights.	Add battery backed up illuminated exit lights including the necessary circuitry.	5	EA	$2,900	$6,300	- / 20 / -	1
D5040 - Lighting	D5040.50.009	Administration/ Hangar Building	Interior lighting control systems are at or are approaching the end of their expected useful lives.	Replace the existing interior lighting associated wiring devices, switches and controls to meet current energy codes.	10000	SF	$172,600	$370,300	1977 / 20 / -	1
D5040 - Lighting	D5040.50.002	Administration/ Hangar Building	2'W x 4'L three 32 watt T8 grid ceiling mount interior light fixture are at end of useful life.	Replace the existing interior light fixture with a new interior light fixture.	53	EA	$12,600	$27,200	1977 / 20 / -	1
D5040 - Lighting	D5040.50.414	Administration/ Hangar Building	8-foot Interior fluorescent fixture have inefficient T12 lamps and magnetic ballasts.	Replace the fluorescent fixtures with LED type.	35	EA	$13,100	$28,200	1977 / 20 / -	1
D7050 - Detection and Alarm	D7050.10.022	Administration/ Hangar Building	The building is not equipped with a fire alarm system or the existing fire alarm system is at the end of its industry rated useful life.	Provide a fully addressable fire alarm control panel with associated initiating and signaling devices.	10880	SF	$81,400	$240,400	- / 15 / -	3
E2010 - Fixed Furnishings	E2010.30.003	Administration/ Hangar Building	Original casework and shelving are worn and damaged.	Refinish or replace original cabinets and countertops	10	LF	$4,600	$10,000	1977 / - / 1	1
F1050 - Special Facility Components	F1050.80.012	Administration/ Hangar Building	Inadequate or non-existent ADA restrooms.	Provide a new disabled accessible single occupant restroom.	60	SF	$30,000	$64,400	- / - / -	1

3. DEFICIENCY TABLE

Reid Hillview Airport Office/Hangar Building at Swift Ave

(1) Deficiency Cost = Qty x Unit Cost
(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)
General Construction Factor (1.40) = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds
City Cost Index (1.095) = A Compensation for Cost Variation per Geographical Location
Non Construction Cost (1.30) = Includes Architect/Engineer Fees, Construction Management, County/Client Administration, Permits, Testing, etc.

(3)
YI = Year Installed (If known or applicable)
EUL = Expected Useful Life (If known or applicable)
RUL = Remaining Useful Life (Estimated)

System	Item No.	Building	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	YI / EUL / RUL Comments (3)	Priority
F1050 - Special Facility Components	F1050.80.012	Administration/ Hangar Building	Inadequate or non-existent ADA restrooms.	Provide a new disabled accessible single occupant restroom.	100	SF	$50,000	$107,400	- / - / -	1
F1050 - Special Facility Components	F1050.80.012	Administration/ Hangar Building	Inadequate or non-existent ADA restrooms.	Provide a new disabled accessible single occupant restroom.	160	SF	$80,000	$171,700	- / - / -	1
F1050 - Special Facility Components	F1050.80.002	Administration/ Hangar Building	Showers are not accessible.	Remodel existing shower(s) to comply with ADA requirements.	16	SF	$3,000	$6,500	- / - / -	1
F1050 - Special Facility Components	F1050.80.012	Administration/ Hangar Building	Inadequate or non-existent ADA restrooms.	Provide a new disabled accessible single occupant restroom.	45	SF	$22,600	$66,800	- / - / -	3
G2020 - Parking Lots	G2020.10.004	Administration/ Hangar Building	AC paving has major damage and/or structure failure.	Repair and replace AC pavement section.	21000	SF	$182,800	$443,300	- / - / -	2
G2020 - Parking Lots	G2020.10.002	Administration/ Hangar Building	AC paving has faded or has minor weathering.	Provide chip seal.	1000	SF	$4,000	$11,900	- / - / -	3
G2020 - Parking Lots	G2020.20.004	Administration/ Hangar Building	Concrete curb has broken or missing portions.	Install new concrete vertical curb.	6	LF	$200	$500	- / - / -	2
G4050 - Site Lighting	G4050.10.002	Administration/ Hangar Building	Site lighting (halogen) is beyond its useful life.	Replace site lighting with LED type.	2		$2,000	$4,400	1977 / - / -	1

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building; Roof
Equipment Tag: NA
Year Installed: 2007
Expected Useful Life (Yrs): 15
Remaining Useful Life (Yrs) 4
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 10,500/SF
Estimate: $611,100
Deficiency Description: *PVC roof is at or approaching the end of its useful life.*

Description of Work: *Remove existing roof and replace one for one.*

Building Name; Room or Area: Administration/Hangar Building; Roof
Equipment Tag: NA
Year Installed: 2007
Expected Useful Life (Yrs): 15
Remaining Useful Life (Yrs) 4
Priority: 4: Miscellaneous (Further Investigation Required)

Quantity/Unit of Measure: 200/SF
Estimate:
Deficiency Description: *There are areas of ponding on the flat roof.*

Description of Work: *Additional investigation is required to determine source of ponding.*

Building Name; Room or Area: Administration/Hangar Building; Exterior Wall
Equipment Tag: NA
Year Installed: 1977
Expected Useful Life (Yrs): 45
Remaining Useful Life (Yrs) 5
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 150/LF
Estimate: $2,500
Deficiency Description: *Cracks on exterior concrete panels near doors and windows.*

Description of Work: *Replace caulking and sealants.*

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building; Exterior Wall
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 500/SF
Estimate: $3,300
Deficiency Description: *At exterior walls: Paint peeling off at tilt up panel joints.*

Description of Work: *Re-paint all exterior wall surfaces where paint is peeling off. Patch and repair as needed.*

Building Name; Room or Area: Administration/Hangar Building; North Exterior Wall
Equipment Tag: NA
Year Installed: 1977
Expected Useful Life (Yrs): 45
Remaining Useful Life (Yrs) 5
Priority: 4: Miscellaneous (Further Investigation Required)

Quantity/Unit of Measure: 1/LS
Estimate:
Deficiency Description: *Stream of rust water appears to be coming through a small chunk of exterior concrete that has spalled off the wall panel leaving the rebar exposed to the elements.*

