

**ELIZABETH MCLACHLAN CONSULTING**  
**415.203.8814**

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# **PHYSICAL NEEDS ASSESSMENT**

For

## **MIDTOWN PARK APARTMENTS**

**1415 SCOTT STREET**  
**2121 GEARY BOULEVARD**  
**2141 GEARY BOULEVARD**  
**2040 O'FARRELL STREET**  
**2060 O'FARRELL STREET**  
**1450 GEARY STREET**  
**SAN FRANCISCO, CA 94106**

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NOVEMBER 1, 2012

**DRAFTv2**

Client: Mercy Housing California  
1360 Mission Street  
San Francisco, CA 94102  
Attention: Barbara Gualco, Director of Real Estate Development  
Michael Simons, Development Consultant

Prepared by: Elizabeth McLachlan Consulting  
2370 Market Street, Suite 189  
San Francisco, CA 94114  
(415) 203-8814  
emclach@gmail.com

**ELIZABETH McLACHLAN CONSULTING**  
**415.203.8814**

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## I. OVERVIEW

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### How to Read this Report

This Physical Needs Assessment (PNA) report includes an overview section and a narrative of the immediate physical needs at the beginning of the document. Details regarding all elements of the subject property follow the immediate needs section.

Spreadsheets for the Immediate Needs and Replacement Reserve Study are located at the end of the report rather than embedded in the narrative report.

This report includes photographs which are best viewed on screen, rather than printed out.

### Property Information

Project Name	Midtown Park Apartments		
Project Address	1415 Scott Street (office in Unit 200) 2121 Geary Boulevard 2141 Geary Boulevard 2040 O'Farrell Street 2060 O'Farrell Street 1450 Divisadero Street San Francisco, CA		
Property Manager	Current: Charles Dunn		
Current Owner	Cooperative / San Francisco Mayor's Office of Housing		
Date of Original Construction	1962		
Date of Rehab	None		
Number of Buildings	6		
Building Type	Type III		
Number of Units	140 or 142 (a few are designated as offices or other use – See Unit Matrices – Appendix C – for details). <sup>1</sup>		
Units Counts by Building	Building	Total Units	Qty by Size
	2040 O'Farrell – A	22	1 br – 4 2 br – 9 3 br – 9
	2060 O'Farrell – B	22	1 br – 4 2 br – 8 3 br – 10
	1450 Divisadero – C	22	1 br – 4 2 br – 9

<sup>1</sup> Other reports indicated that there are 142 Units. CCSF indicates that there are 140 units. Pyatok Architects did a study of the original architectural drawings in September 2012 and concluded that there are 139 apartment units plus a manager/meeting office (at 1415 Scott) – which totals 140 units.

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			3 br – 9
	2141 Geary – D	22	1 br – 4 2 br – 7 3 br – 11
	2121 Geary – E	22	1 br – 4 2 br – 6 3 br – 12
	1415 Scott – F	29	1 br – 4 2 br – 16 3 br – 9 + manager's unit/ meeting room
Parcel Size	99,591 SF – 2.3 acres		
Assessor's Parcel ID	1099/031 San Francisco County		
Common Areas and Amenities	Parking Areas, laundry rooms, center courtyard		
Parking	Parking located under each building. Approximately 25 spaces per building		
Building Construction	Steel reinforced concrete framing – exterior; wood floor and wall framing – interior		
Roof Construction	Wood decking with built up system		
Exterior Walls	Concrete and stucco		
HVAC	Units are heated with hydronic baseboard/boiler system. Units do not have air conditioning.		
Fire/Life and Safety	Hard wired smoke detectors located in living room, hallways and bedrooms in all units except where removed or disabled. Fire sprinklers in garages and 2 <sup>nd</sup> floor hallways of buildings. .		
Present at Inspections	10/3 – development team and manager 10/4-10/10 – Edwin Cines, maintenance		
Dates of Inspections	October 3, 4, 5, 8, 9, 10 and 23, 2012		
Weather, Inspections Days	Variable – sunny and warm most days.		

Site Visit

The property inspections were conducted in October 2012.

The scope of the inspections consisted of a visual evaluation of the project site, building exteriors, roofs, parking areas, driveways and 114 of the 140 apartment units. See the Unit Matrices (Appendix C) for details on which units were and were not inspected. The inspection was visual in nature. No detailed analyses or calculations were made to verify the adequacy of the building systems.

Statement Regarding Hazardous Materials

A Phase I Environmental Report was not available for review. Also, there were no environmental site assessment reports reviewed or provided. Given the age of the buildings, it

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is somewhat likely hazardous materials were used in the construction of the project. It is recommended that a Phase I study be conducted in the immediate scope of work. Hazardous materials sampling and testing should also be conducted to determine if lead containing materials and / or asbestos containing materials were used in construction and/or if they are present. Environmental and fungal sampling and testing should also be conducted in the immediate scope of work. All findings and recommendations in that Phase I report should be reviewed and completed, as appropriate.

Lead and asbestos sampling reports were also not provided for review.

This report does not provide expert opinions or recommendations on topics such as the presence or absence of asbestos, lead, mold, wood destroying organisms, soils conditions or toxicity on this property. This report does not provide expert opinions or detailed analyses on topics such as structural, mechanical, or architectural systems, nor is a comprehensive evaluation of building codes provided. If specific data and analysis for topics such as lead, asbestos, mold, soils, or structural or mechanical engineering are requested, the Sponsor is encouraged to engage the services of respective qualified consultants.

#### No Conflict of Interest

Elizabeth McLachlan Consulting (EMC) certifies that no conflict of interest exists between it, the Sponsor, the management entity, contractors or subcontractors involved in the repair or rehabilitation of this project.

#### Inspection and Report Scope of Work

This report is based upon guidelines established by Fannie Mae. See Fannie Mae DUS guidelines:

<http://www.hud.gov/offices/hsg/omhar/readingrm/appendix/applattA.PDF>

Also see Fannie Mae Form 4327.

Access to all areas of the project was not available or not requested. All specific observed equipment was not operated, nor were there any specific formulaic tests conducted on any systems. No engineering or hazardous materials testing was done. No destructive or penetrative testing was conducted. Damage to the systems and structures may be present but hidden and therefore, could not be discovered without destructive testing. The observations and resulting report and recommendations do not give warranty, nor do they guarantee the performance of, any building components or systems.

This evaluation is based on the inspector's observations and judgment of the physical conditions of the improvements and estimated expected remaining useful life of those improvements. The actual performance of individual components may vary from a reasonably expected standard, and may be affected by circumstances that occur after the dates of evaluation. The evaluation is based on visual observations, exhibits reviewed (See chart on p. 5.) and on comparable field experience.

Included with this report are these:

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- This narrative report containing information regarding systems and conditions as observed during inspections, along with details on each item.
- Immediate Physical Needs – Attached as Appendix A
- A 20 year Replacement Reserve Study – Attached as Appendix B
- Unit Matrices sheets for each building – Attached as Appendix C

Cost Estimating Procedures

The cost estimates used in this report are based on approximate quantities and unit costs. They are also based on information furnished by the relevant sources, if any (which are assumed to be accurate).

Other estimated costs represent information from published materials, previous reports and reports for similar projects, estimates provided for similar and recent projects, and estimating guides--such as RS Means Costworks, Dodge Guides and others established by and/or used in the construction industry. All software utilized for cost estimating is adjusted to San Francisco Bay area cost guidelines.

Elizabeth McLachlan Consulting (EMC) bears no control over the costs of labor, materials, equipment or services provided by others, nor over the methods determining prices employed by others; it also has no control over competitive bidding procedures. Costs shown in this report may incorporate industry averages, and estimates are made based on this consultant's experience. None of the estimated costs stated herein guarantee that proposals, bids, or costs will not vary. The project Sponsor is strongly encouraged to seek out new bids for specific work as appropriate and from appropriately licensed vendors.

Green Building Recommendations

Elizabeth McLachlan is a certified green building professional through Build It Green and is also a member of the U.S. Green Building Council. Green/sustainable/energy efficient recommendations are noted in the findings and included in recommendations of this report.

Recommendations made in this report are based on observations, and aim to include the most efficient replacement materials or methods possible. Recommendations also intend to include green building practices and recommendations for green rehabilitation for existing multifamily properties. Green reference sources include these: Build It Green's web site and LEED related publications. The publication *Green Rehabilitation of Multifamily Rental Properties* is sourced for this report where appropriate as are various LEED resources.<sup>2</sup>

**A. APARTMENTS INSPECTED**

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In October 2012, the site and building exteriors were physically inspected to the fullest extent possible, including the following specific elements: driveways and parking areas, concrete

<sup>2</sup> See <http://www.builditgreen.org>, <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1762>, [http://www.bayarealisc.org/bay\\_area/resources/publications\\_8392/green\\_10365/index.shtml](http://www.bayarealisc.org/bay_area/resources/publications_8392/green_10365/index.shtml)

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sidewalks, exterior and site lighting, site irrigation and drainage, exterior walls and roofing (from the ground only), as well as roof drainage, mechanical, electrical and plumbing systems and landscaping. The interiors of 114 of the 140 apartment units were also inspected at that time.<sup>3</sup>

**B. DOCUMENTS RECEIVED AND REVIEWED**

The following list of documents was received for review for this report. A list of documents was requested at the outset of this project. Other information was provided verbally by the staff members consulted at the time of inspections.

1. *AND Units Info.doc* – dated August 24, 2006
2. *2060 O’Farrell residential comparison.pdf* dated 2006 by AND
3. *2121 Geary residential comparison.pdf* dated 2006 by AND
4. *2141 Gary residential comparison.pdf* dated 2006 by AND
5. *Midtown\_BasicInfo.xls* – property information sheet provided by Mercy Housing
6. *Architectural Dwgs A1-A10, A16.pdf* – original architectural for Midtown (formerly *Barton Western Cooperative Apartments*) dated March 1962
7. *Mechanical\_Dwgs M1-M6.pdf* – original mechanical as-builts for Midtown. Provided by Mercy Housing.
8. *Plumbing\_Dwgs P1-P9.pdf* – original plumbing as built for Midtown. Provided by Mercy Housing.
9. *Magic Plumbing 3-4-09.pdf* – Emergency Construction Contract for Midtown between MOH and Magic dated March 4, 2009. This contract outlines replacement of subterranean sewers and rain leaders. See Exhibit A to that contract.
10. *Cornely Executed Contract.pdf* – Emergency Construction Contract between Cornely Company and MOH dated November 20, 2006. This contract outlines replacement of four hot water heating boilers and storage tanks and associated work. See Exhibit A to that contract.
11. *Executed AMONE Contract.pfd* – Agreement between City and County of San Francisco and AMONE dated February 16, 2010. This contract outlines the exterior stair replacement work at Midtown. See Exhibit A to that contract.
12. *Midtown\_PA Study\_Architectural Dwgs.pdf*. prepared by Pyatok Architects September 2012.
13. *Development Priorities.doc* – dated July 9, 2012 revised from June 2012 “All Resident” meeting.

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<sup>3</sup> Due to scheduling difficulties, entry was not possible to 26 units.



## **II. PROPERTY CONDITIONS**

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### **C. IMMEDIATE ISSUES & CONCERNS**

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This project is in fair condition overall, however there are long deferred major capital improvements that need to be made in the immediate scope of work in order to retain viability. The property is ideally situated for urban residential living.

This assessment is based on the conditions of the building exteriors and interiors, the site and all amenities.

Based on the visual observations, the quality of the original construction is generally adequate for the time the property and its buildings were constructed.

The approach to recommendations in this report is aggressive, and aims to make necessary capital improvements as soon as possible in the immediate scope of work. It also contains a Replacement Reserve Study, which includes proactive and comprehensive capital improvements over the term shown in the Reserve Study.

The Replacement Reserve Study assumes that all the work recommended and outlined here and in Appendix A, will be completed in the immediate future.

#### **Issue & Description**

##### **Structural Systems / Seismic Upgrades**

Based on preliminary information from others (Structural consultants), seismic upgrade work at each building may be necessary. These improvements may include correcting the soft story conditions at the garages. The extent and details of the recommendations from others should be included in any structural assessment. Appendix A to this report includes an "allowance" for structural upgrades.

##### **Roof Systems**

The roofs at all six buildings are constructed of wood decking with a built up tar and gravel finish system. The roofs at all buildings are in poor condition – each experiencing ongoing leaks and drainage deficiencies. A recent rainstorm resulted in multiple leaks at the 2060 and 1450 buildings as well as abundant standing water pools on all buildings. Roof replacement should occur as soon as possible. It is recommended that roof drainage schemes be addressed as part of a new design. Roof replacement should consider a smooth ply system that can handle wind and other weather considerations, as well one that will be energy efficient. Roof penetrations and rooftop ventilations systems should be replaced at the time roof materials are installed. Code compliant maintenance-safety measures will also need to be installed.

##### **Windows and Sliding Door – Openings**

All windows and sliding glass doors are in poor condition because of their lack of efficient insulation. Air passes through worn seals, traffic pollution penetrates into the units – affecting air

quality inside the units. Openings may have to be modified and improved throughout to accommodate new windows and sliding doors.

### **Hazardous Materials and Environmental Conditions**

Sampling and testing of suspect materials, including unit ceiling materials, flooring, pipe insulation, gypsum/drywall materials, is recommended to determine if any hazardous contents are present. Environmental air quality and fungal materials sampling and testing is also recommended for a percentage of the unit interiors. See Unit Matrices – Appendix C – for unit conditions information noted at the time of inspections.

