Citywide
Facility Condition Assessment

Report of

Facility Condition Assessment

For
City of Novato
Lu Sutton Child Care Trailers
1800 Center Road, Novato, CA

March 4, 2013

Provided By:

Faithful+Gould, Inc.

Provided For:

City of Novato

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SECTION 1 - EXECUTIVE SUMMARY

INTRODUCTION

In accordance with the agreement held between City of Novato, dated January 18 2013, and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the Lu Sutton Child Care Trailers located at 1800 Center Road, Novato, CA (The Facility).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of the Property and an expenditure forecast of expenditures anticipated over the next 20 years. The expenditure forecast does not account for typical planned maintenance items such as changing filters to fan coil units and only considers deficiencies above a $500 aggregated value.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be undertaken by either in-house or by direct sub-contract labor. Identified recommended works that are required during the twenty-year study period have been included with an allowance of 25% for professional fees and general contractor overhead/profit and management costs (where applicable).

Charts EX-1 and EX-2 provide a summary of the anticipated primary expenditures over the 20 year study period. Further details of these expenditures are included within each respective report section and within the 20 year expenditure forecast, in Appendix A.

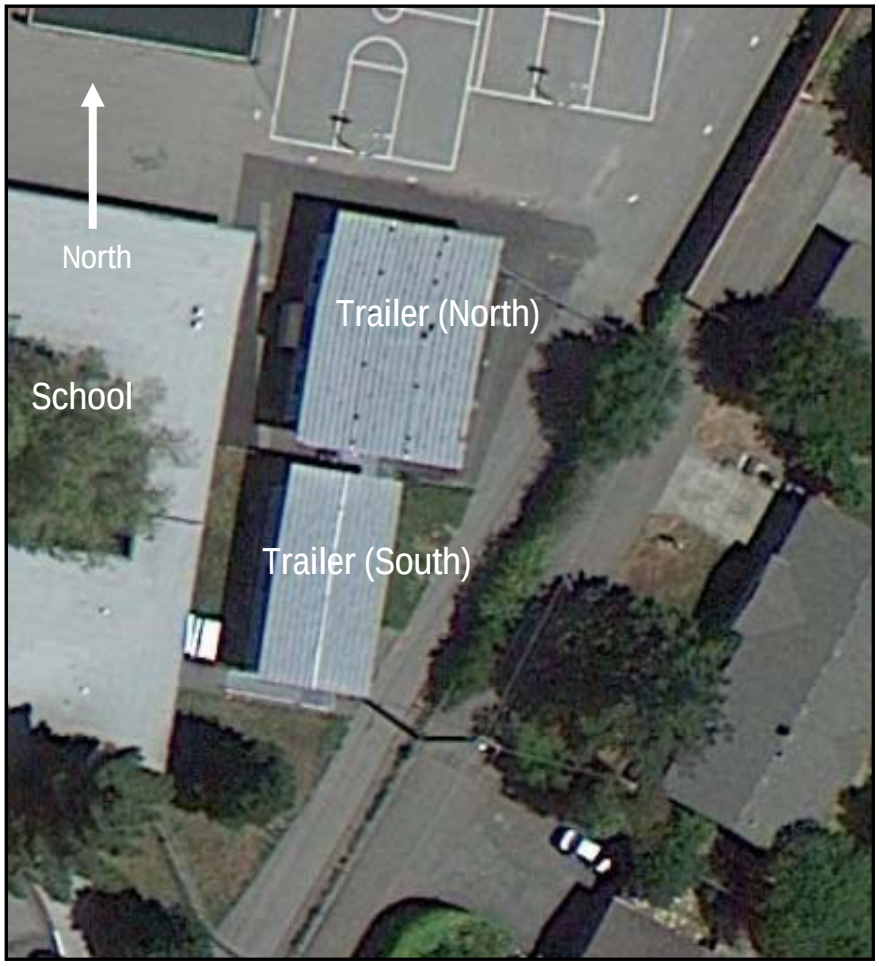
The report also calculates the Facility Condition Index (FCI) of each building based upon the calculated FCI. Further discussion of the Facility Condition Index is detailed in the sections below.

This report was completed in general accordance with the ASTM E2018-08 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

PROJECT DETAILS

On January 23, 2013 Mr. Andrew McClintock of Faithful+Gould visited the facility to observe and document the condition of the buildings and the associated site components. During our site visit, Faithful+Gould was assisted by Nick R. Reposa, Custodial Supervisor for the City of Novato.

Overview of the Buildings at the Facility



BUILDING SUMMARY

Table EX-1 Facility Details

BUILDING NAME:	Lu Sutton Trailer (North)		LAT/LONG:	38º.06'20.23"N / -122º.35'05.72"W	
ADDRESS:	1800 Center Road, Novato, CA		OCCUPANCY STATUS: OCCUPIED ☒ VACANT ☐ PARTIALLY ☐		
HISTORIC DISTRICT:	YES ☐	NO ☒	HISTORIC BUILDING:	YES ☐	NO ☒
GROSS SQUARE FOOTAGE OF BUILDING:	1,370		GROSS SQUARE FOOTAGE OF LAND:	N/A	
CURRENT REPLACEMENT VALUE:	$274,000		YEAR OF CONSTRUCTION:	1995	
BUILDING USE:	Education/Child Care Facility		NUMBER OF STORIES:	1	

BUILDING DESCRIPTION

The building forms part of the Lu Sutton Child Care facility and is located at the site of the Lu Sutton Elementary School and was originally situated at the facility in 1995.

The building is a temporary above ground modular type structure which has lightweight wood stud and joist construction for the floor, walls and roof constructions. The exterior walls are vertical wood paneling and the roof has a low-sloped standing seam metal panel roof covering system. The building has crawl space below. Windows consisted of metal units and doors consisted of hollow metal personnel doors.

The interior finishes of the building contained a combination of carpet and vinyl sheet floor coverings, wall papered wall panels and a 2' x 4' suspended ceiling system.

The heating and cooling for the building is provided through one wall mounted package unit; the air is distributed throughout the building in duck work located within the wall and above the ceiling system. Hot water is provided by one domestic instant water heater.

The electrical system is supplied from the electrical meter panel which is mounted on the exterior wall of the building. The light fixtures generally consisted of 2' x 4' T8 fluorescent fixtures within the suspended ceiling systems. The building does not contain wet-pipe sprinkler system, intruder security alarm or emergency generator.

Table EX-2 Facility Details

BUILDING NAME:	Lu Sutton Trailer (South)		LAT/LONG:	38°.06'19.75"N / -122°.38'06.75"W	
ADDRESS:	1800 Center Road, Novato, CA		OCCUPANCY STATUS: OCCUPIED ☒ VACANT ☐ PARTIALLY ☐		
HISTORIC DISTRICT:	YES ☐	NO ☒	HISTORIC BUILDING:	YES ☐	NO ☒
GROSS SQUARE FOOTAGE OF BUILDING:	840		GROSS SQUARE FOOTAGE OF LAND:	N/A	
CURRENT REPLACEMENT VALUE:	$168,000		YEAR OF CONSTRUCTION:	1995	
BUILDING USE:	Education/Child Care Facility		NUMBER OF STORIES:	1	

BUILDING DESCRIPTION

The building also forms part of the Lu Sutton Child Care facility and as far as we are aware was situated at the location at the same time as the other modular building and has the same construction characteristics with heating and cooling provided by a wall mounted package unit. However at this particular building there is no domestic water heating equipment present.

The electrical system is supplied from the electrical meter panel which is mounted at the north side of the other building. The light fixtures also consisted of 2' x 4' T8 fluorescent fixtures within the suspended ceiling systems. The building does not contain wet-pipe sprinkler system, intruder security alarm or emergency generator.

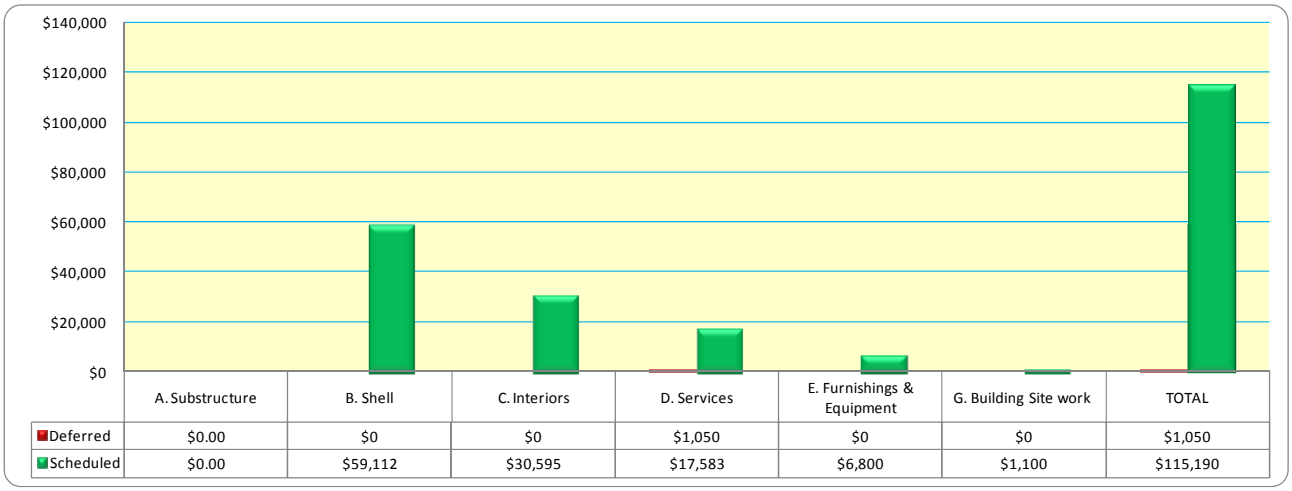
BUILDING EXPENDITURE SUMMARY

The building expenditure summary section provides an executive overview of the findings from the assessments. Charts EX-1 and EX-2 provides a summary of anticipated expenditures over the study period. In addition, we have scheduled key findings highlighting key items of interest and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report.

Trailer (North)

The results illustrate a total anticipated expenditure over the study period of circa $116,240.

Chart EX-1 Building Expenditure Summary [1, 2, 3 & 4]



	A. Substructure	B. Shell	C. Interiors	D. Services	E. Furnishings & Equipment	G. Building Site work	TOTAL
Deferred	$0.00	$0	$0	$1,050	$0	$0	$1,050
Scheduled	$0.00	$59,112	$30,595	$17,583	$6,800	$1,100	$115,190

KEY FINDINGS

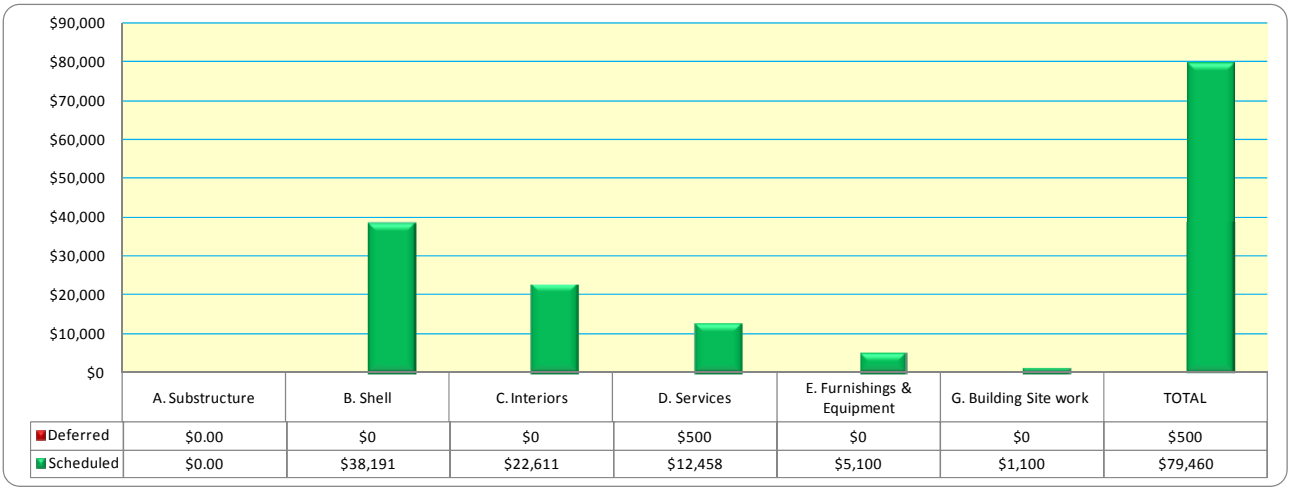
- B Shell: Repaint exterior wall surfaces at an estimated cost of $2,256 in years 2019 and 2027
- B Shell: Replace window units at an estimated cost of $7,850 in year 2022
- B Shell: Replace roof covering at an estimated cost of $43,750 in year 2022
- C Interiors: Repaint interior wall surfaces at an estimated cost of $2,860 in years 2015, 2023 and 2031
- C Interiors: Replace sheet vinyl at an estimated cost of $4,859 in year 2029
- C Interiors: Replace sheet carpet at an estimated cost of $8,594 in year 2021
- C Interiors: Replace suspended ceiling system at an estimated cost of $8,563 in year 2022
- D Services: Replace package unit at an estimated cost of $4,898 in year 2018

[1] All costs presented in present day values
[2] Costs represent total anticipated values over the 20 year study period
[3] 25% has been included for professional fees and general contractor overhead/profit and management costs
[4] ADA Compliance was not examined as part of this project. The costs do not factor in bringing the recommended expenditures into compliance with current ADA rules.