Description of Work: *Further investigation is required.*

Building Name; Room or Area: Administration/Hangar Building; Exterior Window on North Elevation
Equipment Tag: NA
Year Installed: 1977
Expected Useful Life (Yrs): 45
Remaining Useful Life (Yrs) 5
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 20/LF
Estimate: $500
Deficiency Description: *The paint finish on the wood window frames is chipped & peeling.*

Description of Work: *Clean and paint window frames.*

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building; Exterior Door on East Elevation
Equipment Tag: NA
Year Installed: 2008
Expected Useful Life (Yrs): 10
Remaining Useful Life (Yrs) 1
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 2/LF
Estimate: $300
Deficiency Description: *Sealant is missing or deteriorated at door frame.*

Description of Work: *Replace sealant.*

Building Name; Room or Area: Administration/Hangar Building; Hangar Exterior Door on West Elevation
Equipment Tag: NA
Year Installed: 2008
Expected Useful Life (Yrs): 10
Remaining Useful Life (Yrs) 2
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 1/EA
Estimate: $300
Deficiency Description: *Exterior doors leak in wind driven rain.*

Description of Work: *Provide door bottom sweep, drip cap and overlapping astragal.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Rainwater Drain
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 15/LF
Estimate: $1,300
Deficiency Description: *(E) Downspout drain line does not extend and drain away from building causing slippery walkway creating a trip hazard.*

Description of Work: *Extend roof/downspout drain underground to curb/daylight.*

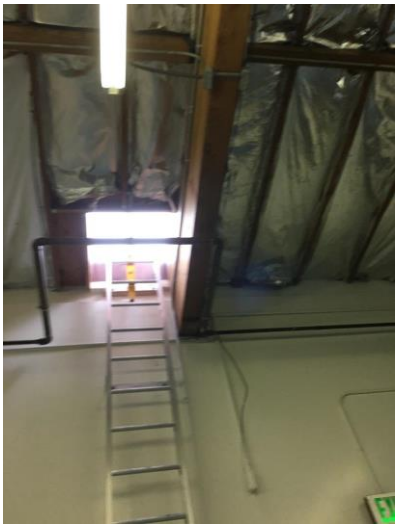
4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building; Roof
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 1/EA
Estimate: $3,500
Deficiency Description: *There is no fall protection at roof hatch.*

Description of Work: *Provide fall protection.*



Building Name; Room or Area: Administration/Hangar Building; Leased Space Hallway
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

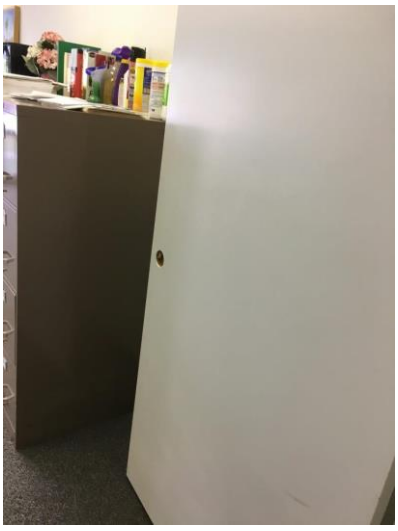
Quantity/Unit of Measure: 1/SF
Estimate: $300
Deficiency Description: *Gypsum wallboard has holes, what appears to be a missing electrical outlet.*

Description of Work: *Patch, prime and paint the affected areas.*

Building Name; Room or Area: Administration/Hangar Building; Leased Space (Admin Office)
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 1/EA
Estimate: $2,200
Deficiency Description: *Door is missing hardware*

Description of Work: *Install new lever type door handle*



4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building; Floor at Hangar
Equipment Tag: NA
Year Installed: 1977
Expected Useful Life (Yrs): 15
Remaining Useful Life (Yrs) 5
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 5,000/SF
Estimate: $74,000
Deficiency Description: *Sealed concrete floor is deteriorated*

Description of Work: *Repair and refinish concrete floor*

Building Name; Room or Area: Administration/Hangar Building; West Exterior Door
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 100/SF
Estimate: $1,800
Deficiency Description: *Edge of the carpet was not secured to the floor and in poor condition.*

Description of Work: *Remove the existing carpeting and replace it with new carpet.*

Building Name; Room or Area: Administration/Hangar Building; Leased Space (Open Office Exterior Door)
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 4/SF
Estimate: $300
Deficiency Description: *Missing portion of carpet near door and exposed door frames.*

Description of Work: *Replace portion of carpet and cover frame with gypboard and paint.*

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building; Classroom Facing Hangar
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 10/SF
Estimate:
Deficiency Description: *Ceiling finish has water damage.*

Description of Work: *Additional investigation is required to determine source of water damage.*

Building Name; Room or Area: Administration/Hangar Building; Leased Space (Admin Office Exterior Window Area)
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 10/SF
Estimate:
Deficiency Description: *Ceiling finish has water damage.*

Description of Work: *Additional investigation is required to determine source of water damage.*

Building Name; Room or Area: Administration/Hangar Building; Telcom Room
Equipment Tag: NA
Year Installed: 1977
Expected Useful Life (Yrs): 25
Remaining Useful Life (Yrs) 1
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 20/SF
Estimate: $500
Deficiency Description: *Existing suspended ceiling grid is at the end of its useful life.*

Description of Work: *Replace ceiling grid including tiles.*

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building; Classroom Facing Hangar
Equipment Tag: NA
Year Installed: 2005
Expected Useful Life (Yrs): 15
Remaining Useful Life (Yrs) 2
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 16/SF
Estimate: $300
Deficiency Description: *Existing suspended ceiling tile is in poor condition.*

Description of Work: *Replace the existing ceiling tile.*

Building Name; Room or Area: Administration/Hangar Building; RHV 130
Equipment Tag: NA
Year Installed: 1977
Expected Useful Life (Yrs): 25
Remaining Useful Life (Yrs) 2
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 240/SF
Estimate: $3,900
Deficiency Description: *Existing suspended ceiling grid is at the end of its useful life.*