### **HVAC**

In 2007 the hot water heating boilers were replaced in all locations. There are 4 heating boilers, one for each of the 1415, 1450 buildings; 2121 and 2141 share a boiler, as do the 2060 and 2040 buildings. At the time the boilers were replaced, no other heating systems were replaced – such as the piping or unit radiators. The heating systems are very problematic – some heat “stays on,” some never turns on, radiators in units leak constantly, the piping has had reported leaking as well. Given the age of the supply piping and radiators, an evaluation of the heating systems should be conducted.

Ventilation systems are inadequate and have been problematic for a very long time. Bathrooms vent to the roofs. Kitchen vent into the common hallways. While the motors for the fans have been replaced in some units, many units retain the original motors. These don't work. They don't provide any sort of efficient ventilation.

### **Stairs and Landings**

Building approach stairs, landings and walkways are in poor condition. All should be replaced in the immediate scope of work. Building access stairs and landings were installed two years ago. The stairs themselves are in good condition, however the installation of them resulted in damage to the buildings that will need to be corrected and/or repaired in the immediate scope of work. Stair connections should be modified to create independence from the building framing. Finally, modifications to the stair landings should be made, as possible, to allow for better clearance at the 1<sup>st</sup> level hallways at each building.

### **Plumbing Supply, Waste and Finishes**

All plumbing supply and waste lines have been compromised by wear over the years. Rampant plumbing leaks are the norm at Midtown. It is recommended that all supply and waste lines – stacks/laterals – be replaced in the immediate scope of work. Patching and spot replacements are not recommended. Finish plumbing replacements should include angle stops, p-traps, faucets and valves in conjunction with system replacements.

### **Electrical: building power wiring, load centers, breakers**

Meter banks were replaced and installed in the 2<sup>nd</sup> floor hallways of the buildings about 10 years ago, but that work is the only electrical system upgrade believed to have been done. The remaining electrical system wiring for the property – from the switch gear areas in the garages to the units themselves – are believed to be original. Load centers are located in unit closets – which is not compliant with current building codes.

**Accessibility**

Accessibility requirements are uniformly not met at the property for common areas. There are no accessible entrances to buildings, site or common areas. None of the units are designated as accessible nor are any of the units currently physically adaptable.

**Building Signage, Site Access and Security**

Building designation and address signage should be updated. Monument signs and directional maps should be installed at the property. Signage directing visitors to the management office should also be added. Building garage access remote entry systems and gates should be replaced. Site security measures, including monitoring cameras, should be installed. At present, there are security patrols 24 hours per day.

**Unit and Common Interiors**

Appendix C to this report lists the items noted during inspections that should be replaced. The Matrices is a unit by unit data sheet that also includes “Notes” for each apartment unit. Most of the items included in the Matrices are also listed on the “Immediate Needs – Appendix A” worksheet. For particular items such as shower surrounds and valves and kitchen cabinetry, it is recommended that uniform (all) replacements be done in the immediate scope of work.

Common area upgrades should include replacement of hallway carpeting, complete renovation of existing laundry rooms, and installation of new laundry rooms.

**D. BORROWER’S POTENTIAL SCOPE OF WORK**

The scope of work is in progress. The current scope document, the latest draft of which is dated November 1, 2012, is appended to this report as Appendix D. It was prepared by Pyatok Architects.

**E. GENERAL DESCRIPTION & CONDITIONS**

The Midtown Park Apartments are located in San Francisco, California in the Fillmore District neighborhood – the North / Central part of San Francisco. The property occupies one city block. It is bordered by Geary Boulevard to the north, Scott Street to the east, Divisadero Street to the west and O’Farrell Street to the south.

The area contains residential multifamily properties, schools and small retail business. It is a densely urban location. Public transportation, health care and retail shops are in the immediate vicinity.

Buildings are labeled or referenced as follows:

- Building 1: 1415 Scott
- Building 2: 2040 O’Farrell
- Building 3: 2060 O’Farrell
- Building 4: 1450 Divisadero

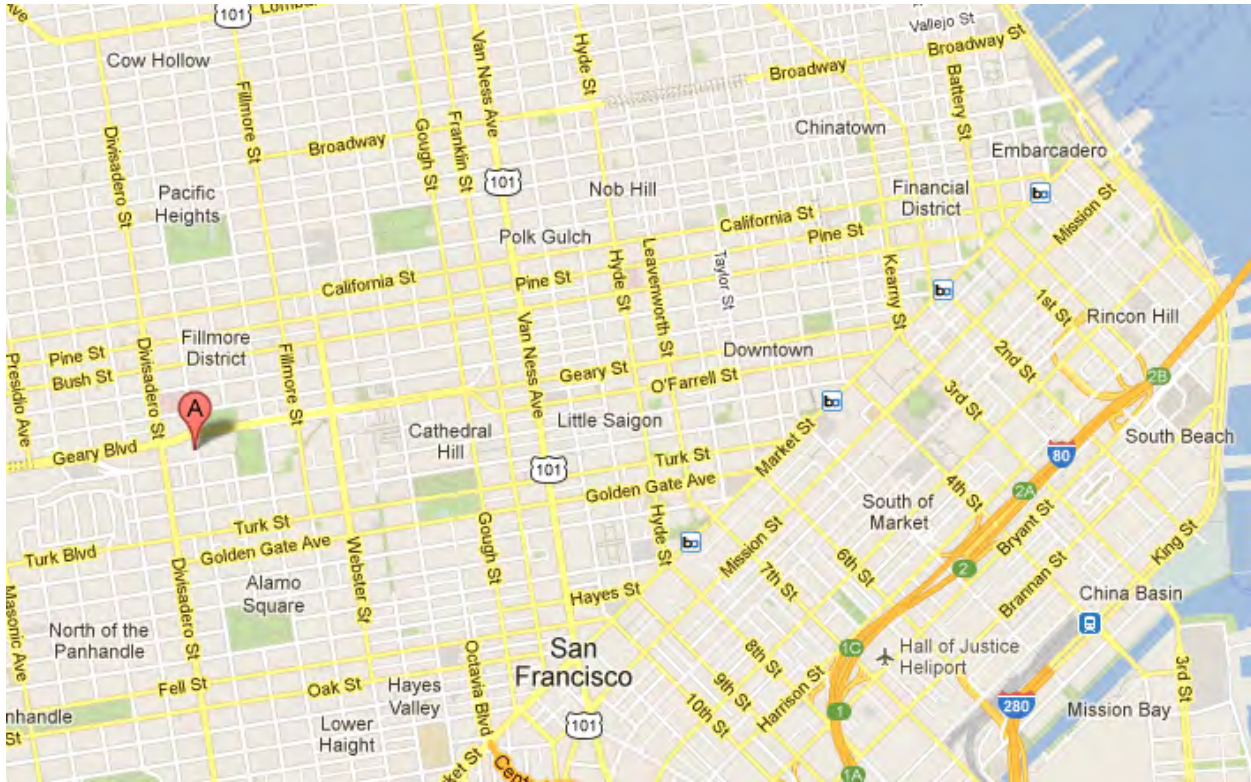
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Building 5: 2141 Geary Blvd.  
Building 6: 2121 Geary Blvd.



*Aerial View of Property*





*Map Location*

## **F. SITE CONSTRUCTION**

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### **1. SOILS CONDITIONS**

A soils analysis was not available for review. Site plans that included geological information were not provided for review.

The underlying geologic materials may be a factor for evaluating structural conditions at the project. No unusual settling conditions were noted at the time of inspection. A geological map can be viewed here: <http://geomaps.wr.usgs.gov/sfgeo/geologic/details.html>. A geotechnical assessment report was not available for review in time for this report, but such an assessment is planned by the project sponsor.

The property is not believed to be located in or near designated flood hazard areas<sup>4</sup>; therefore, flood insurance may not be specifically required by regulation in this region. The project Sponsor and/or owner is encouraged to consult with an insurance carrier to determine what specific type of insurance is required.

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<sup>4</sup> FEMA flood mapping for this location could be located.

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2. DRAINAGE/TOPOGRAPHY

The project buildings are situated on a slightly sloped parcel, with the highest point at the corner of O'Farrell and Divisadero Streets. No adverse conditions were noted with soils drainage, though inspections were conducted at a relatively dry time.

Roof drainage occurs via drains situated along the each length of the roof on both of the long sides. Roof drainage has been and continues to be problematic, as will be discussed in "Roof Systems" later in this report. The downspouts route through roof deck and down along the sides of the unit balconies. They terminate into the subsurface drain system at the grade level. Rain water leaders were replaced in 2009 at all 6 buildings as part of the storm water and sewer later replacement work. (See *Magic Plumbing Contract* at Appendix B – referenced above in Section B to this report).

Landscaping drainage occurs into the soils or into drains located in the landscaped areas. Landscaping drainage is discussed below in "Landscaping." Drainage around the building perimeters is not ideal in that excessive rainwater can run off and sheet in the down slope direction. Erosion around the buildings was noted.

Hardscaped area drainage at the sidewalks and at the parking garages is fed into the storm water drainage system.

3. PARKING, SITE ACCESS AND SIGNAGE

Each building has a garage located under it. Each garage has approximately 20 parking spaces. Garages are accessed via remote operated roll up gates. Parking for 1415 Scott, 2060 O'Farrell and 2040 O'Farrell is achieved via driveways on Scott Street. 2060 O'Farrell and 2040 O'Farrell share a garage that extends under both buildings. The same shared garage configuration occurs for 2121 and 2141 Geary Boulevard. Garages have reinforced concrete slab flooring. Gates and remote entry systems should be upgraded in the immediate scope of work.

The condition of the garages is fair. Parking designation striping should be replaced in the immediate scope of work. Abandoned or/and non-working vehicles parked in the garages should be removed.

The site is "open" – pedestrian traffic can traverse the property without barriers. Access to the garages for pedestrians is achieved via key-lock gates. Access into the buildings is also done via keys. Unwanted foot traffic is to be expected in this dense urban area. Security guards patrol the property round the clock. There are no security cameras at the buildings. It is recommended that cameras be installed around the building perimeters only if an adequate monitoring or reviewing plan is in place. Installing gates between buildings may be an option for deterring trespassers, however that may create a "fortress" type aesthetic.

Building signage is mounted on the long sides of each building. These signs provide address information for the buildings. There are no site maps or monument signs. There are no signs that designation the office location. All signage appears to be rather old. A new monument

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sign and new building mounted signs should be installed in the immediate scope of work. Site or directory maps should be installed a pedestrian walkways. Building entry doors need upgraded doorbell/buzzer systems.

4. TRASH COLLECTION

Each building has a trash chute. The chute rooms are located at levels 1 and 3 of each building. Chute rooms contain various bins and trash chute access doors. Chute access doors must be replaced because they handles are too difficult to operate and do not meet accessibility requirements for grasping and twisting limitations.

The chutes empty into dumpsters located at the garage levels. Trash dumpsters are wheeled out to the street on trash collection days. The chute rooms at 1415 Divisadero and 2060 O'Farrell were inspected. Both were found to be in similar condition – somewhat filthy but functional. The chutes are believed to be original – making them about 49 years old. It is recommended that all chute materials be replaced and all chute openings be replaced. Chute and trash rooms should be cleaned in the immediate scope of work. Hose bibs are already installed though it may beneficial to power wash the rooms on a regular basis.



*Trash chute at 2060 O'Farrell*



*Trash room at 2040 O'Farrell*

## 5. LANDSCAPING

Landscaping at Midtown is fairly simple. There are mature trees and shrubs that line the street sides of the property. The interior section of the property has grass sections, trees and shrubs. The trees were trimmed at the time the inspections were conducted for this report. Landscaping should be improved to the extent possible to a) increase the visual appeal of the property and b) provide more of a buffer for the buildings – especially to address the traffic and pollution from the busy streets.

Recommendations for landscaping improvements:

- Increase plantings along Geary Boulevard to block or filter traffic noise and pollution. One condition that was fairly consistent in the Geary side units was the amount of filth built up on the unit balconies from pollution. Additional trees and shrubs will help reduce the amount of filth.
- Nourish existing plants and trees
- Improve the quality of the plants at the interior courtyard to create a more inviting space that contains efficient and appealing plants. Remove the grass and install drought resistant vegetation. Install community seating areas.





*Soils erosion around building 1415 Scott*

## 6. PEDESTRIAN WALKWAYS, STAIRS AND LANDINGS

Concrete flatwork provides pedestrian access between buildings and throughout the property. The concrete flatwork is in fair condition, but many areas where the concrete has heaved were noted. Heaving is likely the result of tree root intrusion and displacement due to settling over time. The concrete walkways should be repaired in the immediate scope of work in conjunction with tree root remediation or removal. Flatwork at the interior courtyard could be replaced with more flexible, more pervious type materials.

Each building is accessed via concrete steps that lead up to a landing section. Buildings 2-3 and 5-6 share entry steps and landings. Without exception, these exterior steps are in poor condition and should be replaced with redesigned building approach stairs and landings. The issues with the stairs and landings are the ongoing failure of the concrete topping, compromised framing, excessive wear and accessibility. Accessibility is discussed later in this report.

Building entry stairs are located at each end of the buildings. Each building, therefore, has two sets of stairs that provide access into the each level of the buildings. The stairs were installed in mid 2010. The new stairs are constructed of metal framed landings, metal framed stair sets – metal tread sets, stringers and railings. The steps are finished with a waterproof topping and textured metal tread nosing. The stairs themselves are in good condition. Installation of the stairs was done by attaching the stair sets to the building exteriors – the results of which have been problematic. Attaching the stairs to the building framing caused and continues to cause moisture penetration into the unit interiors that exist on the other side of the stair walls. The impact of installation damaged the concrete walls. While some repairs were made after installation, the damage inside units was not completely repaired. In some units, such as the end units at 2040 O'Farrell (Unit 101) and 1450 Divisadero, the concrete at the living room walls is bulged in from stair installation.