Trailer (South)

The results illustrate a total anticipated expenditure over the study period of circa $79,960.

Chart EX-2 Building Expenditure Summary [1, 2, 3 & 4]



	A. Substructure	B. Shell	C. Interiors	D. Services	E. Furnishings & Equipment	G. Building Site work	TOTAL
Deferred	$0.00	$0	$0	$500	$0	$0	$500
Scheduled	$0.00	$38,191	$22,611	$12,458	$5,100	$1,100	$79,460

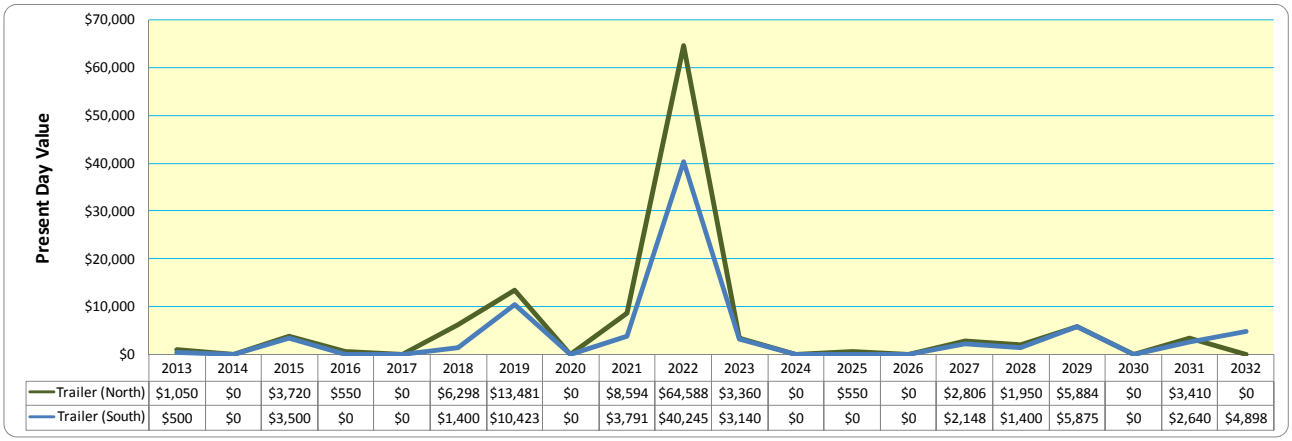
KEY FINDINGS

- B Shell: Repaint exterior wall surfaces at an estimated cost of $1,598 in years 2019 and 2027
- B Shell: Replace window units at an estimated cost of $5,495 in year 2022
- B Shell: Replace roof covering at an estimated cost of $26,500 in year 2022
- C Interiors: Repaint interior wall surfaces at an estimated cost of $2,640 in years 2015, 2023 and 2031
- C Interiors: Replace sheet vinyl at an estimated cost of $5,650 in year 2029
- C Interiors: Replace sheet carpet at an estimated cost of $3,791 in year 2021
- C Interiors: Replace suspended ceiling system at an estimated cost of $5,250 in year 2022
- D Services: Replace package unit at an estimated cost of $4,898 in year 2032

[1] All costs presented in present day values
[2] Costs represent total anticipated values over the 20 year study period
[3] 25% has been included for professional fees and general contractor overhead/profit and management costs
[4] ADA Compliance was not examined as part of this project. The costs do not factor in bringing the recommended expenditures into compliance with current ADA rules.

Chart EX-3 illustrates a summary of yearly anticipated expenditures over the cost study period for each of the building's. A detailed breakdown of anticipated expenditures is contained within Appendix A of this report.

Chart EX-3 Expenditure Forecast [1, 2, 3 & 4]



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Trailer (North)	$1,050	$0	$3,720	$550	$0	$6,298	$13,481	$0	$8,594	$64,588	$3,360	$0	$550	$0	$2,806	$1,950	$5,884	$0	$3,410	$0
Trailer (South)	$500	$0	$3,500	$0	$0	$1,400	$10,423	$0	$3,791	$40,245	$3,140	$0	$0	$0	$2,148	$1,400	$5,875	$0	$2,640	$4,898

[1] All costs presented in present day values
[2] Costs represent total anticipated values over the 20 year study period
[3] 25% has been included for professional fees and general contractor overhead/profit and management costs
[4] ADA Compliance was not examined as part of this project. The costs do not factor in bringing the recommended expenditures into compliance with current ADA rules.

This chart highlights significant expenditure for the building's mid-term in the study period, in year 2022 primarily due to systems which are expected to reach their Estimated Useful Life (EUL) and therefore due for replacement. The line represents the total expenditure for each year, and is a useful tool to indicate the magnitude of the impeding issues the buildings will face.

RECOMMENDED WORKS UNDER $500

We have scheduled below recommended works that have not been included in the expenditure forecast or combined with other similar works that either fall below the threshold of $500 or are recommended as industry best practice, represent efficiencies in maintenance, operations or energy.

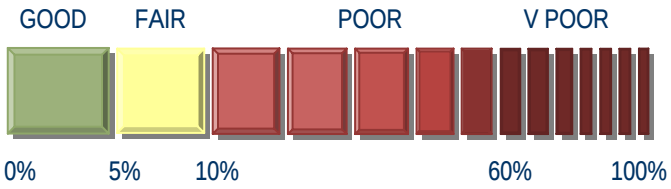
- B Shell: Repair and repaint blistering and peeling paint at Trailer (North) in year 2013

INTERPRETING RESULTS

In this report we have calculated the Facility Condition Index (FCI) for the facility; illustrating the likely condition of the systems and equipment should the required funding not be expended over the cost study period. The FCI is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

The FCI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing DM by CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by "Asset Type', but as a general guideline the FCI scoring system is as follows:

$$FCI = \frac{\text{Maintenance, Repair, and Replacement Deficiencies of the Facility(s) (DM)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$



The FCI is a relative indicator of condition, and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on ranges of the FCI. There are a set of ratings: good (under 0.05 (under 5%)), fair (0.5 to 0.10 (5% to 10%)), and poor (over 0.10 (over 10%)) based on evaluating data from various clients at the time of the publication. Table EX-3 will help interpret the results:

Table EX-3 FCI Scoring System

Condition	Definition	Score	Percentage Value
GOOD	In a new or well maintained condition, with no visual evidence of wear, soiling or other deficiencies	0.00 to 0.05	0% to 5%
FAIR	Subject to wear, and soiling but is still in a serviceable and functioning condition	0.05 to 0.10	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 0.10	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary	Greater than 0.60	Greater than 60%

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Table EX-4 provides calculations of the FCI for the buildings; illustrating both the current condition of the buildings and the likely condition of the buildings should the required funding not be expended over the study period. The results of the study indicate that currently the buildings are in a GOOD condition rating.

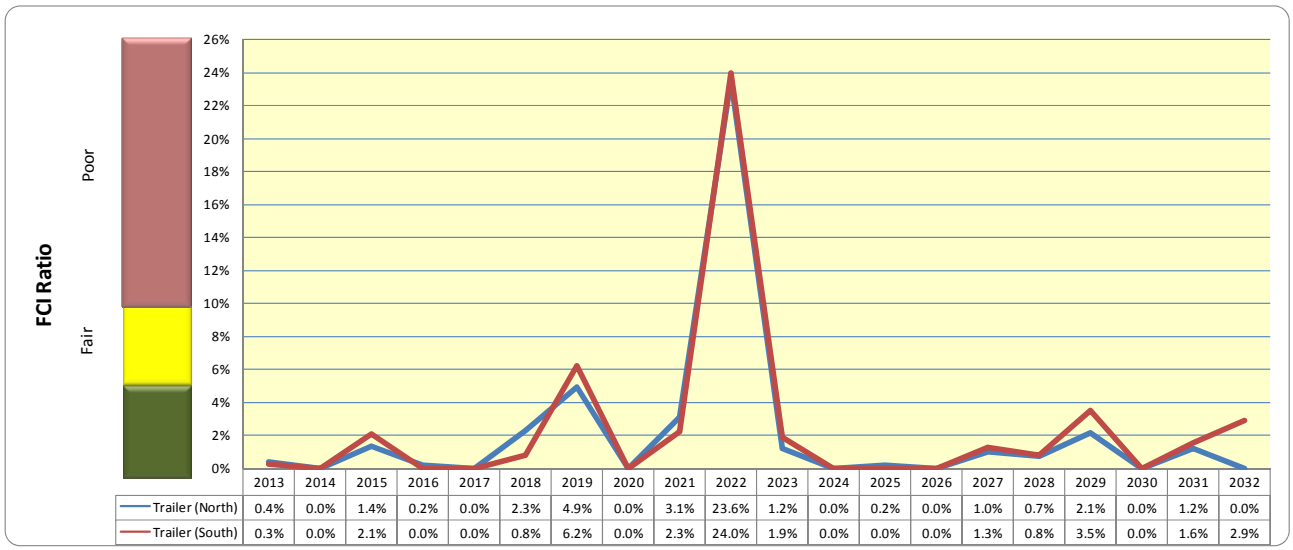
Table EX-4 Facility Condition Index

Building Name	FCI	Gross Square Foot (GSF)	CRV per GSF	Current Replacement Value (CRV)	Deferred Maintenance Value (DM) [1, 2, 3 & 4]	FCI Ratio	Property Condition rating
Trailer (North)	Current FCI Ratio	1,370	$200	$274,000	$1,050	0.4%	GOOD
Trailer (North)	Year 20 FCI Ratio	1,370	$200	$226,050	$116,240	42.2%	POOR
Trailer (South)	Current FCI Ratio	840	$200	$168,000	$500	0.3%	GOOD
Trailer (South)	Year 20 FCI Ratio	840	$200	$168,000	$79,960	47.6%	POOR

[1] All costs presented in present day values
[2] Costs represent total anticipated values over the 20 year study period
[3] 25% has been included for professional fees and general contractor overhead/profit and management costs
[4] ADA Compliance was not examined as part of this project. The costs do not factor in bringing the recommended expenditures into compliance with current ADA rules.

Chart EX-4 indicates the affects of the FCI ratio per year, assuming the required funds and expenditures ARE made to address the identified works and deferred maintenance each year. As explained, the buildings are in a GOOD condition rating (below 5%) at the start of the study period, however on a year by year basis in year 2019 south trailer building will fall into the FAIR condition rating and in 2022 both trailer buildings will fall into the POOR condition rating.

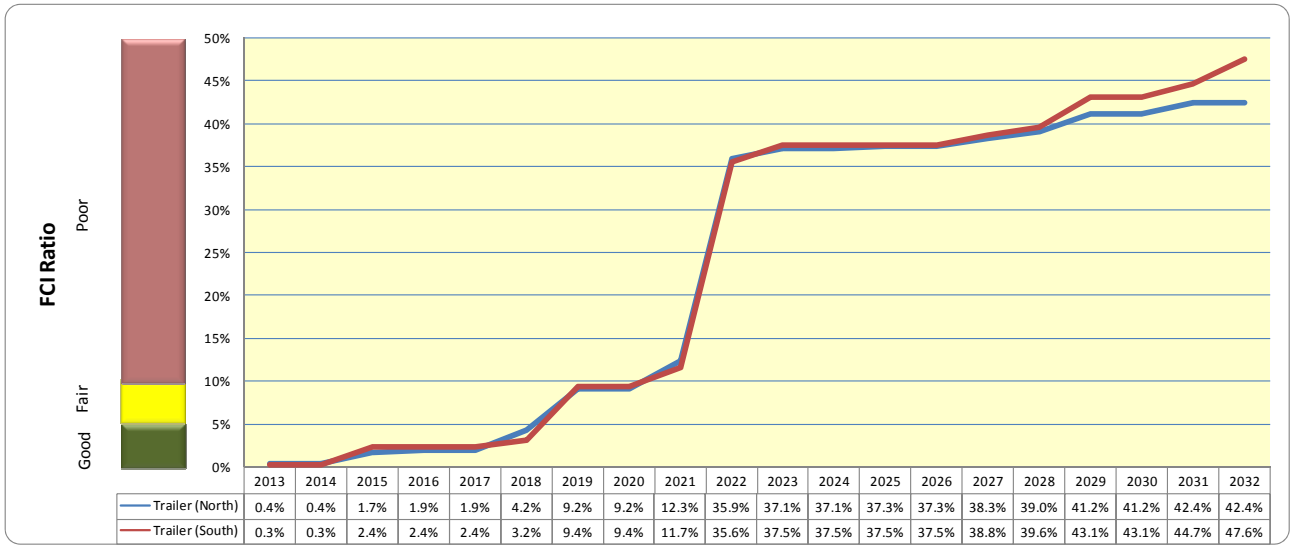
Chart EX-4 Year by Year Effects of FCI over the Study Period



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Trailer (North)	0.4%	0.0%	1.4%	0.2%	0.0%	2.3%	4.9%	0.0%	3.1%	23.6%	1.2%	0.0%	0.2%	0.0%	1.0%	0.7%	2.1%	0.0%	1.2%	0.0%
Trailer (South)	0.3%	0.0%	2.1%	0.0%	0.0%	0.8%	6.2%	0.0%	2.3%	24.0%	1.9%	0.0%	0.0%	0.0%	1.3%	0.8%	3.5%	0.0%	1.6%	2.9%

Chart EX-5 indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified actions and deferred maintenance each year. The results of the study indicate at this current time the buildings are well maintained, with a facility condition index rating within the GOOD condition; however they will fall into the FAIR condition rating in 2019, and then into the POOR condition rating in 2021 where they will remain for the rest of the study period.