Description of Work: *Replace ceiling grid including tiles.*

Building Name; Room or Area: Administration/Hangar Building; RHV 135B
Equipment Tag: NA
Year Installed: 1977
Expected Useful Life (Yrs): 25
Remaining Useful Life (Yrs) 2
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 150/SF
Estimate: $2,500
Deficiency Description: *Existing suspended ceiling grid is at the end of its useful life.*

Description of Work: *Replace ceiling grid including tiles.*

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Water Heater
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 1/EA
Estimate: $6,700
Deficiency Description: *Electric water heater (<75 Gal) is at the end of its useful life and is not working.*

Description of Work: *Provide equipment replacement and installation.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Breakroom Sink
Year Installed: 1977
Expected Useful Life (Yrs): 30
Remaining Useful Life (Yrs) 10
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $7,800
Deficiency Description: *Single compartment, counter mounted stainless steel sink at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Roof Drain
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 4/EA
Estimate: $11,900
Deficiency Description: *Roof drains are damaged and clogged*

Description of Work: *Repair or replace roof drains*

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Compressed Air
Year Installed: 1999
Expected Useful Life (Yrs): 15
Remaining Useful Life (Yrs) 6
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $4,800
Deficiency Description: *Small air dryer is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Package AC AC-2
Year Installed: 2007
Expected Useful Life (Yrs): 18
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $44,300
Deficiency Description: *Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Package AC AC-1
Year Installed: 2007
Expected Useful Life (Yrs): 18
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $44,300
Deficiency Description: *Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Package AC AC-3
Year Installed: 2007
Expected Useful Life (Yrs): 18
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $44,300
Deficiency Description: *Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Package AC AC-4
Year Installed: 2007
Expected Useful Life (Yrs): 18
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $44,300
Deficiency Description: *Rooftop/ground mounted packaged DX AC unit (3-ton to 8-ton) is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Thrermostat
Year Installed: 2007
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs) 9
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 4/EA
Estimate: $2,400
Deficiency Description: *Thermostat is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

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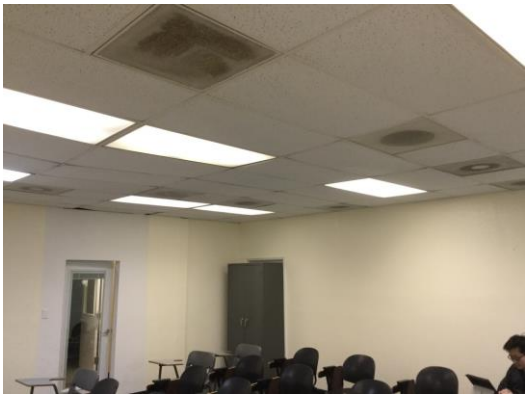
4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Diffusers
Year Installed: 1977
Expected Useful Life (Yrs): 15
Remaining Useful Life (Yrs) 6
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 40/EA
Estimate: $11,900
Deficiency Description: *Ceiling diffusers is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*



Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Main Swbd
Year Installed: 1977
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 1/EA
Estimate: $12,100
Deficiency Description: *The 400A metered main switchboard (3P, 120/208) is at or approaching the end of its useful life.*

Description of Work: *Replace the existing metered main switchboard with a new metered main switchboard.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Panelboard
Year Installed: 1977
Expected Useful Life (Yrs): 30
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 3/EA
Estimate: $36,800
Deficiency Description: *The 225A (42 ckts, 120/240V, 3P) panelboard is at or approaching the end of its useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Receptacles
Year Installed: 1977
Expected Useful Life (Yrs): 30
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 50/EA
Estimate: $12,500
Deficiency Description: *The receptacle is past its useful life and needs to be replaced.*

Description of Work: *Supply and install a new receptacle.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Floor Receptacles
Year Installed: 1977
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 5/EA
Estimate: $1,300
Deficiency Description: *The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.*

Description of Work: *Supply and install a new floor outlet and cover.*

Building Name; Room or Area: Administration/Hangar Building; Exits
Equipment Tag: Exit Signs
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 5/EA
Estimate: $6,300
Deficiency Description: *Public areas do not have code required illuminated exit lights.*

Description of Work: *Add battery backed up illuminated exit lights including the necessary circuitry.*

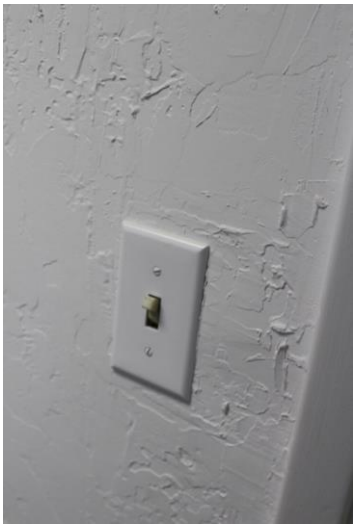
4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Ltg Controls
Year Installed: 1977
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 10,000/SF
Estimate: $370,300
Deficiency Description: *Interior lighting control systems are at or are approaching the end of their expected useful lives.*

Description of Work: *Replace the existing interior lighting associated wiring devices, switches and controls to meet current energy codes.*



Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Interior Ltg
Year Installed: 1977
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 53/EA
Estimate: $27,200
Deficiency Description: *2'W x 4'L three 32 watt T8 grid ceiling mount interior light fixture are at end of useful life.*

Description of Work: *Replace the existing interior light fixture with a new interior light fixture.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Hangar Lighting
Year Installed: 1977
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 35/EA
Estimate: $28,200
Deficiency Description: *8-foot Interior fluorescent fixture have inefficient T12 lamps and magnetic ballasts.*

Description of Work: *Replace the fluorescent fixtures with LED type.*

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Fire Alarm
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 10,880/SF
Estimate: $240,400
Deficiency Description: *The building is not equipped with a fire alarm system or the existing fire alarm system is at the end of its industry rated useful life.*

Description of Work: *Provide a fully addressable fire alarm control panel with associated initiating and signaling devices.*