The other issue with the entry stairs is clearance. There is inadequate clearance between the 1<sup>st</sup> floor stairs and entry/door swing into the first floor. See photo below. Removing the stairs or otherwise altering them to create more clearance is not truly and option.



*Stair at level 1 with corridor entry door beyond*



*Damage from stair installation at living room of 1 bedroom unit*





*Landing at approach stairs at 2060 O'Farrell*



*1415 Scott – north side steps and access stairs*

## 7. SITE LIGHTING

Site lighting includes building mounted lights located on each side of each building. Each building entrance door has a porch light.

Lighting was not observed during dark hours, but it is assumed given the age, quantities and location of the exterior lighting that lighting is inadequate. All exterior lighting, including building mounted lights and garage lights, should be replaced with upgraded and efficient fixtures. Additional lighting is recommended around and in the garages.

Interior common lighting consists of fluorescent fixtures and some newer emergency lighting that was installed at the 2<sup>nd</sup> level of each building. The interior lighting should be upgraded when the hallways are improved.



*Building mounted lights*

## 8. ACCESSIBILITY

Construction of the Midtown Park Apartments project was completed in 1962. The project has not undergone any substantial rehabilitation in its 49 year history.

Accessibility requirements are dictated by several authoritative bodies. In determining whether or not ADA requirements must be met, the project Sponsor will need to be aware of the requirements not only of their lending sources, but of the municipal, state and federal requirements, and if such requirements are applicable. An audit is recommended if authoritative bodies invoke requirements. A guideline or "checklists" for accessibility can be found here, as a reference: <http://www.access-board.gov/adaag/checklist/a16.html>

The *Accessibility* section of this PNA report is intended to provide only general information about accessibility requirements and standards, and to give observations on current accessible accommodations made at Midtown.

### Background

In 1992, the State of California adopted the Federal ADA regulations, with modifications as outlined in Chapters 10 and 11 of the California Building Code (CBC). Projects constructed after 1992 are to fully comply with the accessibility provisions prevailing at the time of building permit issuance. According to the Federal ADA standard (36.207 of 28 CFR Ch. 1), for publicly funded multifamily projects constructed prior to January 16, 1992, public accommodations are regulated while individual apartment units are exempt. Essentially, for existing buildings the public accommodations and common-use areas available to the residences and guests are to be modified to comply with the ADA standards when building permits are issued for new construction or for remodeling work. Such areas include parking stalls, path of travel from parking to the public recreational and project management office areas along with those same areas, exterior paths of travel within the project site, common hallways, laundry, lobbies, community rooms, and similar common use areas (as they exist).

Accessible standards for existing projects are subject to the "hardship" rules. Updating portions of the facility to current handicapped standards would be required under the current California Building Code when a general building permit is issued for any building improvements. This does not include repairs for deteriorated or building components damaged by fire or natural disasters.

This report should not be considered an exhaustive evaluation of Federal ADA requirements. For purposes of the observations, the ADA Accessible Guidelines for Buildings and Facilities (September 2002) is used as a guide (see: <http://www.access-board.gov/adaag/html/adaag.htm>). The intent of this report is to provide a general overview of the accessible provisions, noting the obvious areas of non-compliance.

### Observations at Midtown

- Generally, approaches and entrances to the property and to the buildings are not accessible.

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- Entrance to the manager's office and other common interior areas are not accessible. There are no ramps to enter the buildings and clearances are not accessible.
- Signage designating accessible paths from the parking area to the property is non-existent, except for street parking designated spaces.
- Modifications to create common area accessibility at the exteriors and interiors will need to be extensive. These could include ramping at all buildings to the first level entrances, ramping to the garage spaces at all buildings, and upgrading accessible paths of travel within the property. Laundry rooms and the office may also need to be configured for accessibility.

There are a few units that can be designated as "adaptable" but there are no fully accessible units. A few residents with mobility limitations occupy units, but none of the units are fully compliant with prevailing regulations. "Adaptable" in the case of Midtown means that some accommodations have been made for specific residents (rather than uniform adaptable-to-accessible

The units that have bedrooms at the main (or lower) level could be modified to accommodate mobility limited residents. – these are the three bedroom, two bath "deluxe" units.

When Units are utilized for residents with accessible requirements, the following list may be used for general (though not exhaustive) guidelines:

- Kitchen, bath and hallway wall cabinets should be lowered so that the bottom shelf is not higher than 48" above finish floor level. Alternatively, where feasible, a shelf could be added above the kitchen counters to add accessible storage space. ADAAG Section 4.25
- Where possible, the current "stacked" refrigerators should be replaced with side-by-side type models. ADAAG 9.2
- Ranges should have front mounted controls. ADAAG 9.2
- Door thresholds and transitions between finish flooring material should be lowered to a maximum of ½" ADAAG 4.13.8.
- If necessary, widen doors and the switch door swing to facilitate maneuverability. The bathroom doors at the accessible Units meet this requirement. ADAAG 4.13
- Replace shower valves and faucets with fixtures that are operable with one hand and do not require tight grasping, pinching or twisting of the wrist. ADAAG 4.20.6
- Remove sink base cabinets (to allow for wheelchair access), and insulate exposed p traps and hot water piping to avoid scalding.
- Install toilets with seats that are between 17" and 19" above finish flooring.
- Install securely mounted seats at the bathtubs.
- Replace the shower unit with a fixture that can be set at various heights or as a hand-held shower with a hose at least 60" long.
- Add grab bars per ADA requirements or to the specific requirements of the apartment resident/s.
- Relocate all controls (thermostats, switches, range hood controls) to appropriate heights (no higher than 48" for front approach). This applies primarily to the range hood controls.
- In order to preserve the drywall in the units, install plastic wainscoting along walls.

## **G. BUILDING CONSTRUCTION**

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### 1. STRUCTURAL AND FOUNDATION SYSTEMS

The project was completed in 1962. The residential buildings are Type III, two and three story buildings.

A set of as built drawings was provided digitally for review. Unfortunately, the quality of the provided plans is very poor making details difficult to read.

Ground and first level foundation systems are pan joist concrete or “one way” joist system. Ground floor walls (at garage level – below grade) are reinforced CMU blocking structures. The buildings exterior walls are concrete and steel with wood and plywood diaphragm internal framing. Roof framing is wood.

Besides the potential for necessary upgrades to meet seismic stability requirements, an additional concern is dry rot to the wood framing (floors, walls, etc.) of the buildings from chronic water penetration. Roof leaks, plumbing leaks and water penetration at the building siding and decks have been ongoing for some time.

The project sponsor is in the process of evaluating the structural systems. These evaluations may include a structural evaluation, geotechnical assessments, and a probable maximum loss (PML) report to address seismic and safety deficiencies. The findings and recommendations from those assessments and evaluations should be incorporated into the rehabilitation scope of work. Allowances for general areas for corrections and modifications are included in the Immediate Physical Needs – Appendix A to this report.

### 2. EXTERIOR SIDING AND TRIM

The exterior siding at the Midtown buildings is concrete and stucco.

The condition of the exterior siding is fair to poor, depending on location and wear over time. Paint is peeling in many locations. Damages to the building exteriors from age and wear and water penetration have occurred. Extensive siding work for repairs, waterproofing and paint will be necessary in the immediate scope of work. All siding work should be conducted in conjunction with any necessary structural, envelope, roof replacement and deck repair work.





*Building Exterior of 1450 Divisadero*



*Bubbling paint at exterior wall – 2040 O'Farrell 2<sup>nd</sup> floor balcony*



*Water penetration into unit – presumably from deck or window above*

### 3. ROOF SYSTEMS

The buildings flat roofs. Roof framing is wood with wood decking. Built up tar and gravel systems finish each roof. On October 3, 2012, during inspections, the roofing contractor engaged by Mercy Housing dug a 2" opening in the roof of 2040 O'Farrell. It was observed that that roof had had 2 applications of tar and gravel, preceded by a layer of insulation on top of the wood decking.

Roof drainage occurs via drains located along the long edges of the roofs. Downspouts are installed and run along the walls through the unit concrete balconies down to the ground level storm water drains. There are no overflow drains.

There are no parapet walls at any of the roofs. Safety rails are installed along the long ends of the buildings.

The roofs of all buildings were observed and inspected on October 23, 2012, one day after a moderate rain storm. The roofs of 1450 and 2060 had been patched because of leaks from that storm. All roofs had standing water.

The condition of all roofs is poor and all need to be replaced in the immediate scope of work.

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When roof systems are replaced, drainage schemes should be evaluated. At a minimum, the installation of overflows and additional drains should be considered. Roof deck sloping should also be corrected since water ponding is prevalent on all roofs. Installation of maintenance safety systems may also be necessary.

When roof surfaces are replaced, the contractor should provide a minimum 20 year guarantee on the materials and an acceptable minimum term guarantee on installation. Consideration should be given to using a “cool” roof finish material to maximize energy efficiency.



*Standing water at 2060 O'Farrell – repairs had been done the day before*





*2141 Geary Roof*

#### 4. BALCONIES

Each unit has at least one balcony. A few of the three bedroom units have balconies on the 2<sup>nd</sup> floor. The condition of the balconies is uniformly poor. The decks are framed into the buildings. They are constructed of reinforced 8" concrete. Most decks have been painted over and over again with various types of paint or waterproofing materials. Deck railing consists of metal railing sections and lightweight concrete or stucco walls. Some reinforcement metal was installed to fortify the wall-to-railing connections in most units.

Decks have been problematic over time because of drainage and sloping. Drain openings have become worn or clogged over time. Decks do not slope away from the sliding glass doors or windows. In several units, improvisations have included drilling holes through the concrete at various locations to allow water to drain down. In some cases, draining down means draining onto the deck below or into the garages. In some cases, the drilled holes are placed within a few inches of the sliding glass door walls.

The solutions for improving the deck drainage may be challenging. Re-sloping the decks in a long-lasting way would involve extensive changes, and it would be very costly. At the very least, the existing drains should be unplugged or repaired. The drilled holes should be plugged up. Deck surfaces should be resurfaced. This work will involve removing the existing paint and other materials to achieve a smooth, material ready surface. The solid walls for the deck fencing should be repaired as needed.

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Finally, replacement of the awnings should be done at all locations. Most of the awning material is very worn. Replacement of in-kind or better materials is recommended. Thoughts should be given to making the framing more “tight” to ensure better rain protection.



*Balcony – Solid wall and deck surface*



*Deck wall detail – separation noted in some locations (this is the 3<sup>rd</sup> floor of 1450 Divisadero)*

#### 5. WINDOWS & SLIDING DOORS

Nearly all window frame assemblies and windows are original to the buildings. Sliding glass doors are also original. The 1450 Divisadero building has a few units with replacement windows.

All original windows and sliding doors should be replaced in the immediate scope of work. All are beyond worn and inefficient. The framing for the windows and doors is worn and warped. The single pane windows do very little to insulate and reduce heat gain and loss. Many window framing and walls around the windows were damaged from water intrusion. A high degree was the norm around most windows.

When windows are replaced, consideration should be given to the noise from street traffic and also to the large opening in the living rooms. The window and sliding doors completely covering the living room wall – where heat loss and gain are significant. The location of the hydronic heating registers is unfortunate – as having a heater near a failing window doesn't do much good. It may be possible to close up sections of the window wall for insulation needs.

#### 6. HAZARDOUS MATERIALS & WOOD DESTROYING PESTS

A Phase I Environmental report was not available for review, nor was a hazardous materials sampling report available. Given the age of the project, it is possible that hazardous materials were used in construction. Materials sampling and testing should be done in the immediate scope of work. Sampling of wall, ceiling and flooring materials should be included. It is also recommended that environmental – indoor air quality and fungus sampling be done in select units.

A wood destroying pests report is recommended since dry rot conditions may be present.

Funds for hazardous materials testing are listed on the Immediate Needs – Appendix A worksheet.

## **H. CONDITION OF BUILDING INTERIORS AND UNITS**

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### 1. UNIT DESIGN AND OVERALL CONDITIONS

The apartments have solid wood entry doors with peepholes and doorbells. The entry doors and frames are in fairly good condition. However, none of the frames or doors appear to be rated for fire so they may need to be replaced in whole or in part.

Flooring at the units comes in a variety of material types as many residents have used flooring of their own selection. Many units have cut pile carpeting at the living rooms, stairs (if stairs are present), and bedrooms. Resilient flooring is installed at entries, kitchens and bathrooms.

All units have plastic laminated or tile counter tops at the kitchens. Kitchen cabinets are typically a plywood frame assembly. The apartments have refrigerators, electric stoves and ducted range hoods above the stoves.

Each apartment has at least one full bathroom containing a 4-inch tile shower surround, enameled steel bathtub, toilet, vanity cabinet, lavatory sink, medicine cabinet and towel racks. The shower/tub surrounds do not include mixer type valves. In units where there are two bathrooms upstairs, the hallway bathroom has a standup shower stall rather than a tub/shower surround.

Exhaust fans are installed at kitchens and bathrooms. provides ventilation in the bathrooms. Larger units have an additional ½ bath or full bath. Half baths contain a vanity cabinet, sink and toilet.

Heating is provided to the units via hydronic baseboard units installed at living rooms and bedrooms.

The average condition of the observed apartment interiors is fair and conditions depend greatly on whether the fixtures, finishes and systems have been affected by long term deferred capital improvements. Housekeeping and maintenance replacement also greatly affect the conditions of the unit fixtures and finishes. Plumbing and water penetration problems have caused ongoing issues in many apartment units. Many units showed excessive mildew and fungal conditions, leak damage at kitchens and around windows.