Chart EX-5 Cumulative Effects of FCI over the Study Period



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Trailer (North)	0.4%	0.4%	1.7%	1.9%	1.9%	4.2%	9.2%	9.2%	12.3%	35.9%	37.1%	37.1%	37.3%	37.3%	38.3%	39.0%	41.2%	41.2%	42.4%	42.4%
Trailer (South)	0.3%	0.3%	2.4%	2.4%	2.4%	3.2%	9.4%	9.4%	11.7%	35.6%	37.5%	37.5%	37.5%	37.5%	38.8%	39.6%	43.1%	43.1%	44.7%	47.6%

PRIORITIZATION OF WORK

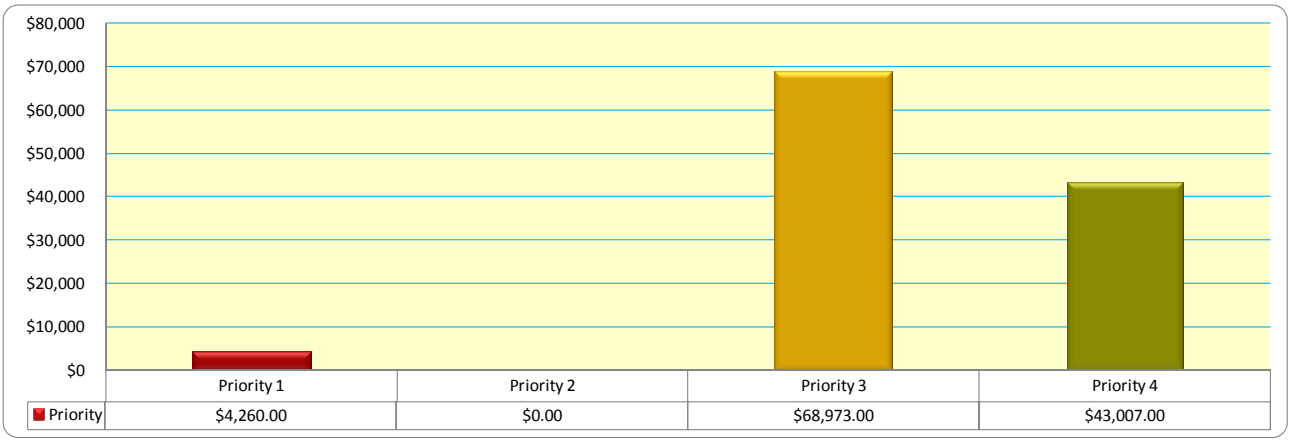
Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessments. The following Priorities are shown below:

Priority 1 Life Safety/Code Compliance/ADA:	• Compromises staff or public safety or when a system requires to be upgraded to comply with current codes and standards
Priority 2 Currently Critical:	• A system or component is inoperable or compromised and requires immediate action
Priority 3 Necessary / Not Critical:	• Maintain the integrity of the facility or component and replace those items, which have exceeded their expected useful life
Priority 4 Image/Reputation:	• Used to maintain the appearance of a system due to image/reputation

Charts EX-8 and EX-12 illustrate the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority for each building.

Trailer (North)

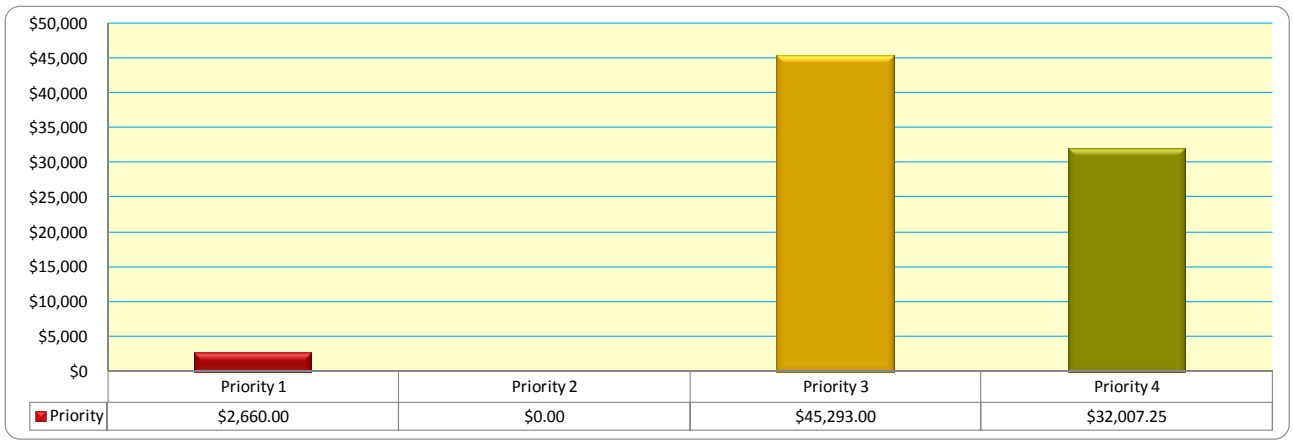
Chart EX-6 Cumulative Prioritization of Work



Priority 3 appears to require the most amount of expenditure in this study. This category illustrates that the work which needs to be undertaken is associated with necessary works to maintain the integrity of the building and replace equipment that has exceeded their EUL.

Trailer (South)

Chart EX-7 Cumulative Prioritization of Work

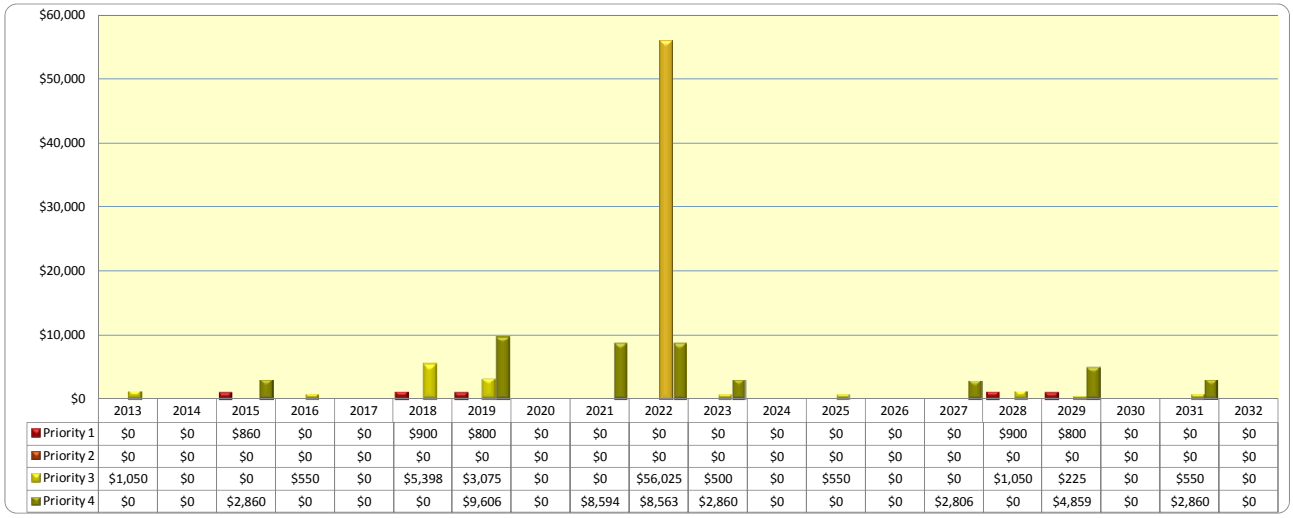


Priority 3 appears to require the most expenditure in this study. This category illustrates that the work which needs to be undertaken is associated with assets coming to the end of their EUL. The next highest expenditure is required for Priority 4.

Charts EX-8 and EX-9 illustrate the expenditure per priority code, per each year within the 20 year study period.

Trailer (North)

Chart EX-8 Year by Year Cumulative Prioritization of Work

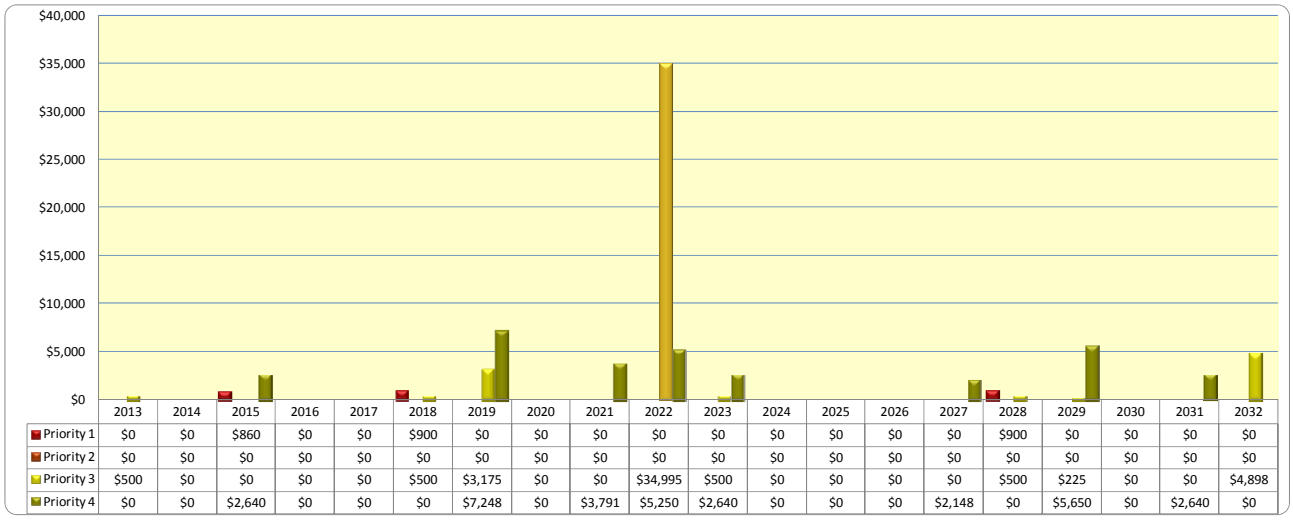


	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Priority 1	$0	$0	$860	$0	$0	$900	$800	$0	$0	$0	$0	$0	$0	$0	$0	$900	$800	$0	$0	$0
Priority 2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Priority 3	$1,050	$0	$0	$550	$0	$5,398	$3,075	$0	$0	$56,025	$500	$0	$550	$0	$0	$1,050	$225	$0	$550	$0
Priority 4	$0	$0	$2,860	$0	$0	$0	$9,606	$0	$8,594	$8,563	$2,860	$0	$0	$0	$2,806	$0	$4,859	$0	$2,860	$0

Chart EX-8 illustrates that there is one key year for Priority 3 coding, in year 2022 of the study period.

Trailer (South)

Chart EX-9 Year by Year Cumulative Prioritization of Work



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Priority 1	$0	$0	$860	$0	$0	$900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$900	$0	$0	$0	$0
Priority 2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Priority 3	$500	$0	$0	$0	$0	$500	$3,175	$0	$0	$34,995	$500	$0	$0	$0	$0	$500	$225	$0	$0	$4,898
Priority 4	$0	$0	$2,640	$0	$0	$0	$7,248	$0	$3,791	$5,250	$2,640	$0	$0	$0	$2,148	$0	$5,650	$0	$2,640	$0

Chart EX-9 illustrates that there is one key year for Priority 3 coding, in year 2022 of the study period.

PLAN TYPES

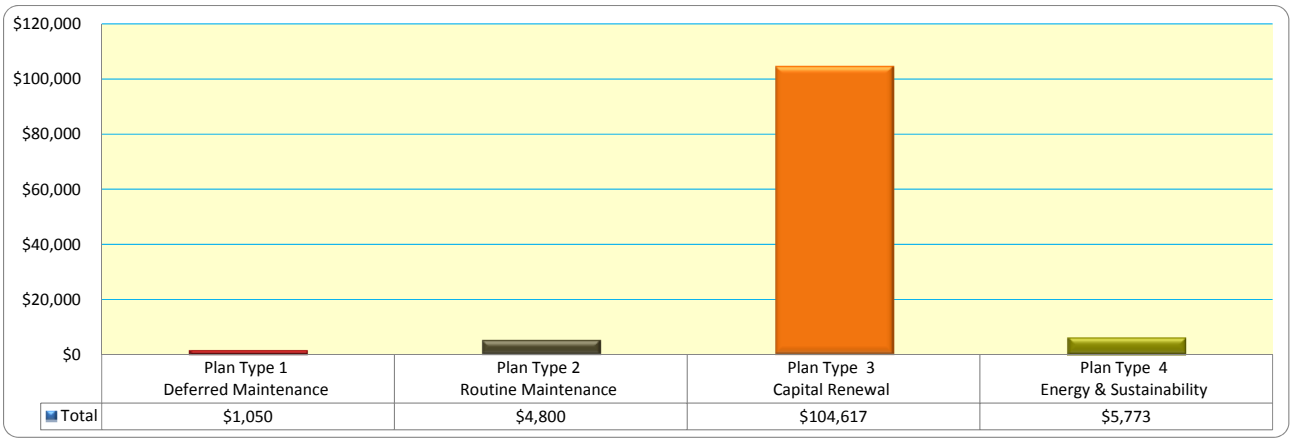
Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessments. The following Plan Types are shown below:

Plan Type 1 Deferred Maintenance	• Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement
Plan Type 2 Routine Maintenance	• Maintenance that is planned and performed on a routine basis to maintain and preserve the condition
Plan Type 3 Capital Renewal	• Planned replacement of building systems that have reached the end of their useful life
Plan Type 4 Energy & Sustainability	• When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance

Charts EX-10 and EX-11 illustrate the amount of expenditure, per category within the 20 year study period.