Building Name; Room or Area: Administration/Hangar Building; Break Room
Equipment Tag: NA
Year Installed: 1977
Expected Useful Life (Yrs): 30
Remaining Useful Life (Yrs) 1
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 10/LF
Estimate: $10,000
Deficiency Description: *Original casework and shelving are worn and damaged.*

Description of Work: *Refinish or replace original cabinets and countertops*

Building Name; Room or Area: Administration/Hangar Building; New Toilet Room at Hangar
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 60/SF
Estimate: $64,400
Deficiency Description: *Inadequate or non-existent ADA restrooms.*

Description of Work: *Provide a new disabled accessible single occupant restroom.*

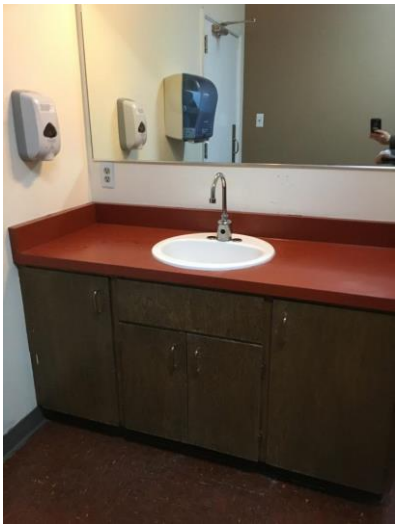
4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building; Men's Restroom
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 100/SF
Estimate: $107,400
Deficiency Description: *Inadequate or non-existent ADA restrooms.*

Description of Work: *Provide a new disabled accessible single occupant restroom.*



Building Name; Room or Area: Administration/Hangar Building; Women's Restroom
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 160/SF
Estimate: $171,700
Deficiency Description: *Inadequate or non-existent ADA restrooms.*

Description of Work: *Provide a new disabled accessible single occupant restroom.*

Building Name; Room or Area: Administration/Hangar Building; Shower in Women's Restroom
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 16/SF
Estimate: $6,500
Deficiency Description: *Showers are not accessible.*

Description of Work: *Remodel existing shower(s) to comply with ADA requirements.*

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building; Toilet Room at Hangar
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

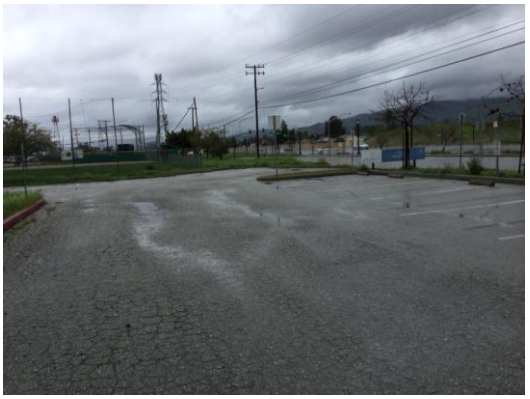
Quantity/Unit of Measure: 45/SF
Estimate: $66,800
Deficiency Description: *Inadequate or non-existent ADA restrooms.*

Description of Work: *Provide a new disabled accessible single occupant restroom.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Parking lot concrete
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 21,000/SF
Estimate: $443,300
Deficiency Description: *AC paving has major damage and/or structure failure.*

Description of Work: *Repair and replace AC pavement section.*



Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Sidewalk
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1,000/SF
Estimate: $11,900
Deficiency Description: *AC paving has faded or has minor weathering.*

Description of Work: *Provide chip seal.*

4. DEFICIENCY LISTING

Reid Hillview Airport Office/Hangar Building at Swift Ave

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: NA
Year Installed: NA
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 6/LF
Estimate: $500
Deficiency Description: *Concrete curb has broken or missing portions.*

Description of Work: *Install new concrete vertical curb.*

Building Name; Room or Area: Administration/Hangar Building
Equipment Tag: Ext. Ltg.
Year Installed: 1977
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 2/
Estimate: $4,400
Deficiency Description: *Site lighting (halogen) is beyond its useful life.*

Description of Work: *Replace site lighting with LED type.*

5. Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property.	X			
2.	Have any ADA improvements been made to the property since original construction?	X			
3.	Has building ownership/management reported any ADA complaints or litigation?		X		
B.	**Parking**				
1.	Does the required number of standard ADA-designated spaces appear to be provided?	X			
2.	Does the required number of van-accessible designated spaces appear to be provided?	X			
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	X			
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	X			
5.	Does each accessible space have an adjacent access aisle?	X			
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	X			
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?			X	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?		X		
3.	Do the curb cut ramps appear to have the proper slope for all components?			X	
4.	Do ramps on an accessible route appear to have a compliant slope?	X			
5.	Do ramps on an accessible route appear to have a compliant length and width?	X		X	
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?		X		
7.	Do ramps on an accessible route appear to have compliant handrails?		X		
D.	**Building Entrances**				
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
3.	Is signage provided indicating the location of alternate accessible entrances?		X		
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	X			
5.	Do doors at accessible entrances appear to have compliant hardware?	X			
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	X			
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?			X	
8.	Do thresholds at accessible entrances appear to have a compliant height?		X		
E.	**Interior Accessible Routes and Amenities**				
1.	Does an accessible route appear to connect with all public areas inside the building?	X			
2.	Do accessible routes appear free of obstructions and/or protruding objects?		X		
3.	Do ramps on accessible routes appear to have a compliant slope?			X	
4.	Do ramps on accessible routes appear to have a compliant length and width?			X	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6.	Do ramps on accessible routes appear to have compliant handrails?			X	
7.	Are adjoining public areas and areas of egress identified with accessible signage?		X		
8.	Do public transaction areas have an accessible, lowered counter section?	X			
9.	Do public telephones appear mounted with an accessible height and location?			X	
10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	
F.	**Interior Doors**				
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	X			
2.	Do doors at interior accessible routes appear to have compliant hardware?		X		
3.	Do doors at interior accessible routes appear to have compliant opening force?		X		
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	X			
G.	**Elevators**				
1.	Are hallway call buttons configured with the “UP” button above the “DOWN” button?			X	
2.	Is accessible floor identification signage present on the hoistway sidewalls?			X	
3.	Do the elevators have audible and visual arrival indicators at the entrances?			X	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?			X	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
6.	Do elevator car control buttons appear to be mounted at a compliant height?			X	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?			X	
8.	Are audible and visual floor position indicators provided in the elevator car?			X	
9.	Is the emergency call system at the base of the control panel and not require voice communication?			X	
H.	**Toilet Rooms**				
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?		X		
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?		X		
3.	Does the lavatory faucet have compliant handles?	X			
4.	Is the plumbing piping under lavatories configured to protect against contact?		X		
5.	Are grab bars provided at compliant locations around the toilet?	X			
6.	Do toilet stall doors appear to provide the minimum compliant clear width?		X		
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?		X		
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?		X		
9.	Do accessories and mirrors appear to be mounted at a compliant height?		X		
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?			X	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			X	