Conditions noted in the Unit Matrices were noted at the days and times the units were inspected. As conditions can change rapidly, there is no guarantee that the observed conditions on one day will be exactly the same even the next day.

For information on specific apartment units that were inspected, please refer to Appendix C – Unit inspections matrices.



2. INTERIOR FIXTURES

a) Resilient Flooring & Carpet

While none of the flooring in any of the inspected units is likely to be original, some of the residents who have lived in their units for decades have never had flooring replacement in their units. Other residents have replaced their flooring with a variety of laminate and tile materials. This is more often the case at the main entry level of units. Upper levels of multi level units have carpet flooring at the stairs, upper hallways and bedrooms.

When resilient flooring is replaced in the future, it is recommended that a commercial product be used, one comprised of durable and sustainable materials such as natural linoleum.<sup>5</sup> Marmoleum and cork, while currently very popular, are not recommended for properties with high turnover, wheelchair traffic or where industrial cleaning measures are used; also, both are easily dented and Marmoleum has very limited resistance to most heavy-duty cleaning products. Replacement flooring should have a minimum 50 mil thickness which will hold up better in the long term. It is recommended that a manufacturer's guarantee of five years be included in the product warranty.

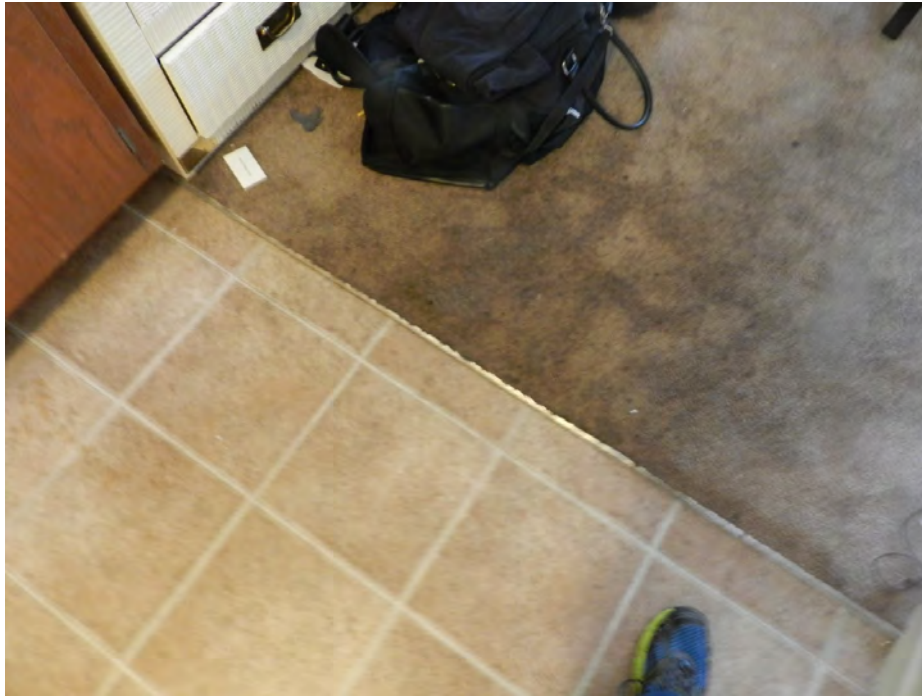
If carpet will be installed in future replacement schedules, it should comply with HUD/FHA materials bulletin "UM44C," and carpet padding should comply with "UM72-80." Furthermore, replacement carpeting should comply with guidelines in the CRI Green Label Plus Carpet Testing Program. It is recommended that loop carpeting be used over cut pile as the loop material tends to last longer.

In terms of consistency and costs, uniform materials types and replacement schedules are important. The choice to use acceptable materials that are durable and appealing is key.

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<sup>5</sup> Stop Waste's *Multifamily Green Building Guidelines* 2008-2011 edition used as a reference. See <http://www.stopwaste.org/home/index.asp?page=291>





*Kitchen flooring and cut pile carpet flooring leading to living room*

#### b) Appliances

The average condition of the appliances is fair. About 1/3 of all ranges are in need of replacements. Refrigerators vary in age and there were several that were presumed to be more than 10 years old. Exhaust fans for the kitchens are discussed below in *Mechanical Ventilation*. Uniform replacement of fans and refrigerators is recommended in the immediate scope.

#### c) Cabinets/ Countertops

The cabinets are constructed with wood doors and face frames, and plywood shelving, backing and framing. Most cabinets are original.

Counter tops in the units are either plastic laminate or ceramic tile. Most counters were believed to be well over 10 years old.

Future cabinet replacements should comply with minimum cabinet specifications equivalent to WIC (Woodwork Institute of California) Custom Grade Specifications. Cabinets should be paint/stain grade wood, low or high-pressure laminates. Equivalent WIC Economy Grade cabinets are also acceptable.<sup>6</sup> Prior to replacing cabinets in units, some consideration should be given to retaining the frames and shelving as it is difficult to replace plywood cabinetry. Most price comparable cabinetry will necessarily be lower quality materials. Rather than uniform

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<sup>6</sup> Source: Architectural Recommendations, 2008: <http://www.calhfa.ca.gov/multifamily/financing/app-process/ArchitecturalRecommendations.pdf>.

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replacement, select replacement based on the Unit Matrices sheets (Appendix C) should be considered.



*Kitchen in one bedroom unit*



*Kitchen in larger unit*

d) Sinks/Lavatories /Faucets

The original kitchen sinks are rimmed enameled steel units. Replacements, which are found in nearly all units, are stainless steel single bay units. Most observed sinks were in fair condition. Sinks should be replaced along with counter and cabinet replacements as needed.

Faucets styles vary because many residents have specially chosen faucets. Most faucets are dual handled.

The bathroom sinks are nearly all “sunk in” installations where the counter is installed over the top of the sink. The sinks are set in plastic laminate vanity counters. Many sinks, counters and cabinets at the bathrooms are in poor condition - as noted on the Unit Matrices. Uniform replacement of the vanity cabinets and sinks is recommended in the immediate scope of work.



*Typical vanity in two bedroom unit*

#### e) Tubs & Shower Surrounds

Most bathtubs and shower surrounds and shower stalls are original to the project. Conditions vary depending on bathroom ventilation and upkeep.

All units have at least one bathroom with a tile surround and enameled steel tub. The three bedroom units where both bathrooms are upstairs, the hallway bathroom contains a stand up shower stall and pan. Without exception the shower stalls are in poor condition. In some cases, the deterioration is remarkable. All surrounds, tubs and stalls should be replaced in the immediate scope of work.





*Typical original surround and tub*

#### f) Shower Valves and Toilets

Shower valves in nearly all units consist of dual handle (hot/cold) and a center diverter. All valve piping and most assemblies are believed to be original. Future replacements should include anti-scald devices.<sup>7</sup>

Toilets range in age and condition, but most are older non-low flow models. Since toilets are believed to be one of the main sources of bathroom plumbing leaks, it is recommended that all toilets be replaced in the immediate scope of work.

#### g) Interior Doors and Frames

The Units' interior doors are hollow core panel doors with Kwikset locksets. Closet doors are typically plyboard with aluminum framing. They have top running tracks and bottom guides. Interior doors are noted in the Unit Matrices where they are damaged and/or in need of replacement.

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<sup>7</sup> 2007 California Plumbing Code, Section 418.0.

h) Electrical Fixtures

Many residents have installed their own light fixtures at living areas and bedrooms. Typically, there are overhead fixtures at the kitchens, entries, stairs and bathrooms.

The lighting fixtures are currently in fair condition, employing primarily fluorescent type fixtures. Kitchens have fluorescent lights, straight ballasts with diffuser covers.

Bathroom lights are vanity mounted incandescent fixtures, some with compact fluorescent bulbs.

The bathrooms are mechanically ventilated with fans located on the wall above the shower stall. Without exception, and despite whether the motors have been repaired or replaced, all fans do not provide acceptable ventilation. All fans need to be replaced in the immediate scope of work.

GFCI receptacles were not uniformly installed in units. All units should have one GFCI in the kitchen and one in each bathroom.

Hard wired smoke detectors are installed at unit entries. Battery operated smokes are installed at bedrooms. Installation was not consistent in all units. None of the smoke detectors were tested but the maintenance employee explained that they are tested and replaced as needed. Smoke detectors are discussed further in "Fire Life and Safety" at the end of this report.

i) Interior Walls /Ceilings

The walls and ceilings are generally in fair condition. Most units have some sort of damage at walls and ceilings from repairs or ongoing leaks. Ceilings in units are "popcorn" type and anecdotal information indicates that the ceilings are asbestos containing. Without testing by a licensed materials testing firm, the status of the wall and ceiling material cannot be confirmed. This work is scheduled to occur in the next few weeks.

In the rehabilitation scope of work, the unit walls and ceilings will need moderate amounts of work to address damage from water intrusion where stairs were installed at the building ends, where water has penetrated at the windows and sliding doors and where plumbing leaks have occurred. All this work will be done in conjunction with necessary mechanical, electrical, plumbing and carpentry work.

j) Window Coverings/Traverse Rods

All units have vinyl vertical and horizontal blinds or drapery. Blinds were observed to be in fair condition depending upon housekeeping practices. Uniform replacement of window coverings is recommended in the immediate scope of work.

k) Painting

Maintenance paints units upon turnover, but since most residents have been in their units for many many years, painting has not been done unless the residents have done it themselves.

It is typically very difficult for maintenance to paint an occupied unit. It is recommended, however, that any unit with flaking or damaged interior paint be re-painted as soon as feasible. This is especially true in units with water or fungal damage.

A semi-gloss paint should be utilized at the kitchen and bathroom walls so that the surfaces will be easier to wash. Preparation and cleaning procedures should be in strict accordance with paint manufacturer's recommendations for each particular substrate condition.

### 3. COMMON AREAS

The common areas at the project are limited to the courtyard (discussed in "Landscaping" above), parking garages and the two laundry rooms. Midtown would benefit greatly from the creation of more community spaces – both at the exteriors and at a designated meeting room at the interior of one or more buildings.

The **management office** is located in Unit 200 at 1415 Scott Street. The office is a converted 1 bedroom apartment. It contains a work room, a manager's office, another multi use office, and a restroom. Finishes inside the office are worn and it should be renovated in the immediate scope of work.

The location of the office is not ideal for viewing the property, as there is limited visibility of any buildings or grounds. However, there is no real ideal alternative location for the office, unless another unit is converted to the office. Even then, the visibility would be limited.

## **I. MECHANICAL SYSTEMS**

No mechanical or plumbing drawings were available for review for this report.

### 1. PLUMBING & SEWAGE FLOW

Supply and waste lines are presumed to be original. The plumbing supply for the property is copper. Finish plumbing in the Units is galvanized or brass. Plumbing problems at Midtown are rampant. Plumbing leaks stemming from kitchen supply and waste, toilets, shower/bath overflows and riser deficiencies constitute a need for total replacement of plumbing supply and waste.

### 2. DOMESTIC HOT WATER

Water is provided to the units via gas fired boilers located in closets at the garage level. The hot water boilers were replaced in 2007 at all four locations. Buildings 2121 and 2141 Geary share a boiler system, as do 2040 and 2060 O'Farrell. The condition of the boilers themselves is good since they are only 5 years old. However, as mentioned above, supply piping is in need of total replacement – in total.

### 3. HEATING

Heating is provided to the units via boiler heated water that is transported to hydronic baseboard units located at unit living rooms and bedrooms. The hydronic baseboard units are

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original – making them 49 years old. Residents complained that the steam heat units either do not work at all or that they never turn off. Several were found to be leaking. All radiator units should be replaced with more efficient units in the immediate scope of work. In terms of the type and style, radiators that are compatible with the current pipe configurations could be used, assuming that such products exist. However, the location of the radiators – next to the windows is not ideal. Ideally, the radiators would be wall mounted at the living rooms to reduce potential immediate heat loss that is more likely when placed next to a window.

Regarding the steam heat supply system, it is recommended that the supply piping and operation of it be evaluated by a mechanical engineer. Because of the age of the systems, it may be that a total replacement is necessary. Piecemeal repairs are discouraged unless the issues are few and far between.

#### 4. ELECTRICAL

Each building has a main panel located in its garage. The service is 400 amps for each building. About 10 years ago, or less, subpanels and meters were added to the 2<sup>nd</sup> floor hallway in each building. Building power wiring, outside of the recent work, is believed to be original. Load centers (or “breaker boxes”) are located inside closets at the apartments. The location for the load centers does not comply with current building codes. The Immediate Needs worksheet provides an estimate for upgrading the wiring and relocating the load centers.

#### 5. MECHANICAL VENTILATION

There are exhaust fans at the kitchens and bathrooms of all apartment units, as mentioned above. All housing, motors, ducts and covers for ventilation need to be replaced in the immediate scope of work because the fans do not come close to providing adequate ventilation inside the units. Also, and rather unfortunately, the kitchens are ducted to vent into the common hallways. This venting is really inadequate as the hallways are narrow and the ventilation in them is not adequate. One possible solution is to install a duct chase along the vent wall of the hallways and duct to the exteriors above the building entry doors. However, because the hallways are already so narrow, doing this may be impossible. Another solution is to tie the kitchen and bathroom exhaust ducts.

All rooftop vent covers and mechanical vent units will need to be replaced in the immediate scope of work.

#### 6. FIRE ALARM SYSTEM / EMERGENCY SYSTEMS & BACKFLOW

Each unit has hard wired smoke detectors with battery backups at the hallways, living rooms and bedrooms.