Trailer (North)

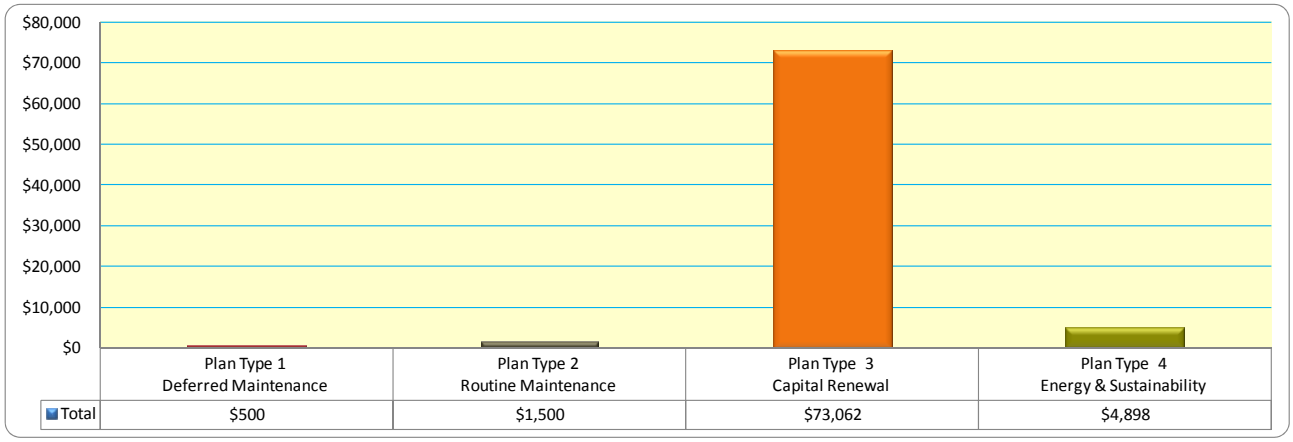
Chart EX-10 Cumulative Expenditure per Category of Works



Plan Type 3 – Capital Renewal appears to require the most amount of expenditure in this study.

Trailer (South)

Chart EX-11 Cumulative Expenditure per Category of Works

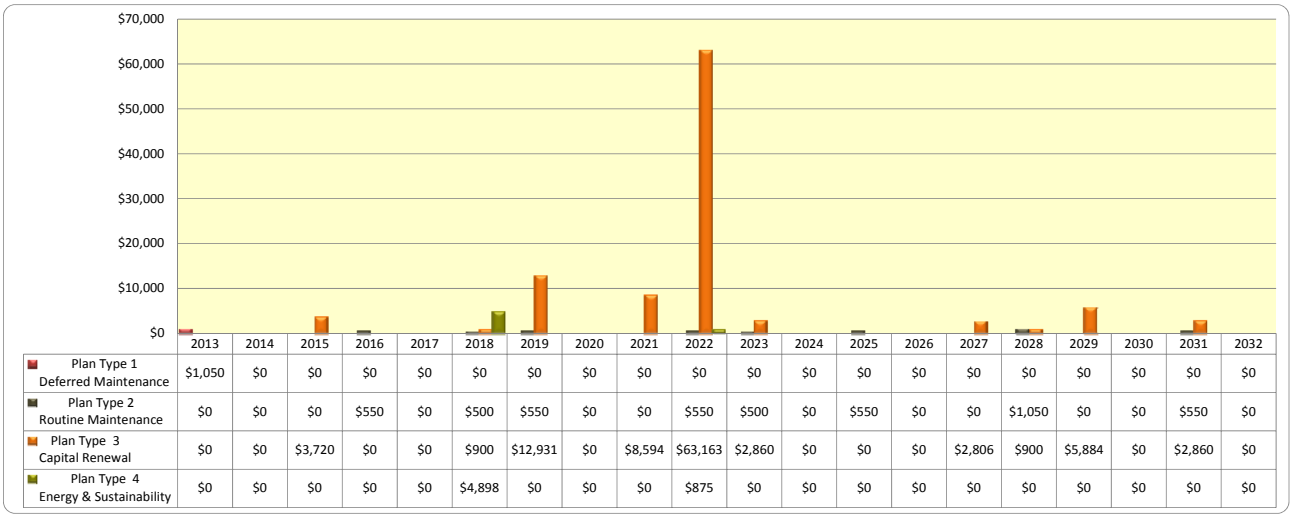


Plan Type 3 – Capital Renewal appears to require the most expenditure in this study.

Charts EX-12 and EX-13 illustrate the amount of expenditure, per category, per each year within the 20 year study period.

Trailer (North)

Chart EX-12 Year by Year Cumulative Expenditure per Category of Works

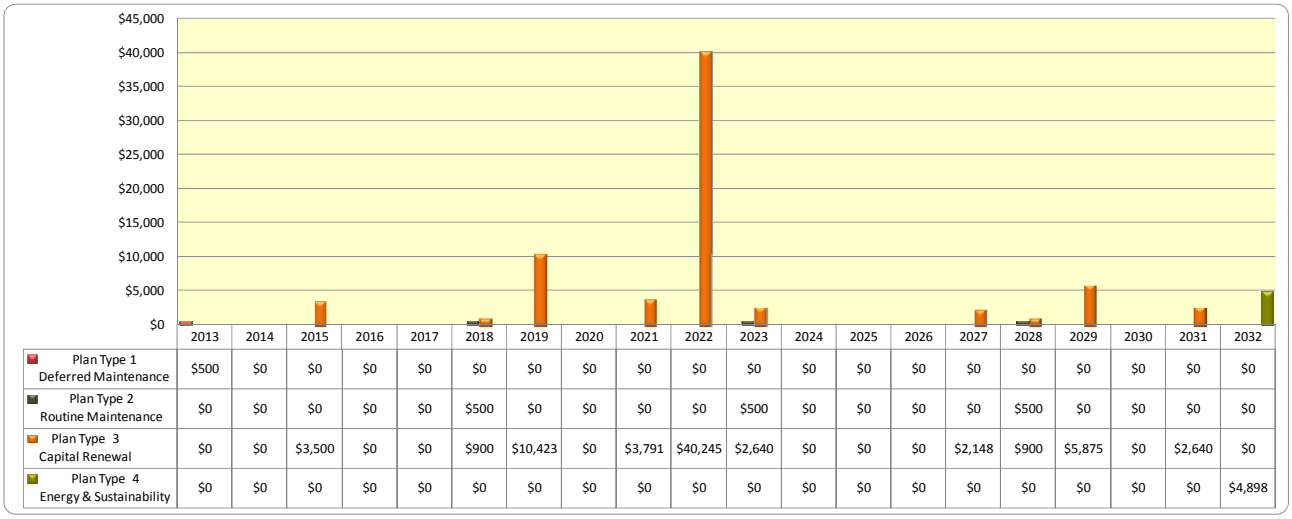


	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Plan Type 1 Deferred Maintenance	$1,050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plan Type 2 Routine Maintenance	$0	$0	$0	$550	$0	$500	$550	$0	$0	$550	$500	$0	$550	$0	$0	$1,050	$0	$0	$550	$0
Plan Type 3 Capital Renewal	$0	$0	$3,720	$0	$0	$900	$12,931	$0	$8,594	$63,163	$2,860	$0	$0	$0	$2,806	$900	$5,884	$0	$2,860	$0
Plan Type 4 Energy & Sustainability	$0	$0	$0	$0	$0	$4,898	$0	$0	$0	$875	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Chart EX-12 illustrates that the majority of expenditure is required mid-term in the study period.

Trailer (South)

Chart EX-13 Year by Year Cumulative Expenditure per Category of Works



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Plan Type 1 Deferred Maintenance	$500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plan Type 2 Routine Maintenance	$0	$0	$0	$0	$0	$500	$0	$0	$0	$0	$500	$0	$0	$0	$0	$500	$0	$0	$0	$0
Plan Type 3 Capital Renewal	$0	$0	$3,500	$0	$0	$900	$10,423	$0	$3,791	$40,245	$2,640	$0	$0	$0	$2,148	$900	$5,875	$0	$2,640	$0
Plan Type 4 Energy & Sustainability	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,898

Chart EX-13 illustrates that the majority of expenditure is required mid-term in the study period.

SECTION 2 - A SUBSTRUCTURE

A10 FOUNDATIONS

DESCRIPTION

The description of the respective structural systems for the buildings is based upon our observation of exposed portions of the building structure and experiences with similar types of construction. There were no available drawings to review.

A1010 STANDARD FOUNDATIONS

Trailer (North) / Trailer (South)

A1011 Wall Foundations

We assume that the building is supported via masonry wall supports at the perimeter and central areas as it's a temporary modular type building.

CONDITION

A1010 STANDARD FOUNDATIONS

Trailer (North) / Trailer (South)

A1011 Wall Foundations

The floor structure appeared to be in good condition therefore we assume that the masonry supports are also in good condition. We do not anticipate that any actions will be generated during the study period.

PROJECTED EXPENDITURES

No projected expenditures are identified for A Substructure within the study period.

SECTION 3 - B SHELL

B10 SUPERSTRUCTURE

DESCRIPTION

The description of the respective structural systems for the buildings is based upon our observation of exposed portions of the building structure and experiences with similar types of construction. There were no available drawings to review.

B1010 FLOOR CONSTRUCTION

Trailer (North) / Trailer (South)

B1012 Upper Floors Construction

The buildings both contained a raised first floor; as the building is of a modular construction the first floor is raised off the ground with crawl space below (reference Photograph 2 in Appendix B). The structure consists of wood joists and a wood deck subfloor.

B1020 ROOF CONSTRUCTION

Trailer (North) / Trailer (South)

B1021 Flat Roof Construction

The low-sloped roof levels consist of wood joists with exterior grade plywood at each building. The roof coverings can be viewed in the roof covering section of this report.

B1030 STRUCTURAL FRAME

Trailer (North) / Trailer (South)

B1033 Wood Frame Structure

The buildings have a light wood frame construction consisting of wood stud walls and wood joists.

CONDITION

B1010 FLOOR CONSTRUCTION

Trailer (North) / Trailer (South)

B1012 Upper Floors Construction

The upper floor constructions appeared to be in good condition, with no issues observed. We do not anticipate any actions for its replacement during the study period.

B1020 ROOF CONSTRUCTION

Trailer (North) / Trailer (South)

B1021 Flat Roof Construction

The low-sloped roof constructions appeared to be in fair to good condition. There were no visible signs of failure noted. We do not anticipate any expenditure during the cost study period.

B1030 STRUCTURAL FRAME

Trailer (North) / Trailer (South)

B1033 Wood Frame Structure

The light wood framed structures appeared to be in good condition, with no issues observed. We do not anticipate the replacement of such structural elements during the cost study period.

B20 EXTERIOR ENCLOSURES

DESCRIPTION

The description of the respective exterior enclosures for the buildings is based upon our observation of exposed portions of the building structure and experiences with similar types of construction. There were no available drawings to review.

B2010 EXTERIOR WALLS

Trailer (North) / Trailer (South)

B2011 Exterior Wall Construction

The exterior wall construction at both of the modular buildings consists of wood stud walls with wood board siding at each of their exterior elevations. The wood siding is in a vertical tongue and groove formation with a painted finish (reference Photographs 1, 15, 17 and 18 in Appendix B). There is a crawl space below the raised first floor with ventilation openings at each of the elevations to allow cross ventilation in this space. The openings are protected against insects and vermin with wire mesh grills present within the wood inserted paneling (reference Photograph 2 in Appendix B).

B2016 Exterior Soffits

Both buildings contained exterior painted soffits which consisted of wood paneling fixed to the underside of the extended roof structure at both the north and south elevations (reference Photograph 19 in Appendix B).

B2020 EXTERIOR WINDOWS

Trailer (North) / Trailer (South)

B2021 Windows

Both buildings contained different sized sliding metal window units with tempered safety glass incorporated (reference Photographs 1, 4 and 18 in Appendix B).

B2030 EXTERIOR DOORS

Trailer (North) / Trailer (South)

B2039 Other Doors & Entrances

The buildings both contained single hollow metal doors at the north and south elevations (reference Photographs 1, 5, 7 and 17 in Appendix B). Door hardware consisted of lever door handles at the exterior and horizontal emergency push bars at the interior, with door closing devises present.

CONDITION

B2010 EXTERIOR WALLS

Trailer (North) / Trailer (South)

B2011 Exterior Wall Construction

The exterior wall systems at each of the buildings appeared to be in fair to good condition with generally no major signs of deterioration, water ingress or general failure noted. We understand that the painted finish to the vertical wood siding was last painted in year 2010; however we observed an isolated instance at the north elevation of trailer (north); a section where the painted surface has started to blister and peel (reference Photograph 3 in Appendix B). The typical EUL of the exterior paint is eight-years therefore we recommend repainting the exterior elevations at both buildings prior to mid-term and later in the study period based on repainting every eight-years. In relation to the section of blistering we recommend that this is repainted at the start of the study period; the cost of this work is anticipated to fall below the threshold level and therefore has not been included.