San Martin Airport Metal Hangar Buildings
Facility Condition Assessment

13030 Murphy Avenue, San Martin, CA 95046

I. Summary:

There are six main metal structures (R1, R2, N1, N2, N3 and N4) comprised of private aircraft hangar units at San Martin Airport. The metal structures vary in length, width and height, and are configured in a long and narrow row of single-story pre-engineered metal buildings built circa 2005. The hangar units currently house small, private and commercial airplanes. The individual units ranged in size from 1,100 SF to 3,000 SF, with heights ranging from 14 ft. to 24 ft.

II. Architectural Summary:

Five hangar units, G-8 (approx. 2,950 SF), G-18 (approx. 2,009 SF), H-28 (approx. 1,060 SF), I-34 (approx. 1,160 SF), and I-31 (approx. 1,780 SF), each representing a type of hangar, were assessed for deficiencies.

In general, no deficiencies were observed with regard to the structural integrity of the metal structures. Immediate pavement and ramps near the hangar units were in satisfactory condition with no apparent deficiency observed. According to the County, there are reports of bird droppings, water intrusion and excessive dust within the hangar units. There are also signs of water intrusion at some locations within some hangars notably near doors and windows. In some instances, leaks appeared to be a result of compromised waterproofing

of the roof above. With the exception of unit G-8, gates for airplanes were functioning normally. Gaps between gates and metal walls were noticeable as bird droppings were present from birds entering the area. For specific deficiencies, refer to the Deficiency Table Deficiency Listing.

As stipulated in ASTM E2018-15, a detailed ADA and accessibility assessment is not part of this facility condition assessment. The accessibility survey includes a limited scope visual survey and completion of an attached checklist based on ASTM's Baseline Evaluation. The checklist is included in a detailed accessibility survey of the facility that would be required to determine the full status of compliance.

III. Structural Summary:

The assessment is based on visual observation of apparent existing conditions without performing destructive testing in conjunction with as built drawings and information provided by the County. A detailed structural evaluation is not part of this conditions assessment.

Based on a visual observation of the building's structural system, no apparent deficiencies were found for the foundation system, vertical load-bearing system and lateral force-resisting system.

IV. Civil Summary

No Visual Inspection Report was conducted previously. Noticeable cracking was observed in the concrete and rainwater drainage was not properly directed away from building. Recommended work is included in the deficiency reports.

V. Mechanical Summary

Fire Protection (Sprinklers):
No Visual Inspection Report was conducted previously, however in terms of Fire Protection (Sprinklers), the buildings were fully sprinklered and appear in good condition. Two fire extinguishers were missing.

Heating, ventilation, and air conditioning system:
No Visual Inspection Report was conducted previously, however for heating, ventilating, and air conditioning there were gravity vented roof caps that were not properly bird screened and could allow birds into hangers. Recommended work is included in the deficiency report. No other HVAC related systems were assessed.

VI. Plumbing Summary

No Visual Inspection Report was conducted previously, however plumbing systems in restrooms appear in good working order. No other plumbing related systems were assessed.

VII. Electrical Summary

The electrical system within the building is typically unchanged from the 2003 installation.

Power
The interior electrical distribution equipment, panelboards, and switchboards looked to be in good condition and still within their rated life. The exterior electrical panelboards looked to be in fair condition with some dust buildup and slight signs of rust at the edges of enclosures. With proper maintenance and periodic testing, these should remain operational for several more years.

Interior Lighting
The interior lighting fixtures looked to be in good condition.

Exterior Lighting
The exterior fixtures showed signs of weathering.

Fire Alarm System
The hangar buildings have a fire alarm system to monitor the installed sprinkler systems. There were no alarms or trouble conditions indicated on the main fire alarm control panel (FACP). The FACP is nearing the end its industry-standard rated life. Fire alarm panels have shorter lifetimes than most other electrical equipment due to their electronic-based nature. They become obsolete and harder to maintain over time.

2. DEFICIENCY COST SUMMARY

San Martin Airport Metal Hangar Buildings

Capital Renewal Cost:	**$336,000**	FCI:	**0.010**
Replacement Cost:	**$32,273,000**	Condition Score:	**A**
Replacement Cost/SF:	**$234**	Condition Rating:	**GOOD**

				Construction Increase - Cumulative Escalation			
				7.63%	21.65%	48.10%	
Uniformat Code	**Building System Class**	**Current Costs Without Escalation**		**Priority 1 Year 0-2**	**Priority 2 Years 2-5**	**Priority 3 Years 5-10**	**Priority 1 + 2 + 3 With Escalation**
B1020	Roof Construction	$300		$300	-	-	$300
B2010	Exterior Walls	$700		$300	-	$600	$900
B2050	Exterior Doors and Grilles	$3,000		$300	$3,200	-	$3,500
B3020	Roof Appurtenances	$3,500		$2,000	-	$2,400	$4,400
C1010	Interior Partitions	$3,000		$500	$2,000	$1,200	$3,700
D3060	Ventilation	$40,000		$43,000	-	-	$43,000
D5020	Electrical Service and Distribution	$31,300		-	-	$46,300	$46,300
D5040	Lighting	$234,200		-	-	$346,800	$346,800
D7050	Detection and Alarm	$14,100		-	$17,100	-	$17,100
G2020	Parking Lots	$4,900		-	-	$7,200	$7,200
TOTALS		**$336,000**		**$46,400**	**$22,300**	**$404,500**	**$474,000**

3. DEFICIENCY TABLE

San Martin Airport Metal Hangar Buildings

(1) Deficiency Cost = Qty x Unit Cost
(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)
General Construction Factor (1.40) = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds
City Cost Index (1.095) = A Compensation for Cost Variation per Geographical Location
Non Construction Cost (1.30) = Includes Architect/Engineer Fees, Construction Management, County/Client Administration, Permits, Testing, etc.