A number of smoke detectors were removed or were without batteries as noted during the inspections. Residents need to be reminded that smoke detectors save lives – and thus, replacing the batteries and keeping the smoke detectors installed is critical. Management can increase this awareness by doing a PR effort around smoke detectors – create a flyer which reiterates the important of having working smoke detectors.



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Fire sprinklers are installed in some locations, including garages. The units are not sprinklered. The project sponsor will need to determine requirements for sprinkler installation, if any, as may be invoked by the rehabilitation scope of work.

Backflow prevention devices are located throughout the property. All of them should have wire cages installed around them to prevent vandals from damaging the units.

The following data sheets are included at the end of this report. Key notes to the data sheets follow below each heading.

**APPENDIX A: IMMEDIATE PHYSICAL NEEDS**

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**APPENDIX B: REPLACEMENT RESERVE STUDY**

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**APPENDIX C: UNIT MATRICES**

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**APPENDIX D: SCOPE OF WORK [DRAFT]**

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November 1, 2012  
**Midtown Park Apartments**  
 1415 Scott Street  
 San Francisco, CA  
**DRAFT - v. 2**

Appx A Immediate Needs

**Exhibit A to the Physical Needs Assessment  
 IMMEDIATE PHYSICAL NEEDS**

**\*\*\*Estimates do not include contractor's overhead, profit, DD, cost escalation or general conditions. Estimates are not figured at prevailing wage. Project sponsor is encouraged to seek competitive bids for applicable rehabilitation or repair work. The contingency figure is intentionally high given that all observations were based on visual availability - no destructive or invasive inspections were made.**

PNA Narrative Page #	ITEMS (EUL)	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMMENTS
	Site Prep and Demolition (excluding hazmat)	6	ea	\$ 25,000	\$ 150,000	Includes: structural demo, break out/chip out slabs, stucco, remove drywall, interior demo.
27	Hazmat	6	ea	\$ 15,000	\$ 90,000	Allowance for hazmat removal and encapsulation, and handling.
19	Accessibility Improvements	1	ea	\$ 250,000	\$ 250,000	Allowance for signage, designation, common area modifications, ramping (exclusive of stair /walkway remodeling)
	<b>Foundations &amp; Structures</b>					
21	Dry rot removal, wood framing - flooring, etc.	140	ea	\$ 5,000	\$ 700,000	Wood framing - dry rot allowance. Floor joist nailing, framing rehab (as needed)
21	Foundation level improvements	1	ea	\$ 1,000,000	\$ 1,000,000	Allowance per structural report (TBD)
21	Vertical structure work	6	ea	\$ 80,000	\$ 480,000	Allowance in case of additional required work based on PML
	<b>subtotal foundations &amp; structures</b>				<b>\$ 1,480,000</b>	
	<b>Site/Landscaping/Parking</b>					
15	Upper walkways, stairs and landings	12	ea	\$ 15,000	\$ 180,000	Modify existing stairs structure supports, modify 1st floor landings and approach, replace all access stairs - framing, finish, railings steps, structures. Repair walkways.
15	Concrete flat work	1	site	\$ 400,000	\$ 400,000	Remove existing concrete, grade, slope as needed, install new flatwork and other walkway surfaces including pervious materials.
11	Garage gates: vehicle and pedestrian	4	ea	\$ 18,000	\$ 72,000	Replace gates, electronic key entry, pedestrian gates at all garages
10, 11, 13	Grading, erosion control, site drainage	6	ea	\$ 40,000	\$ 240,000	Grade/slope and install erosion control. Drainage.
13	Landscaping	1	ea	\$ 150,000	\$ 150,000	Overhaul existing, new irrigation, removal of existing, install new hardscape, landscape, pervious paving in community spaces, drainage, furnishings and lighting.
11	Monument Signs	2	ea	\$ 30,000	\$ 60,000	install monument signs, lighting
11	Building signage/designation	6	ea	\$ 20,000	\$ 120,000	Replace all building mounted signs. Install new signs, exit and entry signs, wayfinder signs
18	Exterior Lighting	1	ea	\$ 150,000	\$ 150,000	Remove existing lighting, install new hallway lighting (24 floors), landscaping lighting (poles), all garage lighting to be replaced, bldg exterior lighting, common area lighting.
	<b>subtotal site</b>				<b>\$ 1,372,000</b>	
	<b>Exterior Envelope</b>					
27	Building Entry Doors	48	ea	\$ 1,200	\$ 57,600	Replace building entry doors
27	Windows and glazing	420	ea	\$ 1,900	\$ 798,000	Replace all windows (cost is averaged across window sizes)
27	Sliding glass doors	152	ea	\$ 4,000	\$ 608,000	Remove and reframe openings, install new sliding glass doors at all balconies.
21	Exterior Paint, waterproofing, sealing, cement plaster	6	ea	\$ 110,000	\$ 660,000	Exterior paint, waterproofing
23	Roofing	6	ea	\$ 140,000	\$ 840,000	Replace roof systems, drainage, sloping corrections, penetration covers, safety equipment at all roofs.
	<b>subtotal exterior envelope</b>				<b>\$ 2,963,600</b>	
	<b>Apartment Units</b>					
28	Entry Doors	140	ea	\$ 800	\$ 112,000	Replace apartment entry doors
29	Floors, walls, ceilings - carpentry, drywall, paint.	140	ea	\$ 4,000	\$ 560,000	Paint, floor carpentry, wall repairs (drywall, etc.) as needed.
30	Cabinets	38	ea	\$ 3,500	\$ 133,000	Replace per matrix
30	Counters/Sinks	38	ea	\$ 1,500	\$ 57,000	Replace with cabinets
30	Refrigerators	140	ea	\$ 650	\$ 91,000	Replace refrigerators per matrices
30	Electric Ranges	140	ea	\$ 400	\$ 56,000	Replace per matrix
35	Kitchen Ventilation	140	ea	\$ 1,200	\$ 168,000	Install range hoods over ranges, duct to space above kitchen
35	Bathroom Ventilation	200	ea	\$ 500	\$ 100,000	Includes allowance for rewiring, reconfigure as needed.
29	Carpet Flooring	140	ea	\$ 900	\$ 126,000	Replace all
29	Kitchen resilient flooring	140	ea	\$ 350	\$ 49,000	Replace all
29	Bathroom resilient flooring	200	ea	\$ 350	\$ 70,000	Replace all windows (cost is averaged across window sizes)
34	Shower valves and surrounds	188	ea	\$ 3,000	\$ 564,000	Remove surrounds, valves, install backer board, new surround, new valves, tub overflow, shower spouts.
34	Bathroom vanities/sinks	200	ea	\$ 650	\$ 130,000	Replace all vanity cabs and lavatory sinks and faucets
34	Toilets	200	ea	\$ 800	\$ 160,000	Replace all toilets, angle stops, fixtures - incl allowance for additional plumbing, if needed.
	<b>subtotal apartment units</b>				<b>\$ 2,264,000</b>	
	<b>Common Areas (interiors)</b>					
36	Flooring for community spaces	6	ea	\$ 30,000	\$ 180,000	common hallway carpet, all buildings, all levels
36	Interior Painting	6	ea	\$ 8,000	\$ 48,000	Replace all common area painting. Includes any necessary drywall repairs and prep.
36	Furnishings	1	at	\$ 40,000	\$ 40,000	Common area ext and int furnishings, fixtures: laundry, doors, etc.
36	Carpentry/Repairs	1	at	\$ 75,000	\$ 75,000	Allowance for remodeling - office / meeting areas.
	<b>subtotal common areas</b>				<b>\$ 343,000</b>	
	<b>Mechanical / Plumbing/ Electrical</b>					
37	Mechanical ventilation	140	ea	\$ 2,500	\$ 48,000	Replace roof vents, ducting
36	Unit plumbing	140	ea	\$ 800	\$ 112,000	Allowance for new finish plumbing, traps, angle stops, in conj. With rehab work.
37	Electrical upgrades (units)	140	ea	\$ 2,000	\$ 280,000	Load center relocations, repair, patch. New circuit wiring.
37	Electric panels, service & building power wiring	6	ea	\$ 75,000	\$ 450,000	Replace panels, main load centers (if required)
36	Plumbing risers, piping, etc.	6	ea	\$ 120,000	\$ 720,000	Replace all plumbing piping supply and waste at all buildings
36	Steam heat piping	6	ea	\$ 85,000	\$ 510,000	Allowance to replace 16 risers per bldgs @ 5 bldgs, 20 risers @ 1 bldg.
36	Hydronic Baseboard heating Units	400	ea	\$ 900	\$ 360,000	320 units @ 5 bldgs, 80 @ 1 bldg
36	Boiler Fixtures/Other	2	ea	\$ 37,500	\$ 75,000	Boiler replacement, pipe replacement, circ. Pumps, exp. Tanks., reconfig as necessary, electrical circuitry as necessary.
11	Security Systems	1	ea	\$ 200,000	\$ 200,000	Add cameras, monitoring, recording equipment, for additional areas at building (including roof security upgrades, alarm at roof hatch).
	<b>subtotal mech/elec</b>				<b>\$ 2,707,000</b>	
	<b>Total Immediate Needs</b>				<b>\$ 11,619,600</b>	
	<b>Contingency</b>		25%		<b>\$ 2,904,900</b>	
27	Hazmat Report	1	ea	\$ 5,000.00	\$ 5,000	Allowance for hazmat - sampling, testing, reporting
10	Geotech Report	1	ea	\$ 5,000.00	\$ 5,000	Allowance for geotech - sampling, evaluation, reporting
21	PML Report	1	ea	\$ 8,000.00	\$ 8,000	Allowance for probably max loss report
	<b>Total Immediate Physical Needs</b>				<b>\$ 14,542,500</b>	



Date: November 1, 2012									
<b>REPLACEMENT RESERVE STUDY</b>									
Placed in service 1962									
Page Two									
<b>Midtown Park Apartments</b>									
1415 Scott Street									
San Francisco, CA 94115									
140 Multifamily Apartments									
			2028	2029	2030	2031	2032		
		UNIT COST	16	17	18	19	20		TOTAL
ITEM	EUL								Years 1 - 20
<b>Site/Exteriors</b>									
Vehicle Gate (roll up) + motor	20	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Garage Surfaces / Striping	6	\$ 500	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 9,000
Landscaping Maint.	20	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000
Exterior Siding/Paint	10	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 660,000	\$ -	\$ 1,320,000
Roof Systems - Building 1	20	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Doors and Hardware	25	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Exterior Walkways, Stairs, Railings	40	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Furnishings and Equipment	20	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Mechanical/Electrical</b>									
Electrical Systems (panels, circuits)	50+	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical Ventilation	15	\$ 600	\$ 7,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200
Boilers	25	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,000
Plumbing/ Sewer	25	varies							
Circ Pumps	10	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,800
Hydronic Heating Units	30	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Windows / Glass	30	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Lighting	25	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
<b>Interior Fixtures and Finishes</b>									
Common Area Fixtures and Finishes	15	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Carpet Flooring	7	\$ 900	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 360,000
Resilient Flooring - Kitchen & Bath	15	\$ 700	\$ 6,300	\$ 6,300	\$ 6,300	\$ 6,300	\$ 6,300	\$ 6,300	\$ 113,400
Kitchen Cabinetry	25	\$ 3,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kitchen Countertops	30	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Ranges	20	\$ 400	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 15,200
Refrigerator	15	\$ 650	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 22,100
Shower Surround/Valve	20	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,750
Required Expenditures from Reserves			\$ 43,600	\$ 26,400	\$ 29,400	\$ 26,400	\$ 716,400	\$ -	\$ 2,094,450
Annual Starting Balance of Reserve			\$ 455,061	\$ 540,283	\$ 649,510	\$ 759,305	\$ 876,933		
Annual Contribution			\$ 131,795	\$ 135,090	\$ 138,467	\$ 141,929	\$ 145,477		\$ 2,464,564
Withdrawals			\$ 51,124	\$ 31,266	\$ 35,167	\$ 31,894	\$ 874,144		\$ 2,403,237
Interest (1% annually)			\$ 4,551	\$ 5,403	\$ 6,495	\$ 7,593	\$ 8,769		\$ 95,709
<b>Balance of RR</b>			<b>\$ 540,283</b>	<b>\$ 649,510</b>	<b>\$ 759,305</b>	<b>\$ 876,933</b>	<b>\$ 157,036</b>		<b>\$ 157,036</b>
Initial Capitalization of Replacement Reserve			\$ 140,000						
Annual Deposit starts at:		\$ 91,000	and escalates at 2.5% annually						
Interest is shown at 1%									