B2016 Exterior Soffits

The exterior painted soffits appeared to be in fair to good condition with generally no major signs of deterioration, water ingress or general failure noted. We assume that they were last repainted along with the elevations and therefore we recommend that they are repainted again at the same time as the exterior elevations. The cost of this work has been included in the exterior wall construction repainting works.

B2020 EXTERIOR WINDOWS

Trailer (North) / Trailer (South)

B2021 Windows

The exterior window units appeared to be in fair condition. Not all of the windows were assessed, however overall we did not find any major deficiencies and no areas of water ingress through the system. We do not anticipate a requirement for full window replacement at this time, however based on a typical EUL of thirty-years, replacement is recommended for the window unit's mid-term, based on industry standards. At the time when the window units are scheduled to be replaced, we recommend they are re-assessed for replacement suitability.

B2030 EXTERIOR DOORS

Trailer (North) / Trailer (South)

B2039 Other Doors & Entrances

The metal doors appeared to be in good condition with no observed issues noted. There is no anticipated requirement for replacement of the doors at this time. The operation of the swing doors were satisfactory and operated without any difficulty. Repainting along with the exterior elevation repainting works will be necessary. Based on a typical EUL of thirty-years replacement is recommended based on industry standards later in the study period. At the time the doors are schedule to be replaced, we recommend they are re-assessed for replacement suitability.

B30 ROOFING

DESCRIPTION

B3010 ROOF COVERINGS

Trailer (North) / Trailer (South)

B3011 Roof Finishes

Each of the modular buildings contained low-sloped roof areas; these roof areas are shown on the following aerial plan:

Overview of Roof Locations & Configurations

Both roof levels contained standing seam metal roof coverings which are mechanically fixed to the roof structure (reference Photographs 6 and 20 in Appendix B). The storm water was generally discharge from these roof levels via perimeter guttering at the north and south roof edges, through downspouts to the grade level below.

CONDITION

B3010 ROOF COVERINGS

Trailer (North) / Trailer (South)

B3011 Roof Finishes

The metal roofing systems appeared to be in fair condition, no issues of moisture penetration was observed at the time of our assessment and none were reported to us. We understand that a recent repair consisting of a new central capping was added following an issue of moisture ingress. Based on a typical EUL of thirty-years for this type of roof covering we recommend replacement is undertaken at both buildings mid-term in the study period as we assume the roof coverings are original and therefore approaching twenty-years old.

PROJECTED EXPENDITURES

Identified recommended works that are required during the twenty-year study period are detailed below. We have included a 25% allowance for professional fees and general contractor overhead/profit and management costs (where applicable).

Trailer (North)

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
B2011	Exterior Wall Construction	Repaint exterior wall and soffit surfaces	1,200	SF	$1.88	$2,256	2019	4
B2011	Exterior Wall Construction	Repaint exterior wall and soffit surfaces	1,200	SF	$1.88	$2,256	2027	4
B2021	Windows	Replace window units	100	SF	$78.50	$7,850	2022	3
B2039	Other doors & entrances	Replace hollow metal doors	2	EACH	$1,500	$3,000	2022	3
B3011	Roof Finishes	Replace standing seam roof covering	1,750	SF	$25	$43,750	2022	3
		Total Anticipated Expenditure for B Shell				$59,112		

Trailer (South)

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
B2011	Exterior Wall Construction	Repaint exterior wall and soffit surfaces	850	SF	$1.88	$1,598	2019	4
B2011	Exterior Wall Construction	Repaint exterior wall and soffit surfaces	850	SF	$1.88	$1,598	2027	4
B2021	Windows	Replace window units	70	SF	$78.50	$5,495	2022	3
B2039	Other doors & entrances	Replace hollow metal doors	2	EACH	$1,500	$3,000	2022	3
B3011	Roof Finishes	Replace standing seam roof covering	1,060	SF	$25	$26,500	2022	3
		Total Anticipated Expenditure for B Shell				$38,191		

SECTION 4 - C INTERIORS

C10 INTERIOR CONSTRUCTION

DESCRIPTION

C1010 PARTITIONS

Trailer (North) / Trailer (South)

C1011 Fixed Partitions

The buildings contained wood studs with gypsum board partitions, with fiberglass batt insulation assumed to be installed. The stud partitioning was present to separate the restrooms within each of the buildings.

C1020 INTERIOR DOORS

Trailer (North) / Trailer (South)

C1021 Interior Doors

The buildings generally contained single flush wood doors at the restrooms which are housed within wood frames. The doors all appeared to be one directional swing operation (reference Photograph 21 in Appendix B).

C1023 Interior Door Hardware

The doors contained aluminum hardware consisting of lever door handles (reference Photograph 21 in Appendix B).

CONDITION

C1010 PARTITIONS

Trailer (North) / Trailer (South)

C1011 Fixed Partitions

The interior fixed partitions all appeared to be in good condition. There were no deficiencies found in relation to the wall structures. The fixed partitions are suitable for the current use.

C1020 INTERIOR DOORS

Trailer (North) / Trailer (South)

C1021 Interior Doors

The interior doors appeared to be in fair to good condition with no deficiencies noted. We do not anticipate any expenditure in relation to the internal doors during the cost study period.

C1023 Interior Door Hardware

The hardware at each of the doors appeared satisfactory with no issues of deterioration or failure noted generally throughout the buildings. The operation of the door handles, locks and hinged swing were noted to be in fair to good condition. We do not anticipate any expenditure during the study period.

C30 INTERIOR FINISHES

DESCRIPTION

C3010 WALL FINISHES

Trailer (North) / Trailer (South)

C3012 Wall Finishes to Interior Walls

Interior walls at each building generally contained wall papered wall panels that span from floor to ceiling level.

C3020 FLOOR FINISHES

Trailer (North) / Trailer (South)

C3024 Flooring

The buildings both contain vinyl sheet floor coverings within the main class room areas (combined with carpet) and also within the restrooms (reference Photographs 8 and 23 in Appendix B).

C3025 Carpeting

The buildings each contained sheet carpet within the main class room areas (combined with vinyl) (reference Photographs 7 in Appendix B).

C3030 CEILING FINISHES

Trailer (North) / Trailer (South)

C3032 Suspended Ceilings

The buildings contained 2' x 4' suspended acoustical tiled ceilings within a white enameled exposed grid system (reference Photographs 9 and 22 in Appendix B). The system is supported with wires from the underside of the roof construction above. The ceiling panels are generally 5/8" thick mineral board in fissured pattern. The ceiling system incorporated lighting and air-handling components.

CONDITION

C3010 WALL FINISHES

Trailer (North) / Trailer (South)

C3012 Wall Finishes to Interior Walls

Interior wall finishes appeared to be in fair condition generally throughout the buildings, with minor marks observed. We assume that these wall papered wall panels are original and therefore based on the typical EUL of twenty-years for wall paper; we recommend that they are refinished prior to mid-term in the study period to maintain the appearances of the interiors of the buildings. Instead of applying new wall paper we recommend preparing the surfaces by removing the existing wall paper and repainting the walls.

C3020 FLOOR FINISHES

Trailer (North) / Trailer (South)

C3024 Flooring

The vinyl sheet floor coverings appeared to be in good condition, as they have been recently installed in 2012. The typical EUL is eighteen-years, therefore we have included for replacement later in the study period.

C3025 Carpeting

The sheet carpet floor coverings appeared to be in good condition, as they have been recently installed in 2012. The typical EUL of carpet sheet is ten-years, therefore we have included for replacement mid-term in the study period and also at the end of the study period.

C3030 CEILING FINISHES

Trailer (North) / Trailer (South)

C3032 Suspended Ceilings

The suspended ceiling systems appeared to be in fair to good condition. The typical EUL of ceiling systems such as this is twenty-years therefore we recommend that the system is replaced mid-term in the study period as we assume it is at least ten-years old. We suggest at that time a review is undertaken to ascertain if there is a need for full replacement or just the replacement of the ceiling tiles. We have included for full replacement.

PROJECTED EXPENDITURES

Identified recommended works that are required during the twenty-year study period are detailed below. We have included a 25% allowance for professional fees and general contractor overhead/profit and management costs (where applicable).

Trailer (North)

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
C3012	Wall Finishes to Interior Walls	Remove wall paper and paint interior wall surfaces	1,300	SF	$2.20	$2,860	2015	4
C3012	Wall Finishes to Interior Walls	Remove wall paper and paint interior wall surfaces	1,300	SF	$2.20	$2,860	2023	4
C3012	Wall Finishes to Interior Walls	Remove wall paper and paint interior wall surfaces	1,300	SF	$2.20	$2,860	2031	4
C3024	Flooring	Replace vinyl sheet floor covering	43	SY	$113	$4,859	2029	4
C3025	Carpeting	Replace sheet carpet floor covering	102	SY	$84.25	$8,594	2021	4
C3032	Suspended Ceilings	Replace suspended ceiling system	1,370	SF	$6.25	$8,563	2022	4
		Total Anticipated Expenditure for C Interiors				$30,595		

Trailer (South)

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
C3012	Wall Finishes to Interior Walls	Remove wall paper and paint interior wall surfaces	1,200	SF	$2.20	$2,640	2015	4
C3012	Wall Finishes to Interior Walls	Remove wall paper and paint interior wall surfaces	1,200	SF	$2.20	$2,640	2023	4
C3012	Wall Finishes to Interior Walls	Remove wall paper and paint interior wall surfaces	1,200	SF	$2.20	$2,640	2031	4
C3024	Flooring	Replace vinyl sheet floor covering	50	SY	$113	$5,650	2029	4
C3025	Carpeting	Replace sheet carpet floor	45	SY	$84.25	$3,791	2021	4

		covering						
C3032	Suspended Ceilings	Replace suspended ceiling system	840	SF	$6.25	$5,250	2022	4
		Total Anticipated Expenditure for C Interiors				$22,611		

SECTION 5 - D SERVICES

D20 PLUMBING

DESCRIPTION

D2010 PLUMBING FIXTURES

Trailer (North) / Trailer (South)

D2011 Water Closets

The buildings contained floor mounted vitreous china water closets which have their own tanks (reference Photographs 8 and 23 in Appendix B).

D2013 Lavatories

The buildings contained wall mounted vitreous china lavatories (reference Photographs 8 and 23 in Appendix B). The lavatories generally consisted of single-handle lever type, non-metering faucets. Water is supplied via copper pipe work and drained through cast iron pipe work and fittings.

D2014 Sinks

The Trailer (North) building contained a double vitreous china sink and the Trailer (South) building contained a single stainless steel sink at the fixed cabinet areas (reference Photographs 10 and 24 in Appendix B). The sinks contained non-metering single lever mixing handle faucets and are self rimming, mounted within a counter that consisted of a plastic laminated faced counter top.

Trailer (North)

D2016 Wash Fountains

The building contained a sink mounted eye wash unit (reference Photograph 10 in Appendix B). None present at the Trailer (South) building.

Trailer (South)

D2018 Drinking Fountains and Coolers

The building contained one wall mounted stainless steel drinking fountain which is located opposite the restroom. The water fountain is wall mounted with front-mounted push-button valve (reference Photograph 25 in Appendix B).

D2020 DOMESTIC WATER DISTRIBUTION

Trailer (North) / Trailer (South)

D2021 Cold Water Service

Cold water piping throughout the buildings consisted of copper pipe system. We believe the cold water service for the facility is supplied directly from the street pressure. Taps are made to the water line downstream of the meter and routed to plumbing fixtures and equipment via copper pipe work. The water enters the facility at the west side.

D2022 Hot Water Service

Trailer (North)

Domestic hot water was generated via one instantaneous point-of-use electric water heater located below the worktop in the fixed cabinets (reference Photograph 11 in Appendix B). There appeared to be no hot water supply at the Trailer (South) building.

Table D20-1 provides a summary of the water heater:

Table D20-1 Summary of the Domestic Water Heating Equipment

Location	Manufacturer	Model #	Serial #	Fuel/ Rating	Capacity	≈ Year of Installation
Trailer (North) - Under Counter Sink	Ariston	GL 2.5	030711	Electric	2.5 Gallons	Unknown

D2030 SANITARY WASTE

Trailer (North) / Trailer (South)

D2031 Waste Piping

Waste piping was not directly inspected at each of the buildings, however based on the type and typical construction methods of these modular buildings, the piping is suspected to be PVC.

CONDITION

D2010 PLUMBING FIXTURES

Trailer (North) / Trailer (South)

D2011 Water Closets

The water closets at each of the buildings appeared to be in fair to good condition. The water closets flushed properly and did not have any cracks in the china, therefore based upon observed conditions and with a typical EUL of thirty-five-years, we anticipate that there will be no requirement for their replacement during the study period.

D2013 Lavatories

The lavatories and faucets at each of the buildings appeared to be in fair to good condition. The sinks drained properly and did not have any cracks in the china, therefore based upon observed conditions and with a typical EUL of thirty-five-years, we anticipate that there will be no requirement for their replacement during the study period. However we recommend that the faucets are replaced mid-term during the study period to maintain optimal performance. Although their replacement costs fall below the threshold level we have still included for their replacement within the study period along with other anticipated plumbing works.