(3)
YI = Year Installed (If known or applicable)
EUL = Expected Useful Life (If known or applicable)
RUL = Remaining Useful Life (Estimated)

System	Item No.	Building	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	YI / EUL / RUL Comments (3)	Priority
B1020 - Roof Construction	B1020.20.014	Hangar Building	Metal roof has a hole that daylights, letting rainwater into the hangar unit.	Seal the hole in the metal roof.	1	SF	$100	$300	2005 / 50 / -	1
B2010 - Exterior Walls	B2010.10.015	Hangar Building	Exterior metal sheathing has impact damage.	Repair damaged metal panels.	5	SF	$200	$600	2005 / 15 / -	3
B2010 - Exterior Walls	B2010.20.003	Hangar Building	Water intrusion is observed at the bottom corner of the unit creating dirt and possibly mold.	Seal gaps between metal panels.	2	SF	$100	$300	2005 / 45 / -	1
B2050 - Exterior Doors and Grilles	B2050.10.000	Hangar Building	Water intrusion is observed near door and window.	Further investigation required.	6	LS	TBD	TBD	2005 / - / - Typical through at each end of all hangars. This deficiency encompasses the west end.	4
B2050 - Exterior Doors and Grilles	B2050.10.000	Hangar Building	Water intrusion is observed near door and wall.	Further investigation required.	6	LS	TBD	TBD	2005 / - / - Typical through at each end of all hangars. This deficiency encompasses the east end.	4
B2050 - Exterior Doors and Grilles	B2050.90.015	Hangar Building	Water intrusion into the into through gate and wall.	Seal gaps and cracks between metal joints.	3	LF	$100	$300	2005 / - / -	1
B2050 - Exterior Doors and Grilles	B2050.90.011	Hangar Building	Excessive gap between bottom of gate track and the concrete floor.	Provide rubber gasket/door seep to cover the gaps	320	LF	$1,300	$3,200	2005 / 30 / - Typical through each hangar with a sliding gate track.	2
B3020 - Roof Appurtenances	B3020.70.008	Hangar Building	(E) Downspout drain line does not extend and drain away from building causing use of a temporary drain line on walkway creating a trip hazard.	Extend roof/downspout drain underground to curb/daylight.	24	LF	$900	$2,000	2005 / 30 / -	1
B3020 - Roof Appurtenances	B3020.70.001	Hangar Building	Downspouts are not extended away from building causing rainwater in building.	Extend downspout drain away from building.	48	LF	$800	$2,400	2005 / 30 / -	3
C1010 - Interior Partitions	C1010.10.004	Hangar Building	Hole is left uncovered possibly from initial construction. Potential for pest entrance into the unit.	Cover the hole in the wall.	4	EA	$800	$2,000	2005 / 60 / -	2
C1010 - Interior Partitions	C1010.10.006	Hangar Building	Unfinished gypsum board walls.	Finish the gypsum board with paint	150	SF	$400	$1,200	2005 / 30 / -	3
C1010 - Interior Partitions	C1010.50.001	Hangar Building	Gate does not fully close, leaving excessive vertical gap on the sides, potentially letting rainwater into the unit.	Fix and service the overhead gate to close completely without leaving a gap.	1	EA	$200	$500	2005 / - / -	1
D3060 - Ventilation	D3060.30.030	Hangar Building	Roof ventilation hood requires bird screen over openings.	Provide bird screen around roof ventilation hood and install.	1000	SF	$20,000	$43,000	2005 / - / -	1

3. DEFICIENCY TABLE

San Martin Airport Metal Hangar Buildings

(1) Deficiency Cost = Qty x Unit Cost
(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)
General Construction Factor (1.40) = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds
City Cost Index (1.095) = A Compensation for Cost Variation per Geographical Location
Non Construction Cost (1.30) = Includes Architect/Engineer Fees, Construction Management, County/Client Administration, Permits, Testing, etc.

(3)
YI = Year Installed (If known or applicable)
EUL = Expected Useful Life (If known or applicable)
RUL = Remaining Useful Life (Estimated)

System	Item No.	Building	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	YI / EUL / RUL Comments (3)	Priority
D5020 - Electrical Service and Distribution	D5020.10.302	Hangar Building	The 400A metered main switchboard (3P, 277/480) is at or approaching the end of its useful life.	Replace the existing metered main switchboard with a new metered main switchboard.	1	EA	$5,600	$16,600	2005 / 20 / 7	3
D5020 - Electrical Service and Distribution	D5020.30.0015	Hangar Building	The panelboard or switchboard has not been thermally imaged.	Test panelboard or switchboard with a thermal imaging device as part of a maintenance plan.	20	EA	$10,000	$29,700	2005 / 1 / 17	3
D5040 - Lighting	D5040.50.002	Hangar Building	2'W x 4'L (2) 32 watt T8 chain hung ceiling mount interior light fixture is approaching the end of its useful life.	Replace the existing interior light fixture with a new interior light fixture.	325	EA	$77,000	$227,400	2005 / 20 / 7	3
D5040 - Lighting	D5040.50.302	Hangar Building	The exterior wall mounted fixture is at or approaching the end of its useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	57	EA	$40,400	$119,400	2005 / 20 / 7	3
D7050 - Detection and Alarm	D7050.10.007	Hangar Building	The main fire alarm control panel [addressable without voice] (excluding wire and conduit) is at or approaching the end of its useful life.	Replace the existing main fire alarm control panel with a new main fire alarm control panel.	1	EA	$7,000	$17,100	2005 / 15 / 2	2
G2020 - Parking Lots	G2020.10.002	Hangar Building	AC paving has faded or has minor weathering.	Provide chip seal.	600	SF	$2,400	$7,200	2005 / - / -	3