Appendix C		UNIT INSPECTION MATRIX - Midtown Park Apartments																							
1415 Scott - Building 1 (29 units total)																									
Inspection Dates: October 3, 4 and 10, 2012 (majority inspected on Oct 10)																									
Instructions:		1. The numbers in each box indicate number of item(s) to be replaced 2. Read "Notes" column for additional information on each unit. 3. Note inspection date: the data is reflective of the date the units were inspected. 4. Uniform replacement of bath exhaust fans, radiators, shower vavles should be assumed - items may be called out if immediate repairs are needed (as noted in Notes and in Matrix cells)																							
Unit	Inspect Date	Config	Entry Door	K/E/D Vinyl	Carpet	Cabinets	Counters	Range	Range Hood	Refrigerator	K Faucet	Sink	Bath Vinyl	Bath Vanity/Sin.	Toilet	Bath Faucet	Shower Valves	Shower Surround	Exhaust Fan	Paint	Smoke Detector	Drywall	Heater(s)	Notes:	
100		board office																							
101	4-Oct1/1												1									2			Needs smoke detectors reinstalled.
102		No key																							
103	10-Oct2/1			1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1			Unit needs environmental testing. Historic and ongoing leaks into shower into kitchen, causing moderate damage. Possible cause - toilet in next unit.
104	4-Oct2/1			1	1	1	1	1	1		1	1	1				1		1				1		Ceiling at living/kitchen is sagging. Leak into smaller bedroom @ of trash. Replace kitchen light. Resident in
105		no entry - maintenance says unit was redone recently because of water damage (leak).																							
106	5-Oct2/1								1					1											Deck in poor condition - rebar exposed. Replace doorbell.
107	10-Oct2/1			1	1	1	1			1										2					Wall peeling (efflorescence) at wall near sliding door. Leak damage upstairs unit.
108	10-Oct2/1																		2						Unit is in excellent condition. Resident made most modifications, flooring, and appliances. Missing closet door.
109		no key																							
110	4-Oct3/2			1			1					1	2	1	1	1	2	2	2	1	2				Smokes missing upstairs. Deck is full of trash. Shower stall needs
111	3-Oct2/1																								Unit has had a lot of mods from resident including resilient flooring very good cond.
112	10-Oct3/2				1			1	1				1			1	1	1	1						Replace window coverings. Resident complaints about noise from This unit has newer light fixtures. Upstairs be environmental testing. Do
113	10-Oct1/1				1	1	1	1	1				1		1					1					Replace door knob at bedroom.
200		Management office																							
201	3-Oct1/1				1	1	1													1					Replace window coverings. Deck in poor condition. Cabinets ne
213		no key																							
300	10-Oct3/2																			2					Unit had recently renovation. Newer floor coverings. Cabinets i Resident reported that when carpet was rep floor. Closet doors off tr



301	10-Oct3/2			1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	1		1	Unit needs rehab. Historica and active leaks. Bubbling at wall at patches. Replace upper entry door fram. V downstairs bath. Radi
302	10-Oct3/2			1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	1		1	Hallway bath is need of immediate rehab - shower stall and pan r Heaters do not work. Replace window cover
303	10-Oct2/1			1		1			1		1	1								2				2 Unit has newer light fixtures at kitchen and entry. Replace window
304	5-Oct2/1							1	1	1				1	1	1	1	1	1	1				Rehab bath.
305	10-Oct2/1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2 Unit needs total rehab. Leaks above kitchen running down wall i Bathroom needs gut rehab. Replace garbage
306	10-Oct2/1				1									1	1			1	1	1				Heavy mildew at bathroom. Remove foil from range. Very low w upstairs sink (probably clogged aerator).
307	10-Oct2/1			1				1	1											1				Resident textured the entry and kitchen ceiling (with some kind of foil from range. Closet doors missing at bed
309	10-Oct2/1							1	1					1	1					1				A lot of mildew at bedroom windows. Toilet leaks.
310	no key																							
311	10-Oct3/2							1						2	2	1	2	2	2			1		4 Resident says she can smell garbage chute in her unit (chute rod Replace garbage disposal. Tub wall at dow over by resident.
313	no key																							
<b>totals</b>				0	9	10	9	11	10	12	5	6	7	15	13	10	11	14	13	26	6	6	5	8

Appendix C		UNIT INSPECTION MATRIX - Midtown Park Apartments																							
2040 O'Farrell - Building 2 (22 units total)																									
Inspection Dates: October 4, 5 and 10, 2012 (majority inspected on Oct 10)																									
Instructions:		1. The numbers in each box indicate number of item(s) to be replaced 2. Read "Notes" column for additional information on each unit. 3. Note inspection date: the data is reflective of the date the units were inspected. 4. Uniform replacement of bath exhaust fans, radiators, shower vavles should be assumed - items may be called out if immediate repairs are needed (as noted in Notes and in Matrix cells)																							
Unit	Inspect Date	Config	Entry Door	K/E/D Vinyl	Carpet	Cabinets	Counters	Range	Range Hood	Refrigerator	K Faucet	Sink	Bath Vinyl	Bath Vanity/Sin.	Toilet	Bath Faucet	Shower Valves	Shower Surround	Exhaust Fan	Paint	Smoke Detecto	Drywall	Heater(s)	Notes:	
101	4-Oct/1/1			1	1	1	1		1	1			1	1		1	1	1							Lots of damage inside unit from stair installation at ext. Deck is f
102	refused entry																								
103	5-Oct2/1			1									1												Unit has a lot of stuff, lots of storage items on deck.
104	no key																								
105	10-Oct2/1			1	1		1																		Replace kitchen and entry lights.
106	10-Oct3/2				1											1	2	2	2	1		1			Leaks from bathroom down to kitchen.
107	10-Oct2/1			1			1	1	1	1			1						1						Has smoke stains kitchen wall. Unit needs deep cleaning.
108	10-Oct3/2							1			1		1		2										Deck drain too close to sliding door.
109	10-Oct1/1								1		1				1				1						Toilet runs.
201	5-Oct1/1												1	1		1	1								Resident in unit 32 years. Leak at corner of living room. Outlets and bedroom. Heater at bedroom needs t
209	10-Oct1/1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		Unit needs total rehab and pest control. Overloaded with residen
300	10-Oct3/2			1													1	1	2	1			1		Bubble at kitchen ceiling. Replace downstairs shower surround. at kitchen.
301	10-Oct3/1.5			1	1	1	1	1	1	1			2	1	1	2	2	2	1	1	1				Water damage in unit - middle bedroom. Replace smoke at upst installed flooring at bath.
302	10-Oct3/2																1	1							Replace garbage disposal. Bubble at ceiling - middle bed.
303	10-Oct2/1													1					1						Reinstall toilet.
304	10-Oct2/1			1		1	1			1			1	1	1	1	1		1						
305	10-Oct2/1						1	1											1						Replace garbage disposal.
306	5-Oct3/2																								
307	10-Oct2/1						1	1			1				1		1					3			Smokes are disconnected.
308	5-Oct																								
309	10-Oct3/1.5				1		1	1					2	1		1			2	1			1		Unit has original bath sink (shell shaped!). Very squeaky floors.
<b>totals</b>				0	8	5	4	9	6	5	4	5	1	6	6	9	4	10	11	11	5	5	4	0	

Appendix C		UNIT INSPECTION MATRIX - Midtown Park Apartments																						
2060 O'Farrell - Building 3 (22 units total)																								
Inspection Dates: October 3, 5 and 9, 2012 (majority inspected on Oct 9)																								
Instructions:		1. The numbers in each box indicate number of item(s) to be replaced 2. Read "Notes" column for additional information on each unit. 3. Note inspection date: the data is reflective of the date the units were inspected. 4. Uniform replacement of bath exhaust fans, radiators, shower vavles should be assumed - items may be called out if immediate repairs are needed (as noted in Notes and in Matrix cells)																						
Unit	Inspect Date	Config	Entry Door	K/E/D Vinyl	Carpet	Cabinets	Counters	Range	Range Hood	Refrigerator	K Faucet	Sink	Bath Vinyl	Bath Vanity/Sin.	Toilet	Bath Faucet	Shower Valves	Shower Surround	Exhaust Fan	Paint	Smoke Detecto	Drywall	Heater(s)	Notes:
100	9-Oct3/2				1														2	1			1	Wall at kitchen: leak from tub above for last 3-4 years. Resident water doesn't get hot, no pressure. Window doors.
101	9-Oct1/1										1								1					
102	4-Oct3/2		1				1						1	1				1	2				1	Replace shower pan at hallway bath. Efflorescence at ext wall,
103	9-Oct21					1	1						1											Fix door at top of stairs. Closet doors are too heavy for resident t
104	4-Oct2/1																			1				Unit has very squeaky floors.
105	9-Oct2/1		1			1	1		1							1								Yellow water comes out of bathroom sink. Outlet under kitchen s replaced - shorted. Replace bedroom close
106	9-Oct3/2		1	1	1	1	1		1					1			1	1						Has water damage from upstairs unit (306) leak. Replace closet d
107	9-Oct2/1			1	1										1		1	1	1					Water damage at ext facing wall.
108	9-Oct3/2			1									2	2	2	2	2	2	2	1				Water leaks from upstairs. Sliding door in poor condition. Gut do Replace closet door at down bedroom.
201	no key																							
209	9-Oct1/1																							Very nice unit.
300	9-Oct3/2		1	1	1	1	1	1	1	1				1			1	1	2	1			1	Water damage at bedroom walls. Roof leaks.
301	9-Oct3/1.5			1			1		1				2				1			1			1	Replace light fixture at kitchen. Unit has a lot of water damage fr
302	9-Oct3/2													2					2					Some evidence of prior leaks at kitchen.
303	9-Oct2/1																							Heavy mildew staining at bath. Replace closet doors at bedroom trash. Unit is overloaded with resident's item
304	no key																							
305	9-Oct2/1		1	1	1	1	1	1	1	1		1					1	1						Water damage at bedroom. Replace window coverings at living r
306	no key																							
307	9-Oct2/1																							Resident made lots of mods in unit. Minor smoke damage at bed (painted). Leak damage in unit from roof.
308	9-Oct2/1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Unit needs total rehab. Had a big flood. Needs environmental tes
309	9-Oct3/1.5			1					1				1	1				1	2	1			1	Fungus at bedroom wall. A lot of water penetration at wall where installed.
<b>totals</b>			0	6	7	7	8	3	4	4	2	2	7	8	4	4	8	8	11	5	1	4	0	

## UNIT INSPECTION MATRIX - Midtown Park Apartments

## 1450 Divisadero - Building 4 (22 units total)

Inspection Dates: October 4, 5, 9, 2012 (majority in

- Instructions:**
1. The numbers in each box indicate number of item(s) to be replaced
  2. Read "Notes" column for additional information on each unit.
  3. Note inspection date: the data is reflective of the date the units were inspected.
  4. Uniform replacement exhaust fans, radiators, shower valves should be assumed - items may be called out if immediate repairs are needed (as noted in Notes and in Matrix cells)

Unit	Inspect Date	Config	Entry Door	K/E/D Vinyl	Carpet	Cabinets	Counters	Range	Range Hood	Refrigerator	K Faucet	Sink	Bath Vinyl	Bath Vanity/Sim	Toilet	Bath Faucet	Shower Valves	Shower Surround	Exhaust Fan	Paint	Smoke Detector	Drywall	Heater(s)	Notes:
100	5-Oct3/2			1					1				1	2	2	2	2	2	2	1		1		Both baths need rehab. Drywall damage at upstairs wall from leak installed range hood. Replace deck waterproofing - typ. In poor cond.
101	9-Oct1/1			1	1		1	1	1			1	1	1	1									Deck waterproofing - typ. In poor cond.
102	9-Oct3/2				1				1	1			1											Leak from unit above into bathroom. Resident says that her refrigerator broken for 6 years. Some smoke damage (toilet at hallway bath).
103	9-Oct2/1												1											Cabinets have been painted. Old path at upstairs hall ceiling.
104	9-Oct2/1				1		1						1	1			1		1					Black sediment comes out of faucet in bath - hot water. Resident says bedroom ceiling to reduce noise from above door in living room.
105	9-Oct2/1			1		1	1	1			1				1	1	1	1		1				Repair/replace door fram at bedroom closet. Replace garbage disposal.
106	9-Oct3/2			1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	1		1	Unit needs total rehab. Active leak at upstairs bath. Shower runs says for last 6 months).
107	9-Oct2/1				1									1										
108	No key																							
109	9-Oct1/1				1			1	1								1				1			Replace door frame at bath.
201	no key																							
209	no key																							
300	9-Oct3/2			1	1	1	1						2	2	2	2	2	2	2	1				The downstairs bath is flooded. Needs hazmat cleanup because of mold accumulation. Recommend environmental testing.
301	4-Oct3/1.5					1	1	1										1	2	1				Lots of water damage at ceilings, at stairs. Replace closet doors.
302	4-Oct3/2				1						1													Replace carpet upstairs
303	no key																							
304	9-Oct2/1								1				1	1			1							
305	no key																							
306	9-Oct3/2			1	1		1		1	1	1		2				1	1		1		1		Hallway bath: replace shower pan/stall. Paint entry door frame.
307	no key																							