D2014 Sinks

The counter top vitreous china and stainless steel sinks at each of the buildings appeared to be in fair condition. We recommend that they are replaced along with the fixed casement replacements.

Trailer (North)

D2016 Wash Fountains

The sink mounted eye wash unit appeared to be in fair condition. We did not test the unit, however along with regular maintenance and typical EUL of twenty-years replacement is anticipate mid-term in the study period.

Trailer (South)

D2018 Drinking Fountains and Coolers

The drinking fountain appeared to be in fair condition, however assumed original and therefore more than fifteen-years old. These types of units have a typical EUL of twenty-years; therefore we anticipate that there will be a requirement for its replacement within the study period.

D2020 DOMESTIC WATER DISTRIBUTION

Trailer (North) / Trailer (South)

D2021 Cold Water Service

The domestic water systems at each of the buildings appeared to be in good condition. No major problems were observed that could be attributed to age and deferred maintenance.

Trailer (North)

D2022 Hot Water Service

The instantaneous water heater appeared to be in fair to good condition; it was observed to be functional and operating correctly. The water heater is assumed to be approximately five-years old; therefore with a typical EUL of fifteen-years the heater will require replacement to maintain efficiency mid-term in the study period.

The hot water distribution pipes appeared to be in fair to good condition. We do not anticipate any expenditure within the cost study period.

D2030 SANITARY WASTE

Trailer (North) / Trailer (South)

D2031 Waste Piping

No visually apparent problems with the sanitary waste piping were observed.

D30 HVAC

DESCRIPTION

D3040 HEAT HVAC DISTRIBUTION SYSTEMS

Trailer (North) / Trailer (South)

D3041 Air Distribution Systems

The conditioned air is distributed throughout the buildings via wall mounted grills (reference Photograph 26 in Appendix B).

D3050 HEAT TRANSFER TERMINAL AND PACKAGED UNITS

Trailer (North) / Trailer (South)

D3052 Package Units

The buildings each contained one wall mounted air conditioning heat pump package units at the north elevation of the Trailer (North) and south elevation of Trailer (South) (reference Photographs 12 and 18 in Appendix B). They are both manufactured by Bard and have an assumed capacity of 2-tons each.

Table D30-1 provides a summary of the HVAC equipment:

Table D30-1 Summary of the HVAC Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Capacity / Rating	Fuel Type	Year
Trailer (North) - North Elevation	Package Wall Mount Air Conditioner/ Heat Pump	Bard	28WH6-A10C	107K900656546	Assumed 2 Ton	Electric	Assumed 1995
Trailer (South) - South Elevation	Package Wall Mount Air Conditioner/ Heat Pump	Bard	WH421LA08	126K940868989-02	Assumed 2 Ton	Electric	2012

Unknown = Access limited or equipment had no name plates present.
Assumed = Based on size of unit and area it serves / or possible year installed.

D3060 HVAC INSTRUMENTATION AND CONTROLS

Trailer (North) / Trailer (South)

D3069 Other Controls & Instrumentation

The building users are able to control the room temperature via wall mounted electronic thermostats (reference Photograph 26 in Appendix B).

CONDITION

D3040 HEAT HVAC DISTRIBUTION SYSTEMS

D3041 Air Distribution Systems

None of the ducting in the building was reviewed as it was concealed behind the wall and ceiling constructions therefore we cannot confirm the overall condition, however the system is reported to provide fresh clean air and therefore we assume there is no issues with split or detached sections of the ductwork. We recommend that the duct work is cleaned every five-years starting at the start of the study period.

D3050 HEAT TRANSFER TERMINAL AND PACKAGED UNITS

Trailer (North) / Trailer (South)

D3052 Package Units

The wall mounted air conditioning/ heat pump package units appeared to be in fair to good condition. We understand that the unit at the south trailer has been recently installed, however we are unaware of the age of the north trailer unit; we assume it is original and therefore eighteen-years old. The typical EUL of equipment such as this is twenty-years and therefore they will both require replacement during the study period, with the older unit near-term and the newer unit late-term. We have extended the older unit by a few additional years as we understand there are no operating issues with the unit at this time.

D3060 HVAC INSTRUMENTATION AND CONTROLS

Trailer (North) / Trailer (South)

D3069 Other Controls & Instrumentation

The thermostat controls appear to be in fair condition, and match the age of the HVAC equipment they serve. We recommend that they are replaced along with the units.

D40 FIRE PROTECTION

DESCRIPTION

D4030 FIRE PROTECTION SPECIALTIES

Trailer (North) / Trailer (South)

D4031 Fire Extinguishers

Multipurpose portable wall mounted handheld fire extinguishers were provided throughout the building (reference Photograph 13 in Appendix B).

CONDITION

D4030 FIRE PROTECTION SPECIALTIES

Trailer (North) / Trailer (South)

D4031 Fire Extinguishers

Fire extinguishers appeared to be in good condition. We understand they are maintained on a yearly basis. The fire extinguishers were last tested in May of 2012. We do not anticipate a requirement to replace any fire extinguishers during the study period, as we expect that they will be replaced on an as-needed basis.

D50 ELECTRICAL

DESCRIPTION

The following information was obtained through our visual observations of the building systems. The electrical systems include the meter, panel boards, lighting fixtures, and security systems.

D5010 ELECTRICAL SERVICE & DISTRIBUTION

Trailer (North) / Trailer (South)

D5012 Low Tension Service & Dist.

Electrical supply at the buildings is provided via one exterior mounted electrical panel and meter at the north side of Trailer (North) which we assume has a rating of 100-amp or less, 120/240-Volt (reference Photographs 1 and 27 in Appendix B). Limited information was present at the panel. Each of the buildings has its own interior wall mounted electrical panel board which are manufactured by Westinghouse.

D5020 LIGHTING & BRANCH WIRING

Trailer (North) / Trailer (South)

D5021 Branch Wiring Devices

The branch wiring devices at the buildings included switches, receptacles and other devices that would be generally associated with this type of building.

D5022 Lighting Equipment

The interior lighting within the building is generally provided by recessed mounted 2' x 4' fluorescent fixtures within the suspended ceiling systems with F32 T8 32W lamps and electronic ballasts (reference Photographs 9 and 22 in Appendix B). All of the in-room lighting is controlled via local switching in the respective rooms.

D5030 COMMUNICATIONS & SECURITY

Trailer (North) / Trailer (South)

D5033 Telephone Systems

Telephone terminal/junction box was present at the north side of Trailer (North) and enters the building at this location (reference Photograph 14 in Appendix B).

D5037 Fire Alarm Systems

The buildings contain a stand-alone fire alarm system which consists of pull stations at the exterior wall next to the entrance doors which are connected to a visual warning devices within the restrooms and sounder which notify persons to vacate the buildings (reference Photographs 15 and 28 in Appendix B). In addition we noted ceiling mounted stand-alone smoke detectors within the main classroom areas. As far as we are aware the system is not connected to the main school building fire alarm system.

D5090 OTHER ELECTRICAL SYSTEMS

Trailer (North) / Trailer (South)

D5092 Emergency Light & Power Systems

Emergency exit lighting with battery back-up are provided at exit routes from each of the buildings (reference Photograph 5 in Appendix B).

CONDITION

D5010 ELECTRICAL SERVICE AND DISTRIBUTION

Trailer (North) / Trailer (South)

D5012 Low Tension Service & Dist.

The major electrical equipment items appeared to be in fair condition and assumed original to the building. There was no indication of damage from short circuit or overload conditions. We were not provided preventative maintenance records for the main electrical equipment, and therefore we do recommend further evaluation of the equipment via an infrared electrical inspection which will highlight if high temperatures, excessive electrical resistance, failing components, ground faults and short circuiting issues exist.

We recommend budgeting for a cyclical allowance above and beyond normal annual electrical maintenance expenditures for cleaning the interiors of all enclosures, and infrared scans of connections, fuses, and breakers in switches, and panel boards beginning at the start of the study period and repeated no more than every three-years thereafter. Any items identified as abnormal during the infrared scans should be corrected at that time.

Electrical panel boards generally have a EUL of thirty-years and based on the age of the panel boards present and their observed conditions we anticipate that there will be no requirement for their replacement during the study period.

D5020 LIGHTING & BRANCH WIRING

Trailer (North) / Trailer (South)

D5021 Branch Wiring Devices

The general receptacles and wiring appeared to be in fair to good condition with no reported issues. We do not anticipate a requirement for their replacement during the cost study period, only replacement on an as needed basis.

D5022 Lighting Equipment

The interior lighting was observed in good condition and all fixtures were operating properly with no broken lenses or deteriorated housings. We understand that all of the light fixtures were upgraded recently and therefore apart from re-lamping and replacement of fixtures on an individual basis, no actions are anticipated during the study period.

D5030 COMMUNICATIONS & SECURITY

Trailer (North) / Trailer (South)

D5033 Telephone Systems

The existing telephone equipment was observed to be in fair condition. We do not anticipate system replacement during the cost study period, only as needed repairs, no actions are recommended during the study period.

D5037 Fire Alarm Systems

The stand-alone fire alarm system appeared to be suitable for the buildings present and in fair to good condition. The visual warning devices appear to have been recently installed. Along with regular maintenance and testing of the systems, we have only anticipated replacement of the system later in the study period with new components and wiring.

D5090 OTHER ELECTRICAL SYSTEMS

Trailer (North) / Trailer (South)

D5092 Emergency Light & Power Systems

Emergency exit lighting systems appeared to be in fair condition, however dated. We recommend that they are upgraded and modernized near-term.

PROJECTED EXPENDITURES

Identified recommended works that are required during the twenty-year study period are detailed below. We have included a 25% allowance for professional fees and general contractor overhead/profit and management costs (where applicable).

Trailer (North)

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
D2013	Lavatories	Replace faucet (Lav)	1	EACH	$225	$225*	2019	3
D2013	Lavatories	Replace faucet (Lav)	1	EACH	$225	$225*	2029	3
D2014	Sinks	Replace vitreous china double sink and faucet	1	EACH	$2,300	$2,300	2019	3
D2016	Wash Fountains	Replace eye wash unit	1	EACH	$800	$800	2019	1
D2016	Wash Fountains	Replace eye wash unit	1	EACH	$800	$800	2029	1
D2022	Hot Water Supply	Replace instant water heater	1	EACH	$875	$875	2022	3
D3041	Air Distribution Systems	Clean ductwork	1	LS	$500	$500	2013	3
D3041	Air Distribution Systems	Clean ductwork	1	LS	$500	$500	2018	3
D3041	Air Distribution Systems	Clean ductwork	1	LS	$500	$500	2023	3
D3041	Air Distribution Systems	Clean ductwork	1	LS	$500	$500	2028	3
D3052	Package Unit	Replace package unit	2	TONS	$2,449	$4,898	2018	3
D5012	Low Tension Service & Dist	Preventative Maintenance of Electrical Equipment**	1	LS	$550	$550	2013	3
D5012	Low Tension Service & Dist	Preventative Maintenance of Electrical Equipment**	1	LS	$550	$550	2016	3
D5012	Low Tension Service & Dist	Preventative Maintenance of Electrical Equipment**	1	LS	$550	$550	2019	3
D5012	Low Tension Service & Dist	Preventative Maintenance of Electrical Equipment**	1	LS	$550	$550	2022	3
D5012	Low Tension Service &	Preventative Maintenance of	1	LS	$550	$550	2025	3

	Dist	Electrical Equipment**						
D5012	Low Tension Service & Dist	Preventative Maintenance of Electrical Equipment**	1	LS	$550	$550	2028	3
D5012	Low Tension Service & Dist	Preventative Maintenance of Electrical Equipment**	1	LS	$550	$550	2031	3
D5037	Fire Alarm System	Replace stand-alone fire alarm components and wiring	1	LS	$900	$900	2018	1
D5037	Fire Alarm System	Replace stand-alone fire alarm components and wiring	1	LS	$900	$900	2028	1
D5092	Emergency Light & Power Systems	Replace exit signs	2	EACH	$430	$860	2015	1
		Total Anticipated Expenditure for D Services				$18,083		

* To be undertaken with other plumbing works

** Accounts for both buildings as supply from one source

Trailer (South)

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
D2013	Lavatories	Replace faucet (Lav)	1	EACH	$225	$225*	2019	3
D2013	Lavatories	Replace faucet (Lav)	1	EACH	$225	$225*	2029	3
D2014	Sinks	Replace stainless steel single sink and faucet	1	EACH	$1,600	$1,600	2019	3
D2016	Drinking Fountains and Coolers	Replace drinking fountain	1	EACH	$1,350	$1,350	2019	3
D3041	Air Distribution Systems	Clean ductwork	1	LS	$500	$500	2013	3
D3041	Air Distribution Systems	Clean ductwork	1	LS	$500	$500	2018	3
D3041	Air Distribution Systems	Clean ductwork	1	LS	$500	$500	2023	3
D3041	Air Distribution Systems	Clean ductwork	1	LS	$500	$500	2028	3
D3052	Package Unit	Replace package unit	2	TONS	$2,449	$4,898	2032	3
D5037	Fire Alarm System	Replace stand-alone fire alarm components and wiring	1	LS	$900	$900	2018	1

D5037	Fire Alarm System	Replace stand-alone fire alarm components and wiring	1	LS	$900	$900	2028	1
D5092	Emergency Light & Power Systems	Replace exit signs	2	EACH	$430	$860	2015	1
		Total Anticipated Expenditure for D Services				$12,958		

* To be undertaken with other plumbing works

SECTION 6 - E EQUIPMENT & FURNISHINGS

E20 FURNISHINGS

DESCRIPTION

E2010 FIXED FURNISHINGS

Trailer (North) / Trailer (South)

E2012 Fixed Casework

The buildings contained wood constructed floor and wall mounted fixed casework within the learning areas. The wood cabinets generally consisted of hardwood frames and plywood panels with wooden door panels. The worktop consisted of a plywood counter (reference Photographs 10 and 24 in Appendix B).