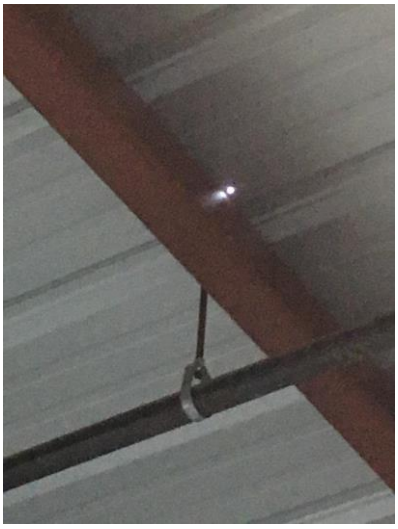
4. DEFICIENCY LISTING

San Martin Airport Metal Hangar Buildings

Building Name; Room or Area: Hangar Building; I-34
Equipment Tag: NA
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 1/SF
Estimate: $300
Deficiency Description: *Metal roof has a hole that daylights, letting rainwater into the hangar unit.*

Description of Work: *Seal the hole in the metal roof.*



Building Name; Room or Area: Hangar Building; I-34
Equipment Tag: NA
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 5/SF
Estimate: $600
Deficiency Description: *Exterior metal sheathing has impact damage.*

Description of Work: *Repair damaged metal panels.*

Building Name; Room or Area: Hangar Building; I-8
Equipment Tag: NA
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 2/SF
Estimate: $300
Deficiency Description: *Water intrusion is observed at the bottom corner of the unit creating dirt and possibly mold.*

Description of Work: *Seal gaps between metal panels.*

4. DEFICIENCY LISTING

San Martin Airport Metal Hangar Buildings

Building Name; Room or Area: Hangar Building; I-34
Equipment Tag: NA
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 4: Miscellaneous (Further Investigation Required)
Quantity/Unit of Measure: 6/LS
Estimate:
Deficiency Description: *Water intrusion is observed near door and window.*
Description of Work: *Further investigation required.*

Building Name; Room or Area: Hangar Building; I-31
Equipment Tag: NA
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 4: Miscellaneous (Further Investigation Required)
Quantity/Unit of Measure: 6/LS
Estimate:
Deficiency Description: *Water intrusion is observed near door and wall.*
Description of Work: *Further investigation required.*

Building Name; Room or Area: Hangar Building; H-28
Equipment Tag: NA
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)
Quantity/Unit of Measure: 3/LF
Estimate: $300
Deficiency Description: *Water intrusion into the into through gate and wall.*
Description of Work: *Seal gaps and cracks between metal joints.*

4. DEFICIENCY LISTING

San Martin Airport Metal Hangar Buildings

Building Name; Room or Area: Hangar Building; G-18
Equipment Tag: NA
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 320/LF
Estimate: $3,200
Deficiency Description: *Excessive gap between bottom of gate track and the concrete floor.*

Description of Work: *Provide rubber gasket/door seep to cover the gaps*

Building Name; Room or Area: Hangar Building
Equipment Tag: Rainwater Drain
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 24/LF
Estimate: $2,000
Deficiency Description: *(E) Downspout drain line does not extend and drain away from building causing use of a temporary drain line on walkway creating a trip hazard.*

Description of Work: *Extend roof/downspout drain underground to curb/daylight.*

Building Name; Room or Area: Hangar Building
Equipment Tag: Rainwater Drain
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 48/LF
Estimate: $2,400
Deficiency Description: *Downspouts are not extended away from building causing rainwater in building.*

Description of Work: *Extend downspout drain away from building.*

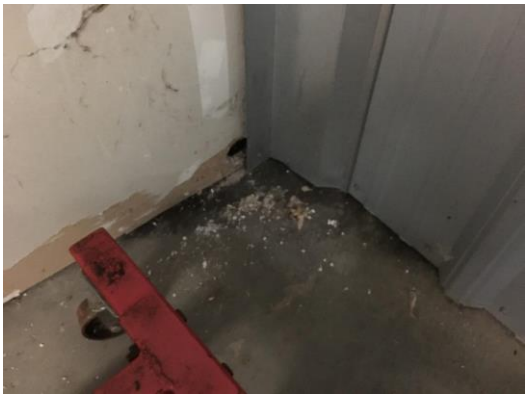
4. DEFICIENCY LISTING

San Martin Airport Metal Hangar Buildings

Building Name; Room or Area: Hangar Building; H-28
Equipment Tag: NA
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 4/EA
Estimate: $2,000
Deficiency Description: *Hole is left uncovered possibly from initial construction. Potential for pest entrance into the unit.*

Description of Work: *Cover the hole in the wall.*



Building Name; Room or Area: Hangar Building; H-28
Equipment Tag: NA
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

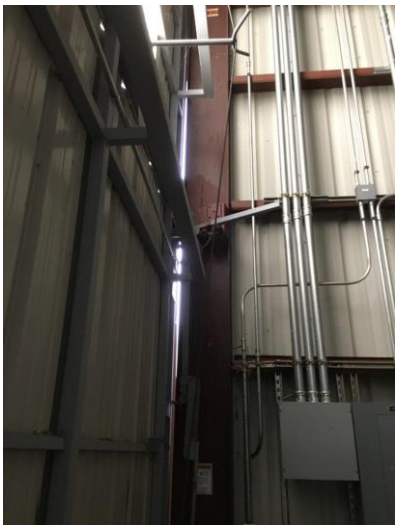
Quantity/Unit of Measure: 150/SF
Estimate: $1,200
Deficiency Description: *Unfinished gypsum board walls.*

Description of Work: *Finish the gypsum board with paint*

Building Name; Room or Area: Hangar Building; I-8
Equipment Tag: NA
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 1/EA
Estimate: $500
Deficiency Description: *Gate does not fully close, leaving excessive vertical gap on the sides, potentially letting rainwater into the unit.*

Description of Work: *Fix and service the overhead gate to close completely without leaving a gap.*



San Martin Airport Metal Hangar Buildings

Building Name; Room or Area: Hangar Building
Equipment Tag: Gravity Ventilator Opening
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 1: IMMEDIATE (Address in Year 0-2)