Appendix C		UNIT INSPECTION MATRIX - Midtown Park Apartments																							
2141 Geary - Building 5 (22 units total)																									
Inspection Dates: October 3, 5 and 8, 2012 (majority inspected on Oct 8)																									
<b>Instructions:</b>		1. The numbers in each box indicate number of item(s) to be replaced																							
		2. Read "Notes" column for additional information on each unit.																							
		3. Note inspection date: the data is reflective of the date the units were inspected.																							
		4. Uniform replacement of bath exhaust fans, radiators, shower vavles should be assumed - items may be called out if immediate repairs are needed (as noted in Notes and in Matrix cells)																							
Unit	Inspect Date	Config	Entry Door	K/E/D Vinyl	Carpet	Cabinets	Counters	Range	Range Hood	Refrigerator	K Faucet	Sink	Bath Vinyl	Bath Vanity/Sin	Toilet	Bath Faucet	Shower Valves	Shower Surround	Exhaust Fan	Paint	Smoke Detecto	Drywall	Heater(s)	Notes:	
100	5-Oct1/1				1																				Carpet is cut up. Deck was painted recently.
101	8-Oct1/1																		1						Remove foil from range.
102	8-Oct3/2							1			1	1	2	2		2	2	2	2				1		Hallway bath needs total rehab. Damage at bedroom from prior
103	8-Oct2/1				1	1	1		1								1	1	1				1		Resident left list of items. Kitchen: wall blistering near cabinets, li flooring and fan. Living room: light fixture blistering above wind
104	no key																								
105	8-Oct2/1			1	1					1			1	1						1			1		Unit has damage from ongoing water penetration @ ext. walls. L windows and slider, leaks from decks above.
106	8-Oct3/2			1	1	1	1			1			2	2	2		1	1	2	1			1		Water damage at bath wall. Hallway bath needs rehab. Unit is o resident items.
107	8-Oct2/1			1		1	1	1	1				1				1	1							Unit is well maintained.
108	no key																								
109	8-Oct3/2						1						1		1		1	1	2						Unit had or has leak from up bath to kitchen. Finish wall damage behind stove (not typical).
201	8-Oct1/1									1	1								1						Resident says there are bugs in the kitchen. Grout replaced at st Closet door off track at bedroom.
209	8-Oct1/1								1						1				1	1					Need to clean floor coverings. Unit has replacement 4" tile show
300	8-Oct3/2									1			1	1	1	1	1	1	2	1			1		Has had a lot of water penetration into unit. Leak damage at dow floor. Upstairs bath leaking into kitchen ceil Windows in very poor
301	no key																								
302	8-Oct3/2			1	1	1	1						1	2			1	1	2	1			1		Replace shower stall in hallway bathroom. Ceiling bubble in kitc inside. Master bath surround is newer.
303	8-Oct2/1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			1		Unit is very worn. Replace all fixtures and finishes.
304	8-Oct2/1					1	1						1		1	1	1	1	1	1					Screen door is broken. Unit finishes are worn.
305	8-Oct2/1			1	1			1				1	1	1			1	1	1	1					Replace window coverings and closet doors. Unit is overloaded items.
306	5-Oct3/2				1		1		1		1		2	2			1	1							Hallway bath in very poor condition. Replace drapes.
307	8-Oct2/1			1	1	1	1																1		Plumbing leak from next door upstairs shower into unit kitchen - l walls. Unit had roof leak - as seen at up bed

<b>308</b>	8-Oct3/2			1	1	1	1	1	1	1			2	2	2	2	2	2	2	1		1	Upstairs bath is in very poor condition. Do environmental testing from upstairs bath - leaked into kitchen (3 r	
<b>309</b>	8-Oct3/1.5			1	1	1	1	1	1	1	1	1	2	2	1	2	1	1	2	1			Unit needs total rehab. Bubbles at wall along stairs.	
<b>totals</b>				0	9	10	9	11	6	7	7	5	4	18	16	10	9	15	15	21	10	0	9	0

**UNIT INSPECTION MATRIX - Midtown Park Apartments**

**2121 Geary - Building 6 (22 units total)**

Inspection Dates: October 4, 5, 8, 2012 (majority in

- Instructions:**
1. The numbers in each box indicate number of item(s) to be replaced
  2. Read "Notes" column for additional information on each unit.
  3. Note inspection date: the data is reflective of the date the units were inspected.
  4. Uniform replacement exhaust fans, radiators, shower vavles should be assumed - items may be called out if immediate repairs are needed (as noted in Notes and in Matrix cells)

Unit	Inspect Date	Config	Entry Door	K/EID Vinyl	Carpet	Cabinets	Counters	Range	Range Hood	Refrigerator	K Faucet	Sink	Bath Vinyl	Bath Vanity/Sin	Toilet	Bath Faucet	Shower Valves	Shower Surround	Exhaust Fan	Paint	Smoke Detect	Drywall	Heater(s)	Notes:
100	8-Oct3/2			1	1														2	1				Carpet and vinyl are very worn. Bathtub is chipped. Downstairs surround. Replace garbage disposal.
101	8-Oct1/1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Unit is full of garbage and needs to total rehab.
102	8-Oct3/2			1	1										1		1	1	2					Back bedroom is blocked by resident's belongings- no access to breaker when the bath fan was operated. Re entry. Unit needs update
103	8-Oct2/1										1		1		1		1							Leak into bedroom wall (from upstairs unit or upstairs unit's deck?) Replace light fixture at bath.
104	8-Oct2/1																							Unit in good condition. Resident needs accessible accomodation
105	8-Oct3/2			1	1							1					2	2		1				Hall bath needs rehab. Older enameled steel sink in kitchen.
106	no key																							
107	5-Oct2/1				1														1					Heaters do not work.
108	no key																							
109	4-Oct1/1																							Both sliding doors in poor condition. Old leaks at bed ceiling.
201	8-Oct1/1			1	1				1				1	1	1		1	1		1				Deck is full of trash. Floor is very squeaky.
209	4-Oct1/1					1	1			1			1		1		1			1				Stress cracks in bedroom wall.
300	2-Oct3/2												2	2		1	2	2		1				Upstairs bath in very poor condition. Bubble at LR ceiling from le
301	no key																							
302	5-Oct3/2						1						2	1	1		2	1	2					Resident in unit for 40 years. Installed stick on tiles. Shower stal condition. Unit gets sooty from street traff
303	8-Oct2/1			1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1				Windows are particularly bad in this unit. Heaters drip. Closet d bedroom.
304	8-Oct2/1			1						1					1		1	1		1				Resident in unit for 17 years. Replace refrigerator ASAP - door d fixtures are rusting.
305	5-Oct2/1						1												1	1				Replace garbage disp with 1/2 hp unit.
306	No entry	Bed bugs																						
307	5-Oct2/1			1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1				Radiator leaks at living room. Deck surface in very poor conditio stick on tiles at entry.
308	8-Oct3/2			1	1	1											2	2	2	1				Downstairs shower is worn. Repace grout/caulk at upstairs show



## **PART I - SCOPE OF WORK**

### **Midtown Park Apartments / Site Restoration**

The following Scope of Work outlines work included in the rehabilitation of the existing buildings at Midtown Park Apartments. This document is intended as a summary only. Refer to Sketches for additional information.

The Scope of Work includes rehabilitation of the interior and exterior of the existing buildings, as well as site work. This also includes coordination with the following work addressed in separate documents, or to be completed by Others.

#### **Abatement of Hazardous Materials**

*Refer to Reports prepared by Owners Consultants. Contractor is responsible for proper handling of all hazardous materials disturbed as part of Building Renovation work.*

Work described applies to all conditions at all units unless specifically indicated otherwise. Where work is to be performed only on an "As Needed" basis, the Scope of Work defines a fixed number of units or locations where work is required. This estimated scope of work will serve as the basis for bidding. Final location and extent of "as needed" work will be determined by field review of individual units by the Owner and the General Contractor. Where final Scope of Work exceeds estimated scope used as basis for bidding, Contractor will be entitled to reasonable additional costs. Additional cost will be based all or in part on Unit Prices submitted at the time of bid. Where no assumed scope is provided, Allowances are established. Refer to PNA for additional information regarding Allowances.



## INTRODUCTORY INFORMATION

Table of Contents

### DIVISION 00

### PROCUREMENT AND CONTRACTING

*Not Used*

### DIVISION 01

### GENERAL REQUIREMENTS

**Construction Schedule and Phasing** Construction to be phased to minimize impact on current residents. Units to remain occupied to the greatest practical degree.

**Reference Drawings** The Original drawings prepared by Skidmore, Owings & Merrill, dated 3/1/62 are available through the Architect. Bidders should review these drawings as necessary to become familiar with the project.

**01 7419 Construction Waste Management and Disposal**

All work to comply with City of SF and LEED requirements

Add/Alt 01 8113.1 [Project LEED Checklist](#)

Add/Alt 01 8115 [Construction IAQ Management Plans](#)

### DIVISION 02

### EXISTING CONDITIONS

**02 4000 Selective Demolition** Removal of miscellaneous items to be replaced

### DIVISION 03

### CONCRETE

**3300 Concrete Repair** As Needed. Pressure grout cracks more than 3/8" in diameter and provide concrete surface sealer at units experiencing water penetration through slab.

*Add/Alt* Provide shotcrete as necessary where additional shear is required at garage walls  
*Repair at unit decks: After existing flooring is removed, examine existing decks for cracks and signs of water intrusion. Where*

*directed by Owner or Architect fill cracks with pressurized grout, prior to installing new pedestrian traffic coating.*

## DIVISION 04

## MASONRY

### 04100 Concrete Block

Repair concrete block as necessary

*Add/Alt*

*Provide new concrete block laundry room at Building 6 garage. Similar dimensions & amenities as (E) laundry rooms.*

## DIVISION 05

## METALS

### 05 1000 Structural Metal Framing

New steel reinforcement where required at garage concrete walls

### 05 5000 Metal Fabrications

Secure or replace existing guardrails at unit decks where required to comply with code

*Add/Alt*

*Replace stucco metal-framed railing walls.*

***Estimated Scope:*** Allow for replacement at 25 unit decks and 10 exterior stair landings.

## DIVISION 06

## WOOD AND PLASTIC

### 06 1000 Rough Carpentry

Revised Window Sills

New sill framing where needed

Furring at Concrete Walls

2 x 2 P.T. furring strips at concrete exterior walls between rigid insulation board

Replacement Framing

Replace existing wall framing on as needed basis where deteriorated, damaged by termites, or where removed to eliminate mildew growth. Extent of deterioration will be determined after wall finish is removed behind plumbing fixtures, and at other locations as directed by Owner or Architect. (This Allowance does not include new framing or framing modifications required as part of the base work.)

Structural Framing                      New plywood sheathing over existing framing where indicated by structural engineer to provide additional lateral bracing. New structural tie-downs as required.

Roof Framing                              New blocking & nailers associated with new roof and tie-offs

**06 2000            Finish Carpentry**

Interior Handrails:                      As Needed. New handrails and brackets at one side of each flight of existing stairs

Closets                                      As Needed. New shelf and pole at closets where existing is missing or damaged. Existing cleat to remain  
**Estimated Scope:** Allow for replacement 100 shelves and poles  
**PNA:** N/A

**06 6106            Solid Surfacing Tub & Shower Walls**

Replace (E) ceramic tile with new solid surfacing shower walls at all unit bathrooms  
**PNA:** 72

**DIVISION 07                      THERMAL AND MOISTURE PROTECTION**

**07 2000            Thermal Protection**

Exterior Walls                              Where exterior walls are opened, provide new R-13 un-faced batt insulation to replace existing. At exterior walls where finishes are not removed for other purposes, provide blown in insulation.

Plumbing Chases                              New 3 ½" thick un-faced acoustic batt insulation at wood frame plumbing chases in existing party walls, where chases are opened for plumbing inspection and repair.

Concrete Exterior Walls                      Insulation at Interior of concrete Building End Walls: New rigid insulation and 2x furring over existing concrete exterior walls, with new G.W.B finish. See details at existing windows.

**07 5400 Thermoplastic Membrane Roofing**

New polyisocyanurate board insulation, shaped to provide roof slope. Cover board with ½" thick perlite panels.

Replace all roofing with TPO – 60 mils, high reflectivity 'cool roof'

**07 6200 Flashing, Sheet Metal & Trim**

Repair / replace typical flashing at roof edge and roof penetrations

- Galvanized sheet metal typical, paint finish
- New window head flashing where indicated

**07 6500 Flexible Flashing**

New Windows & Doors

New flashing where indicated

**07 8400 Fire Stopping**

Fire stop all penetrations at party walls. One hour separation requirement

Unit Ceilings

Fire stop all new penetrations at residential floor levels. Not required at existing penetrations

Party Walls

Fire stop all penetrations in one hour membrane at plumbing chases and other cavities between units

**07 9200 Joint Sealants**

Existing Joints

Inspect all existing exterior sealant joints and replace as required

New Windows

New sealant joints at new windows

Interior Partitions

Acoustic sealant at joint between interior partitions and all floors, ceilings and CMU walls. Remove existing sealant

Unit Decks

Provide pedestrian traffic coating at all unit decks. Dex-O-Tex 'Weatherwear', trowl-applied neoprene deck surfacing system

Exterior Walls at Stairs

Provide improved waterproofing at exterior stair structural connections to building.

**DIVISION 08**

**DOORS AND WINDOWS**

**08 1113 Hollow Metal Doors**

Fire Doors at Corridors

Provide electromagnetic hold-opens

**08 1416 Flush Wood Doors**

Entry Doors As Needed: Replace 3'-0 x 6'-10" unit entry doors with 20-minute fire rated solid core door with wood veneer for transparent finish on as needed basis. Existing frames to remain in place. Provide new hardware to comply with code.

**Estimated Scope:** Replacement of 25 front doors

**PNA:** 0

Unit Interior Hinged Doors: As Needed. Replace damaged units with new paint-grade wood flush doors. Existing frames to remain in place. Provide new hardware.

**Estimated Scope:** Allow for replacement of 280 interior doors and hardware

**PNA:** N/A

Sliding Closet Doors: Replace all with new hollow core flush doors, include new track. Height & width to match (E) doors.

**PNA:** N/A

**08 1613      Fiberglass Doors**  
**08 5113      Aluminum Windows**

New windows & glazed doors facing public streets to have min. STC Rating of 32

Sliding Patio Doors & Fixed Sidelights

Replace (E) door roller mechanism. Remove sill & reset to comply with code. Replace sill where necessary.

(E) aluminum frame windows to remain in place. Re-glaze where glazing is damaged or loose.

**Estimated Scope:** Re-glazing at 40 existing doors

*Add/Alt*

*Replace (E) sliding patio doors with new double glazed fiberglass doors of same dimensions. Existing frames to remain in place. Provide new hardware to comply with code.*

Sliding Pocket Doors at Bedrooms

Replace (E) door roller mechanism. Remove sill & reset to comply with code. Replace sill where necessary.

(E) aluminum frame windows to remain in place. Re-glaze where glazing is damaged or loose.