CONDITION

E2010 FIXED FURNISHINGS

Trailer (North) / Trailer (South)

E2012 Fixed Casework

The fixed cabinets and counter appeared to be in fair condition and functional. Fixed casework usually has a typical EUL of twenty-years; therefore replacement is anticipated mid-term in the study period based on current observed conditions.

PROJECTED EXPENDITURES

Identified recommended works that are required during the twenty-year study period are detailed below. We have included a 25% allowance for professional fees and general contractor overhead/profit and management costs (where applicable).

Trailer (North)

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
E2012	Fixed Casework	Replace fixed floor mounted cabinets (inc countertops)	8	LF	$600	$4,800	2019	4
E2012	Fixed Casework	Replace wall cabinets	8	LF	$250	$2,000	2019	4
		Total Anticipated Expenditure for E Equipment & Furnishings				$6,800		

Trailer (South)

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
E2012	Fixed Casework	$4,800	6	LF	$600	$3,600	2019	4
E2012	Fixed Casework	$2,000	6	LF	$250	$1,500	2019	4
		Total Anticipated Expenditure for E Equipment & Furnishings				$5,100		

SECTION 7 - G BUILDING SITEWORK

G20 SITE IMPROVEMENTS

DESCRIPTION

G2040 SITE DEVELOPMENT

Trailer (North) / Trailer (South)

G2049 Miscellaneous Structures

The buildings contained a steel framed constructed ramp, staircase and platform at the north, south and also central between each building. These structures provide level access and egress to and from the buildings. The ramp, staircase and platform contained steel tubular handrails at either side (reference Photographs 1, 16 and 18 in Appendix B).

CONDITION

G2040 SITE DEVELOPMENT

Trailer (North) / Trailer (South)

G2049 Miscellaneous Structures

The ramp, staircase and platform appeared to be in good condition. The surface of the steel handrails will require repainting during the study period; therefore we recommend that it is undertaken at the same time as the exterior elevations to maintain the appearance at the building.

G40 SITE ELECTRICAL UTILITIES

DESCRIPTION

G4020 SITE LIGHTING

Trailer (North) / Trailer (South)

G4021 Fixtures & Transformers

Exterior lighting at the buildings consisted of a combination of surface mounted wall pack light fixtures mounted next to exterior doors and surface mounted flood light fixtures fixed to provide suitable lighting at the access ramp (reference Photographs 1, 17 and 18 in Appendix B).

CONDITION

G4020 SITE LIGHTING

G4021 Fixtures & Transformers

Trailer (North) / Trailer (South)

The exterior light fixtures appeared to be in fair condition. We do not anticipate their replacement during the cost study period, apart from replacement of the fixtures on an individual basis, no actions are recommended during the study period.

PROJECTED EXPENDITURES

Identified recommended works that are required during the twenty-year study period are detailed below. We have included a 25% allowance for professional fees and general contractor overhead/profit and management costs (where applicable).

Trailer (North)

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
G2049	Miscellaneous Structures	Repaint handrails	1	LS	$550	$550	2019	4
G2049	Miscellaneous Structures	Repaint handrails	1	LS	$550	$550	2027	4
		Total Anticipated Expenditure for G Building Sitework				$1,100		

Trailer (South)

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
G2049	Miscellaneous Structures	Repaint handrails	1	LS	$550	$550	2019	4
G2049	Miscellaneous Structures	Repaint handrails	1	LS	$550	$550	2027	4
		Total Anticipated Expenditure for G Building Sitework				$1,100		

Appendix A

Twenty-Year Expenditure Forecast 2013 - 2032

FAITHFUL+GOULD
CONSTRUCTIVE EXPERTISE

20 YEAR EXPENDITURE FORECAST

Lu Sutton Child Care Trailer (North Trailer)
1800 Center Road
Novato, CA

FAITHFUL+GOULD

Element No.	Component Description	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	Total	Combined Total
						$			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
									Deferred	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Deferred	Scheduled	
A. SUBSTRUCTURE																															
							A. SUBSTRUCTURE SUB-TOTALS		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B. SHELL																															
B2011	Repaint exterior wall and soffit surfaces	8	6	1,200.00	SF	$1.88	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$2,256	$0	$0	$0	$0	$0	$0	$0	$2,256	$0	$0	$0	$0	$0	$0	$4,512	$4,512
B2021	Replace window units	30	9	100.00	SF	$78.50	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,850	$7,850
B2039	Replace hollow metal doors	30	9	2.00	EACH	$1,500.00	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,000	$3,000
B3011	Replace standing seam roof covering	30	9	1,750.00	SF	$25.00	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43,750	$43,750
							B. SHELL SUB-TOTALS		$0	$0	$0	$0	$0	$0	$2,256	$0	$0	$54,600	$0	$0	$0	$0	$2,256	$0	$0	$0	$0	$0	$0	$59,112	$59,112
C. INTERIORS																															
C3012	Remove wall paper and paint interior wall surfaces	8	2	1,300.00	SF	$2.20	Capital Renewal	4	$0	$0	$2,860	$0	$0	$0	$0	$0	$0	$0	$0	$2,860	$0	$0	$0	$0	$0	$0	$0	$2,860	$0	$0	$8,580	$8,580
C3024	Replace vinyl sheet floor covering	18	17	43.00	SY	$113.00	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,859	$0	$0	$0	$0	$0	$4,859	$4,859
C3025	Replace sheet carpet floor covering	10	8	102.00	SY	$84.25	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$0	$0	$8,594	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,594	$8,594
C3032	Replace suspended ceiling system	20	9	1,370.00	SF	$6.25	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,563	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,563	$8,563
							C. INTERIORS SUB-TOTALS		$0	$0	$2,860	$0	$0	$0	$0	$0	$8,594	$8,563	$2,860	$0	$0	$0	$0	$0	$4,859	$0	$2,860	$0	$0	$30,595	$30,595
D. SERVICES																															
D2013	Replace faucets (Lav)	10	6	1.00	EACH	$225.00	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$225	$0	$0	$0	$0	$0	$0	$0	$0	$0	$225	$0	$0	$0	$0	$450	$450
D2014	Replace vitreous china double sink and faucet	20	6	1.00	EACH	$2,300.00	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$2,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,300	$2,300
D2016	Replace eye wash unit	10	6	1.00	EACH	$800.00	Capital Renewal	1	$0	$0	$0	$0	$0	$0	$800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$800	$0	$0	$0	$0	$0	$1,600	$1,600
D2022	Replace instant water heater	15	9	1.00	EACH	$875.00	Energy & Sustainability	3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$875	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$875	$875
D3041	Clean ductwork	5	0	1.00	LS	$500.00	Deferred Maintenance	3	$500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$500	$0	$500
D3041	Clean ductwork	5	5	1.00	LS	$500.00	Routine Maintenance	3	$0	$0	$0	$0	$0	$500	$0	$0	$0	$0	$500	$0	$0	$0	$0	$500	$0	$0	$0	$0	$0	$0	$1,500	$1,500
D3052	Replace package unit	20	5	2.00	TONS	$2,449.00	Energy & Sustainability	3	$0	$0	$0	$0	$0	$4,898	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,898	$4,898
D5012	Preventative Maintenance of Electrical Equipment	3	0	1.00	EACH	$550.00	Deferred Maintenance	3	$550	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$550	$0	$550
D5012	Preventative Maintenance of Electrical Equipment	3	3	1.00	EACH	$550.00	Routine Maintenance	3	$0	$0	$0	$550	$0	$0	$550	$0	$0	$550	$0	$0	$550	$0	$0	$550	$0	$0	$550	$0	$0	$0	$3,300	$3,300
D5037	Replace stand-alone fire alarm components and wiring	10	5	1.00	LS	$900.00	Capital Renewal	1	$0	$0	$0	$0	$0	$900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$900	$0	$0	$0	$0	$0	$0	$1,800	$1,800
D5092	Replace exit signs	20	2	2.00	EACH	$430.00	Capital Renewal	1	$0	$0	$860	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$860	$860	$860
							D. SERVICES SUB-TOTALS		$1,050	$0	$860	$550	$0	$6,298	$3,875	$0	$0	$1,425	$500	$0	$550	$0	$0	$1,950	$1,025	$0	$550	$0	$1,050	$17,583	$18,633
E. EQUIPMENT & FURNISHING																															
E2012	Replace fixed floor mounted cabinets (inc countertops)	20	6	8.00	LF	$600.00	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$4,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,800	$4,800
E2012	Replace wall cabinets	20	6	8.00	LF	$250.00	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$2,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000	$2,000
							E. EQUIPMENT & FURNISHING SUB-TOTALS		$0	$0	$0	$0	$0	$0	$6,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,800	$6,800
F. SPECIAL CONSTRUCTION AND DEMOLITION																															
							F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G. BUILDING SITEWORK																															
G2049	Repaint handrails	8	6	1.00	LS	$550.00	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$550	$0	$0	$0	$0	$0	$0	$0	$0	$550	$0	$0	$0	$0	$0	$0	$1,100	$1,100
							G. BUILDING SITEWORK SUB-TOTALS		$0	$0	$0	$0	$0	$0	$550	$0	$0	$0	$0	$0	$0	$0	$550	$0	$0	$0	$0	$0	$0	$1,100	$1,100
Z. GENERAL																															
							Z. GENERAL SUB-TOTALS		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
							Expenditure Totals per Year		$1,050	$0	$3,720	$550	$0	$6,298	$13,481	$0	$8,594	$64,588	$3,360	$0	$550	$0	$2,806	$1,950	$5,884	$0	$3,410	$0	$1,050	$115,190	$116,240
							Total Cost (Inflated @ 4% per Yr.)		$1,050	$0	$4,024	$619	$0	$7,662	$17,058	$0	$11,761	$91,928	$4,974	$0	$881	$0	$4,859	$3,512	$11,021	$0	$6,908	$0	$1,050	$165,205	$166,255

20 YEAR EXPENDITURE FORECAST

Lu Sutton Child Care Trailer (South Trailer)
1800 Center Road
Novato, CA

FAITHFUL+GOULD

Element No.	Component Description	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	Total	Combined Total
						$			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
									Deferred	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Deferred	Scheduled	
A. SUBSTRUCTURE																															
							A. SUBSTRUCTURE SUB-TOTALS		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B. SHELL																															
B2011	Repaint exterior wall and soffit surfaces	8	6	850.00	SF	$1.88	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$1,598	$0	$0	$0	$0	$0	$0	$0	$1,598	$0	$0	$0	$0	$0	$0	$3,196	$3,196
B2021	Replace window units	30	9	70.00	SF	$78.50	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,495	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,495	$5,495
B2039	Replace hollow metal doors	30	9	2.00	EACH	$1,500.00	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,000	$3,000
B3011	Replace standing seam roof covering	30	9	1,060.00	SF	$25.00	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,500	$26,500
							B. SHELL SUB-TOTALS		$0	$0	$0	$0	$0	$0	$1,598	$0	$0	$34,995	$0	$0	$0	$0	$1,598	$0	$0	$0	$0	$0	$0	$38,191	$38,191
C. INTERIORS																															
C3012	Remove wall paper and paint interior wall surfaces	8	2	1,200.00	SF	$2.20	Capital Renewal	4	$0	$0	$2,640	$0	$0	$0	$0	$0	$0	$0	$2,640	$0	$0	$0	$0	$0	$0	$0	$2,640	$0	$0	$7,920	$7,920
C3024	Replace vinyl sheet floor covering	18	17	50.00	SY	$113.00	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,650	$0	$0	$0	$0	$5,650	$5,650
C3025	Replace sheet carpet floor covering	10	8	45.00	SY	$84.25	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$0	$0	$3,791	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,791	$3,791
C3032	Replace suspended ceiling system	20	9	840.00	SF	$6.25	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,250	$5,250
							C. INTERIORS SUB-TOTALS		$0	$0	$2,640	$0	$0	$0	$0	$0	$3,791	$5,250	$2,640	$0	$0	$0	$0	$0	$5,650	$0	$2,640	$0	$0	$22,611	$22,611
D. SERVICES																															
D2013	Replace faucets (Lav)	10	6	1.00	EACH	$225.00	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$225	$0	$0	$0	$0	$0	$0	$0	$0	$0	$225	$0	$0	$0	$0	$450	$450
D2014	Replace stainless steel single sink and faucet	20	6	1.00	EACH	$1,600.00	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$1,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,600	$1,600
D2016	Replace drinking fountain	20	6	1.00	EACH	$1,350.00	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$1,350	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,350	$1,350
D3041	Clean ductwork	5	0	1.00	LS	$500.00	Deferred Maintenance	3	$500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$500	$0	$500
D3041	Clean ductwork	5	5	1.00	LS	$500.00	Routine Maintenance	3	$0	$0	$0	$0	$0	$500	$0	$0	$0	$0	$500	$0	$0	$0	$0	$500	$0	$0	$0	$0	$0	$1,500	$1,500
D3052	Replace package unit	20	19	2.00	TONS	$2,449.00	Energy & Sustainability	3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,898	$0	$4,898	$4,898
D5037	Replace stand-alone fire alarm components and wiring	10	5	1.00	LS	$900.00	Capital Renewal	1	$0	$0	$0	$0	$0	$900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$900	$0	$0	$0	$0	$0	$1,800	$1,800
D5092	Replace exit signs	20	2	2.00	EACH	$430.00	Capital Renewal	1	$0	$0	$860	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$860	$860
							D. SERVICES SUB-TOTALS		$500	$0	$860	$0	$0	$1,400	$3,175	$0	$0	$0	$500	$0	$0	$0	$0	$1,400	$225	$0	$0	$4,898	$500	$12,458	$12,958
E. EQUIPMENT & FURNISHING																															
E2012	Replace fixed floor mounted cabinets (inc countertops)	20	6	6.00	LF	$600.00	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$3,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,600	$3,600
E2012	Replace wall cabinets	20	6	6.00	LF	$250.00	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$1,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,500	$1,500
							E. EQUIPMENT & FURNISHING SUB-TOTALS		$0	$0	$0	$0	$0	$0	$5,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,100	$5,100
F. SPECIAL CONSTRUCTION AND DEMOLITION																														$0	
							F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G. BUILDING SITEWORK																															
G2049	Repaint handrails	8	6	1.00	LS	$550.00	Capital Renewal	4	$0	$0	$0	$0	$0	$0	$550	$0	$0	$0	$0	$0	$0	$0	$0	$550	$0	$0	$0	$0	$0	$1,100	$1,100
							G. BUILDING SITEWORK SUB-TOTALS		$0	$0	$0	$0	$0	$0	$550	$0	$0	$0	$0	$0	$0	$0	$550	$0	$0	$0	$0	$0	$0	$1,100	$1,100
Z. GENERAL																														$0	
							Z. GENERAL SUB-TOTALS		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
							Expenditure Totals per Year		$500	$0	$3,500	$0	$0	$1,400	$10,423	$0	$3,791	$40,245	$3,140	$0	$0	$0	$2,148	$1,400	$5,875	$0	$2,640	$4,898	$500	$79,460	$79,960
							Total Cost (Inflated @ 4% per Yr.)		$500	$0	$3,786	$0	$0	$1,703	$13,188	$0	$5,189	$57,281	$4,648	$0	$0	$0	$3,720	$2,521	$11,004	$0	$5,348	$10,319	$500	$118,707	$119,207

