



April 26, 2017

Rod Wood, General Manager  
Matt Woodard, Project Manager  
Hidden Valley Lake Community Center  
18677 Lakeridge Circle  
Hidden Valley Lake, CA

RE: **Evaluation and Cost Assessment of Necessary Building Repairs**

Hidden Valley Lake Community Center  
Hidden Valley Lake, CA

Dear Rod & Matt,

Thank you for meeting me and Larry Miyano from MKM at the community center last week. Below is list of requirements and necessary repairs to bring the center back to a habitable condition, along with an estimate of the associated costs for each. This assessment is based on my findings during our site review as well as the information provided in MKM's structural review dated March 21, 2017 and the previous reports you provided prepared by Gentry Engineering (March 2007) and Williams + Paddon (June 2013).

Our review of the building was a visual inspection only; no forensic exploratory discovery was conducted. Further, it is not in our purview to make any assertions pertaining to the usability of any portion of the building in its current condition.

The damaged state of the building can be attributed to years of deferred maintenance and neglect, as pointed out in the 2007 and 2013 reports. The repairs outlined below are limited exclusively to the work necessary to allow safe occupation of the building and do not include cosmetic work within the interior of the building nor any work in the kitchen (aside from ensuring functionality of the electrical and mechanical systems as noted in Item 8 below).

Additionally, it has not been determined if the extent of the repair work being proposed would be sufficient for the building department to require the entire building be upgraded to meet the current code requirements.

<b>Item Description</b>	<b>Cost</b>
1. <u>Preparation of Construction Documents</u> Preparation of architectural and structural drawings showing areas of repair, and materials specifications with complete descriptions of extent and manner of repairs for building department review. Includes provision for an ADA consultant and estimated permit fees.	\$56,000.00

Item Description	Cost
<p>2. <u>Roof Water Damage Repairs</u></p> <p>Removal of existing roofing.  Repair/replacement of all damaged structural members due to water infiltration and dryrot.  Installation of all new roof sheathing and roofing (asphalt shingles).  Installation of all new fascia and gutters.</p>	\$165,000.00
<p>3. <u>Exterior Finish Repairs</u></p> <p>Replacement of siding and trim, limited to water damaged areas only.  Repairs to properly enclose all building penetrations for piping, etc. to prevent water infiltration.</p>	\$116,000.00
<p>4. <u>Window Frame Repairs</u></p> <p>Repairs to existing window frames, maintaining existing glass.</p>	\$35,000.00
<p>5. <u>Door Repairs/Adjustments</u></p> <p>Repairs to existing broken or non-functional door hardware and adjustment of doors to allow for proper opening and closing. Does not include use of any new door hardware, as this would trigger additional ADA work (see below).</p>	\$20,000.00
<p>6. <u>Waterproofing Membrane at Deck</u></p> <p>Dismantling of existing temporary protections closing off the deck area.  Removal of damaged/failed waterproofing and damaged structural members.  Installation of new structural members as needed and new waterproofing membrane.</p>	\$68,000.00
<p>7. <u>Exterior Paint</u></p> <p>Painting of all exterior siding, trim and painted deck components with a high quality paint to prevent further weather damage.</p>	\$55,000.00
<p>8. <u>Electrical &amp; Mechanical System Repair</u></p> <p>Assess and make necessary repairs to the existing electrical and mechanical systems to maintain functionality for the next couple of seasons. There is no guarantee that the mechanical system, in particular, can be fully repaired or how long the repairs will allow the system to run, but this cost estimate does not include full replacement as recommended in the earlier reports, as we understand that this is not financially feasible at this time.</p>	\$40,000.00
<p>9. <u>ADA Requirements for Accessibility</u></p> <p>A building official and/or ADA consultant should be engaged to assist in determining the precise requirements for the ADA compliance work needed to open the building to the public. Upgrade work requires that the building be brought up to current ADA code, while repair only work does not trigger this requirement. However, since 1992 ADA does require that every business take steps to continually eliminate barriers wherever possible when readily achievable. Reasonable steps must be taken in order to make the community center as accessible as possible, particularly entrances/exits, public spaces and bathrooms.</p>	\$132,000.00

Final determination of requirements and cost will require additional research. For the purposes of this evaluation and cost assessment, we are providing a budget of approximately 20% of the overall repairs costs, as it is a general rule that building officials will not require work in excess of that amount when only repair work is being undertaken.

<b>Item Description</b>	<b>Cost</b>
10. <u>Contingency</u> The full extent of damages cannot fully be assessed until the roof/ceiling/walls are opened up. With that in mind, we expect there will be further repairs needed that are not visible at this point. A 10 - 15% contingency is recommended to provide for these unknowns.	\$103,000.00
<b>PROJECT TOTAL</b>	<b>\$790,000.00</b>

I hope this estimate provides you with the information you require for your next steps. Please let me know if you have any questions after you have had a chance to review this information.

Regards,



Rich Blanchard