**Estimated Scope:** Re-glazing at 40 existing doors





Window Openings	Repair plaster at replacement windows
Railing Walls at Unit Decks	Repair as needed. <b>Estimated Scope:</b> Allow for replacement at 25 unit decks and 10 exterior stair landings.
Miscellaneous Repair:	<u>As Needed.</u> Repair miscellaneous damage to existing cement plaster where occurs, including but not limited to patching of holes, and patching of cracked or broken plaster at base of wall conditions.

#### 09 2900 Gypsum Wallboard

Patching & Replacement	<u>As Needed.</u> New 5/8" Type X Gypsum Wallboard to replace existing. Replace or repair gypsum board at the following locations: <ul style="list-style-type: none"><li>• Where removed by Abatement Contractor.</li><li>• Where damaged, as directed by Owner and Architect</li><li>• Where required to access deteriorated framing.</li><li>• Where required to install new wiring</li></ul> <b>Estimated Scope:</b> Entire replacement at unit bathrooms and kitchens. Roughly 50% of sheet rock to be replaced at living rooms, bedrooms, stairwells and corridors.
Soffits	New gypsum board at new soffits where required
Gypsum Finish at Conc.Walls	New gypsum board over 2 x 2 P.T. furring strips and rigid insulation board at concrete exterior walls

#### 09 2910 Spray Texture Finish at Ceilings

Replacement:	<u>As needed</u> provide new spray texture finish at areas removed by abatement contractor, to match existing. <b>Estimated Scope:</b> To be provided throughout entire residential units
	Remove existing sealant between top of wall and ceiling, replace with backer rod and new sealant joint.
	Repair and/or replace interior walls and ceilings where water damage is visible
	Texture to match existing
	Water resistant wallboard at bathrooms

Test existing ceiling finish for asbestos. If asbestos is present, any disturbed material must be handled by a certified contractor.

**09 6500 Resilient Flooring and Base**

Resilient Flooring: Replace All. See drawings for revisions to layout. Remove existing flooring. Test existing raised slab for moisture content. Treat slab for mildew. Inspect for cracks that may allow moisture penetration. Repair and level substrate as required.  
New sheet vinyl: good quality residential sheet vinyl, Armstrong or equal. 2 colors.  
PNA: 48 @ K/E/D, 70 @ Bath

Rubber Base Replace all

**09 6813 Tile Carpeting**

Corridors Replace All. Remove existing carpeting. Test existing raised slab for moisture content. Treat slab for mildew. Inspect for cracks that may allow moisture penetration. Repair and level substrate as required.

New carpet, 25 oz per sq. yd. 1/2" cut pile, with 1/2" thick urethane pad, recycled content

**09 9113 Exterior Painting**

Two coats minimum at all exterior surfaces including but not limited to existing cement plaster, existing concrete walls, soffits, roof top equipment, flashings and other exposed surfaces. Clean, scrape and prepare all existing exposed surface finishes prior to painting. Prime all new surfaces. Low VOC content.

*Add/Alt Exterior Concrete New Elastomeric coating over all exterior Concrete surfaces*

**09 9123 Interior Painting**

Two coats minimum at all wall and ceiling surfaces and at trim. Prime all new surfaces. Use a mildew retardant additive in paint to reduce mildew growth, per direction of Environmental Consultant. No VOC or low VOC content.

**DIVISION 10 SPECIALTIES**

**10 1415 Identification Devices**

	Building Signage	New building identification signs at indicated locations
		New Directory / Locator site maps, 1 at each entry gate, adjacent to pedestrian entrances – 4 total
		New unit identification signs at units – 140 total
<b>10 2800</b>	<b>Toilet Accessories</b>	Provide new accessories at all units
		At each full bathroom provide a shower rod, surface mount medicine cabinet, two towel bars, TP holder and two robe hooks. Stainless steel finish. Taymor or equal
<i>10 3000</i>	<i>Add/Alt</i>	<i>New BBQ area as shown at courtyard</i>
<b>10 4416</b>	<b>Fire Extinguishers</b>	Fire extinguishers to be provided if required by Fire Department. (E) fire hose cabinets to remain if allowable by Fire Department.
<b>10 5500</b>	<b>Postal Specialties</b>	Provide new mailboxes. Must comply with USPS 4C Standards
	<i>Add/Alt</i>	<i>Provide 1 new pedestal mount mailbox system for each building</i>
<i>10 7000</i>	<i>Add/Alt</i>	<i>Replace (E) fabric awnings</i>

## DIVISION 11 EQUIPMENT

### 11 3100 Residential Appliances

Ranges	<u>As Needed</u> . New self-cleaning gas range. Replace where existing is more than 15 years old, where non-functional, or where appearance is significantly impaired. <b>Estimated Scope:</b> 35 new ranges (25% of total) <b>PNA:</b> 34
Refrigerators	<u>As Needed</u> . New 18 cu ft. refrigerators. Replace where existing is more than 15 years old, where non-functional, or where appearance is significantly impaired. <b>Estimated Scope:</b> 35 new refrigerators (25% of total) <b>PNA:</b> 28
Exhaust hoods	Provide new at all unit kitchens. New two speed hood with light exhausted to exterior wall thru duct in dropped soffit <b>PNA:</b> 39

Disposal	Replace All. New 1/2 HP disposals
Appliances to be re-used	Existing appliances to be re-used to be removed, stored on site and re-installed at completion or work.
<i>Add/Alt</i>	<i>New dishwasher at all units, including plumbing and electrical connections</i>

**11 3123 Laundry Equipment**

	Ensure (E) hook-ups are in good working order
	Repair/replace hook-ups as required
<i>Add/Alt</i>	<i>Side by Side hook-ups located at 1 new Laundry Room; gas dryers vented to exterior</i>

**DIVISION 12 FURNISHINGS**

**12 2116 Window Blinds**

New vertical blinds at all windows in Living Rooms and Bedrooms. Scope TBD

**12 3530 Residential Casework**

Kitchen	New casework. All casework to comply with ANSI A161.1-86 <b>PNA: 37</b>
Bathroom	New casework. All casework to comply with ANSI A161.1-86 <b>PNA: 66</b>

**12 3630 Countertops**

Kitchens	New P-Lam countertops w/ 4" backsplash
Bathrooms	New solid surfacing countertops with integral sinks
<i>Add/Alt</i>	<i>12 5000 Site Furnishings</i>

**DIVISION 13 SPECIAL CONSTRUCTION**

*Not Used*



## DIVISION 14 CONVEYING SYSTEMS

*Not Used*

## Division 21 FIRE SUPPRESSION

### 21 2000 Fire Extinguishing Systems

Provide new Supervised Automatic Fire Sprinkler System

Adjust or modify existing sprinkler heads as required to eliminate over spray.

Install new hardwired smoke alarms at all residential corridors per code. Additional scope TBD.

## DIVISION 22 PLUMBING

### 22 0000 Plumbing

Gas lines	Extend existing gas lines where necessary per unit plan revisions
Angle Stops	New angle stops and flexible connections at all plumbing fixtures
Kitchen Sinks	New double bowl stainless steel sink w/ trap at all units. New single handle valve kitchen faucet. <b>PNA:</b> 23 sinks, 22 faucets
Toilets, Replacement:	<u>As Needed</u> . Replace existing WC's where broken or non-functioning (back discharge type at Level 1). <b>Estimated Scope:</b> Allow for replacement of 30 rear discharge toilets and 60 floor discharge toilets <b>PNA:</b> 53 sinks
Toilets, Remove & Reset	All toilets to remain to be removed and reset after installation of new flooring.
Tub Mixing Valves	Replace existing tub valves where tile surround is replaced or where existing valves are beyond repair. Provide new anti-scald mixing valves. <b>PNA:</b> 76

Tubs, Remove & Reset      Inspect existing framing and plumbing at tub. Where necessary, remove existing tub to repair plumbing and framing. Re-set tub after necessary repairs are complete.

Plumbing Leaks:      Repair as Needed. Where there is evidence of plumbing leaks inside the wall, remove gypsum board and inspect existing plumbing and repair leaks or deteriorated portions. Perform pressure test on each unit to verify that system is water tight.

*Ad/Alt*

*Plumbing Repair: Perform pressure test on plumbing system as needed, identify location of any leaks and repair as required.  
Plumbing Repair: Where wall finish is removed behind plumbing fixtures, inspect existing plumbing for deterioration and leaks and repair as required.*

## DIVISION 23

## HVAC

### 23 0000      HVAC

Bathroom Exhaust      New exhaust system for baths

Kitchen Exhaust      New kitchen exhaust duct in dropped soffit and termination at exterior wall

Replace Heaters      Provide new high efficiency hydronic heaters  
**PNA: 8**

Replace Thermostats      Provide new programmable thermostats

Dryer Vents      Clean dryer vents

*Add/Alt*

*Provide dryer vents for potential new Laundry Room*

## DIVISION 26

## ELECTRICAL

### 26 0000      Electrical

Electrical Service      Upgrade service to specific Buildings as indicated on Electrical Drawings. Existing conduit and switch gear to be re-used where serviceable.

New Service      Pull new wire from switch gear at end wall of building to existing sub-panel. Existing sub panel to be re-used. Provide new bus bar and circuit breakers

Kitchen Outlets	Additional outlets and new ground fault interrupter outlets to provide circuit protection required by current codes.
Bath Outlets	New ground fault interrupter outlet to replace existing outlet.
Smoke Detectors	New hardwired smoke alarms with battery back to meet code. Additional scope TBD <b>PNA: 13</b>
Light Fixtures	<u>As Needed.</u> Replace existing with similar. <b>Estimated Scope:</b> Replacement of 140 Fixtures (one per unit)
<i>Ad/Alt</i>	<i>Replace all light fixtures as follows.</i> <ul style="list-style-type: none"><li><i>• Kitchen: fluorescent, ceiling mounted</i></li><li><i>• Bathrooms: fluorescent, wall mounted</i></li></ul>
Outlets and Switches	<u>As Needed.</u> Replace existing where broken or non-functioning. <b>Estimated Scope:</b> Replacement of 140 devices (one per unit).
Cover plates	Clean all. Replace as necessary
<i>Ad/Alt</i>	<i>Cable TV - New Cable services to all Units. System to be Design/Build. Contractor to provide trenching, conduit and backfill required to bring service to termination box at each building. Owner's cable provider to pull cable to each building, and install distribution system and outlets in each building. Wiring may be run in new attic space. Provide minimum of two new cable outlets at each unit, one at Living Room and one at Master Bedroom.</i>
<i>Ad/Alt</i>	<i>Dishwasher - New dedicated circuit for new dishwashers</i>
New controlled access system	Provide Sentex or equal key pad call system at pedestrian gates, linked to intercoms at individual units. Provide electric strikes at gate.  Access controlled pedestrian gates where indicated – 4 total

**26 5000 Site Lighting**

New Building mounted site lighting at areas not adequately covered by existing lighting. Distribution metered from house meter at each building.

Additional pole-mounted light fixtures at areas not adequately covered by building mounted site lighting.

**Division 27 COMMUNICATIONS**

**27 0500 Communications**

**Division 28 ELECTRONIC SAFETY AND SECURITY**

**28 3000 Electronic Detection and Alarm**

**Division 31 EARTHWORK**

*Add/Alt 31 2200 Earthwork and Grading*

*Re-grade areas immediately adjacent to buildings to provide proper drainage away from buildings and re-grade to insure proper drainage to existing storm drain inlets.*

**31 2333 Trenching, Backfilling and Compacting**

**Division 32 EXTERIOR IMPROVEMENTS**

**32 1000 Paving**

New 4" thick concrete sidewalk to replace existing sidewalk where damaged. Typical walk 4' wide.

New seal coat over all existing asphalt paving

Re-stripe parking spaces

**32 3000 Site Improvements** Access controlled pedestrian gates where indicated – 4 total

New 7'-0" metal picket fence with 5/8" vertical pickets @ 6" O.C., located between buildings near perimeter of site

**Estimated Scope:** 80 linear feet of fencing

*Add/Alt New raised community garden planters*

*Add/Alt Access controlled rolling gate at parking lots where needed*

**32 8000 Irrigation**

Adjust sprinklers to prevent over-spray onto face of buildings and walkways serving individual units

New controllers where required

Relocate heads as required

Adjust existing sprinkler heads, to avoid over spray

**32 9300 Plants**

Prune existing trees where required to eliminate branches in contact with building and to maintain health of the tree

Provide soil amendments and turf or ground cover at re-graded areas

New landscaping at new fence & gates

**Division 33 UTILITIES**

**33 0000 Utilities** Check all valves and connections for proper function

**33 1000 Water Utilities**

**33 3000 Sanitary Sewerage**

Sewer Laterals

Locate clean outs and run power snake through all laterals to check for blockage, remove blockage where encountered. At laterals where there is evidence of damage in line, use remote camera to examine possible damage. Replace or repair damaged laterals on as needed basis.

**33 4000 Storm Drainage** Open all catch basins and flush system

**33 5000 Fuel Distribution** Gas and water meters to remain at current location

**33 6000 Hydronic and Steam Energy**

**33 7000 Electrical**

Relocate unit meters. Refer to drawings for locations.

Upgrade service to specific Buildings as indicated on Electrical Drawings. Existing conduit and switch gear to be re-used where serviceable.

*Add/Alt*

*Cable Service - New Cable services to all Units. System to be Design/Build. Contractor to provide trenching, conduit and backfill required to bring service to termination box at each building. Owner's cable provider to pull cable to each building, and install distribution system and outlets in each building. Provide minimum of two new cable outlets at each unit, one at Living Room and one at Master Bedroom.*

**33 8000      Communications**