Quantity/Unit of Measure: 1,000/SF
Estimate: $43,000
Deficiency Description: *Roof ventilation hood requires bird screen over openings.*

Description of Work: *Provide bird screen around roof ventilation hood and install.*

Building Name; Room or Area: Hangar Building
Equipment Tag: Main Swbd
Year Installed: 2005
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 1/EA
Estimate: $16,600
Deficiency Description: *The 400A metered main switchboard (3P, 277/480) is at or approaching the end of its useful life.*

Description of Work: *Replace the existing metered main switchboard with a new metered main switchboard.*

Building Name; Room or Area: Hangar Building
Equipment Tag: Panelboards
Year Installed: 2005
Expected Useful Life (Yrs): 30
Remaining Useful Life (Yrs) 17
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 20/EA
Estimate: $29,700
Deficiency Description: *The panelboard or switchboard has not been thermally imaged.*

Description of Work: *Test panelboard or switchboard with a thermal imaging device as part of a maintenance plan.*

4. DEFICIENCY LISTING

San Martin Airport Metal Hangar Buildings

Building Name; Room or Area: Hangar Building
Equipment Tag: Int, Ltg
Year Installed: 2005
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 325/EA
Estimate: $227,400
Deficiency Description: *2'W x 4'L (2) 32 watt T8 chain hung ceiling mount interior light fixture is approaching the end of its useful life.*

Description of Work: *Replace the existing interior light fixture with a new interior light fixture.*

Building Name; Room or Area: Hangar Building
Equipment Tag: Ext. Ltg
Year Installed: 2005
Expected Useful Life (Yrs): 20
Remaining Useful Life (Yrs) 7
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 57/EA
Estimate: $119,400
Deficiency Description: *The exterior wall mounted fixture is at or approaching the end of its useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Building Name; Room or Area: Hangar Building
Equipment Tag: Fire Alarm
Year Installed: 2005
Expected Useful Life (Yrs): 15
Remaining Useful Life (Yrs) 2
Priority: 2: CRITICAL (Address in Years 2 to 5)

Quantity/Unit of Measure: 1/EA
Estimate: $17,100
Deficiency Description: *The main fire alarm control panel [addressable without voice] (excluding wire and conduit) is at or approaching the end of its useful life.*

Description of Work: *Replace the existing main fire alarm control panel with a new main fire alarm control panel.*

4. DEFICIENCY LISTING

San Martin Airport Metal Hangar Buildings

Building Name; Room or Area: Hangar Building
Equipment Tag: Pavement
Year Installed: 2005
Expected Useful Life (Yrs):
Remaining Useful Life (Yrs)
Priority: 3: RECOMMENDED (Address in Years 5 to 10)

Quantity/Unit of Measure: 600/SF
Estimate: $7,200
Deficiency Description: *AC paving has faded or has minor weathering.*

Description of Work: *Provide chip seal.*

San Martin Airport (Hangars)
13030 Murphy Ave.
San Martin, CA 95046
April 5, 2018

5. Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property.	X			
2.	Have any ADA improvements been made to the property since original construction?		X		
3.	Has building ownership/management reported any ADA complaints or litigation?		X		
B.	**Parking**				
1.	Does the required number of standard ADA-designated spaces appear to be provided?		X		
2.	Does the required number of van-accessible designated spaces appear to be provided?		X		
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?			X	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?			X	
5.	Does each accessible space have an adjacent access aisle?			X	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?			X	
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?		X		
2.	Are curb cut ramps present at transitions through curbs on an accessible route?			X	
3.	Do the curb cut ramps appear to have the proper slope for all components?			X	
4.	Do ramps on an accessible route appear to have a compliant slope?			X	
5.	Do ramps on an accessible route appear to have a compliant length and width?			X	
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?			X	
7.	Do ramps on an accessible route appear to have compliant handrails?			X	
D.	**Building Entrances**				
1.	Do a sufficient number of accessible entrances appear to be provided?		X		
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
3.	Is signage provided indicating the location of alternate accessible entrances?		X		
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?			X	
5.	Do doors at accessible entrances appear to have compliant hardware?			X	
6.	Do doors at accessible entrances appear to have a compliant clear opening width?			X	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?			X	
8.	Do thresholds at accessible entrances appear to have a compliant height?			X	
E.	**Interior Accessible Routes and Amenities**				
1.	Does an accessible route appear to connect with all public areas inside the building?		X		
2.	Do accessible routes appear free of obstructions and/or protruding objects?			X	
3.	Do ramps on accessible routes appear to have a compliant slope?			X	
4.	Do ramps on accessible routes appear to have a compliant length and width?			X	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6.	Do ramps on accessible routes appear to have compliant handrails?			X	
7.	Are adjoining public areas and areas of egress identified with accessible signage?			X	
8.	Do public transaction areas have an accessible, lowered counter section?			X	
9.	Do public telephones appear mounted with an accessible height and location?			X	
10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	
F.	**Interior Doors**				
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?			X	
2.	Do doors at interior accessible routes appear to have compliant hardware?			X	
3.	Do doors at interior accessible routes appear to have compliant opening force?			X	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?			X	
G.	**Elevators**				
1.	Are hallway call buttons configured with the “UP” button above the “DOWN” button?			X	
2.	Is accessible floor identification signage present on the hoistway sidewalls?			X	
3.	Do the elevators have audible and visual arrival indicators at the entrances?			X	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?			X	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
6.	Do elevator car control buttons appear to be mounted at a compliant height?			X	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?			X	
8.	Are audible and visual floor position indicators provided in the elevator car?			X	
9.	Is the emergency call system at the base of the control panel and not require voice communication?			X	
H.	**Toilet Rooms**				
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?			X	
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?			X	
3.	Does the lavatory faucet have compliant handles?			X	
4.	Is the plumbing piping under lavatories configured to protect against contact?			X	
5.	Are grab bars provided at compliant locations around the toilet?			X	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?			X	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?			X	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?			X	
9.	Do accessories and mirrors appear to be mounted at a compliant height?			X	
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?			X	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			X	

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