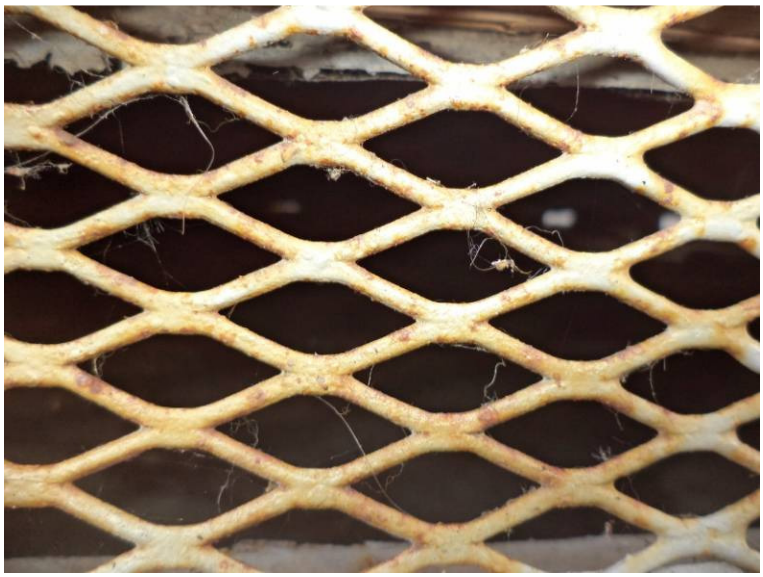
Appendix B
Photographs

FAITHFUL+GOULD
CONSTRUCTIVE EXPERTISE

Trailer (North)

Photograph No. 1

View of the north elevation showing the wall mounted heat pump unit, electrical panel, exterior door and steps.



Photograph No. 2

View of the grill at the crawl space.

Photograph No. 3

View of area that has blistering paint.

Photograph No. 4

View of the the window units.

Photograph No. 5

View of the door closers and exit sign.

Photograph No. 6

View of the roof covering and repair capping strip.

Photograph No. 7

View of the interior finishes.

Photograph No. 8

View of the restroom finishes and fixtures.

Photograph No. 9

View of the ceiling system and light fixtures.

Photograph No. 10

View of the vitreous china sink and eye wash.

Photograph No. 11

View of undercounter water heater.

Photograph No. 12

View of the wall mounted heat pump unit.

Photograph No. 13

View of the fire extinguisher tag.

Photograph No. 14

View of the telephone terminal box.

Photograph No. 15

View of the pull station and sounder.

Photograph No. 16

View of the platform and ramp.

Trailer (South)

Photograph No. 17

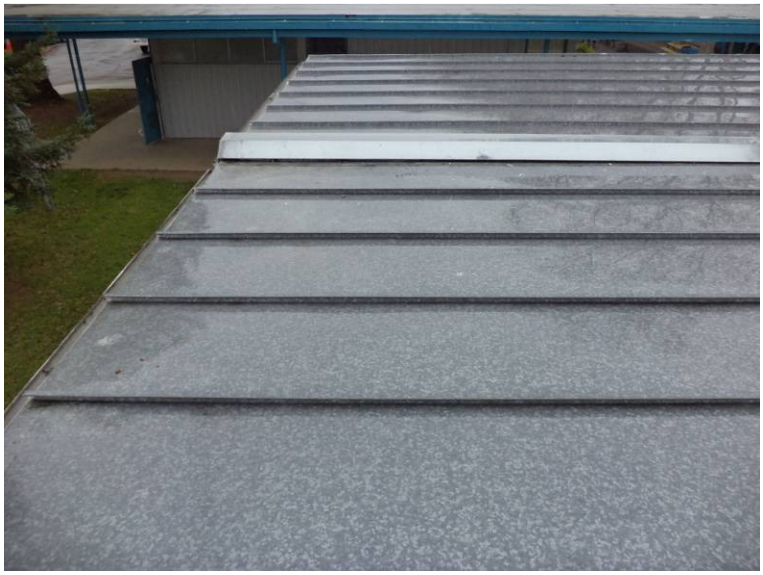
View of the north and west elevations.

Photograph No. 18

View of the south and west elevations. Also shows the wall mounted heat pump unit and ramp.

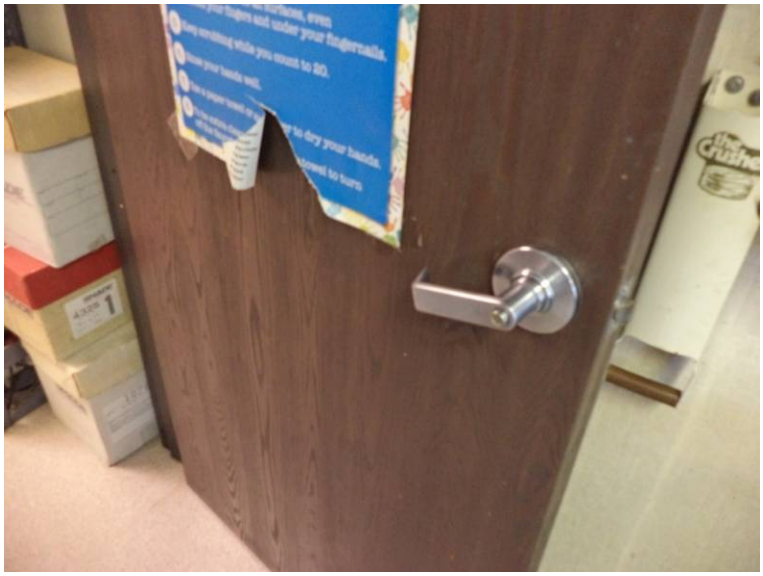
Photograph No. 19

View of the overhanging soffits.



Photograph No. 20

View of the roof covering.

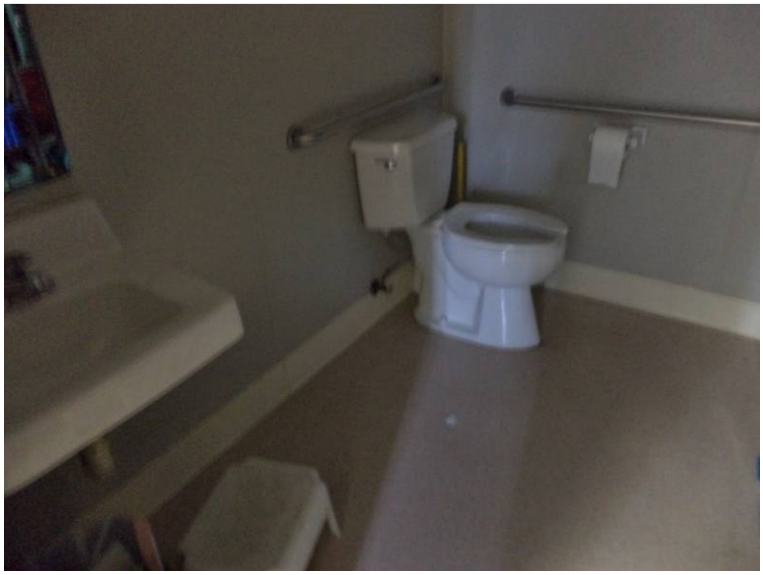


Photograph No. 21

View of the interior door at the restroom and lever handles.

Photograph No. 22

View of ceiling system and light fixture.



Photograph No. 23

View of the restroom finishes and fixtures.

Photograph No. 24

View of the stainless steel sink and fixed cabinets.

Photograph No. 25

View of the drinking fountain.

Photograph No. 26

View of wall mounted thermostat and the supply grill.

Photograph No. 27

View of the electrical panel baord at the interior.

Photograph No. 28

View of the visual indicator within the restroom.

Appendix C

Asset Inventory

Location	Facility	Location of Asset	Life Cycle Code	Type	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Fuel Type	Capacity / Rating	Speed (FPM)	No. of Landings	Year Manufacture
Lu Sutton Child Care Trailers	Lu Sutton Child Care Trailers	Under Counter Sink	D2022	Hot Water Service	Water Heater	Ariston	GL 2.5	30711		Electric	2.5 Gallons			Unknown
Lu Sutton Child Care Trailers	Lu Sutton Child Care Trailers	Trailer (North) - North Elevation	D3052	Terminal & Package Units	Package Wall Mount Air Conditioner / Heat Pump	Bard	28WH6-A10C	107K900656546		Electric	Assumed 2 Tons			1995
Lu Sutton Child Care Trailers	Lu Sutton Child Care Trailers	Trailer (South) - South Elevation	D3052	Terminal & Package Units	Package Wall Mount Air Conditioner / Heat Pump	Bard	WH421LA08	126K940868989-02		Electric	Assumed 2 Tons			2012

Appendix D

Document Review and
Warranty Information

FAITHFUL+GOULD

DOCUMENT REVIEW & WARRANTY INFORMATION

In addition to the completion of our visual evaluation, Faithful+Gould interviewed the various representatives from the City of Novato (were possible), and reviewed the following documentation:

None available

Appendix E

Glossary of Terms

Acronyms & Glossary of Terms

CMU	Concrete Masonry Unit
BUR	Built-Up Roof
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
SC	Solid Core Doors
HM	Hollow Metal Doors
MH	Man Holes
ABC	Aggregate Base Course
EMT	Electrical Metallic Conduit
EUL	Estimated Useful Life
RUL	Recommended Useful Life
EOL	End of Life
FCI	Facility Condition Index
CRV	Current Replacement Value
DM	Deferred Maintenance
SF	Square Foot
SY	Square Yards
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
NFPA	National Fire Protection Association
FACP	Fire Alarm Control Panel
NAC	Notification Appliance Circuit
FCC	Fire Command Center
HVAC	Heating Ventilating and Air conditioning
VAV	Variable Air Volume
AHU	Main Air Handling Units
HP	Horse Power
FSS	Fuel Supply System
MDP	Main Distribution Panel
SES	Service Entrance Switchboard's
NEMA	National Electrical Manufactures Association
HID	Intensity Discharge
EMT	Electrical Metallic Tubing
KVA	kilovolt-ampere
RO	Reverse Osmosis
BTU/HR	British Thermal Units per Hour
kW	Kilowatt
FPM	Feet per Minute (Elevator Speed)
Amp	Amperage

Acronyms & Glossary of Terms

BTU – British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.

Building Envelope - The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof and soffit areas.

Building Systems – Interacting or independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

Caulking – Soft, putty-like material used to fill joints, seams, and cracks.

Codes – See building codes.

Component – A fully functional portion of a building system, piece of equipment, or building element.

Deferred Maintenance – Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

Expected Useful Life (EUL) – The average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

Facility – All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.

Flashing – A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.

Remaining Useful Life (RUL) – A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extent of use, etc.

Thermal Resistance (R) – A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is: R = Thickness(in inches)/K

Structural Frame – The components or building systems that support the building's nonvariable forces or weights (dead loads) and variable forces or weights (live loads).

Warranty – Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.