



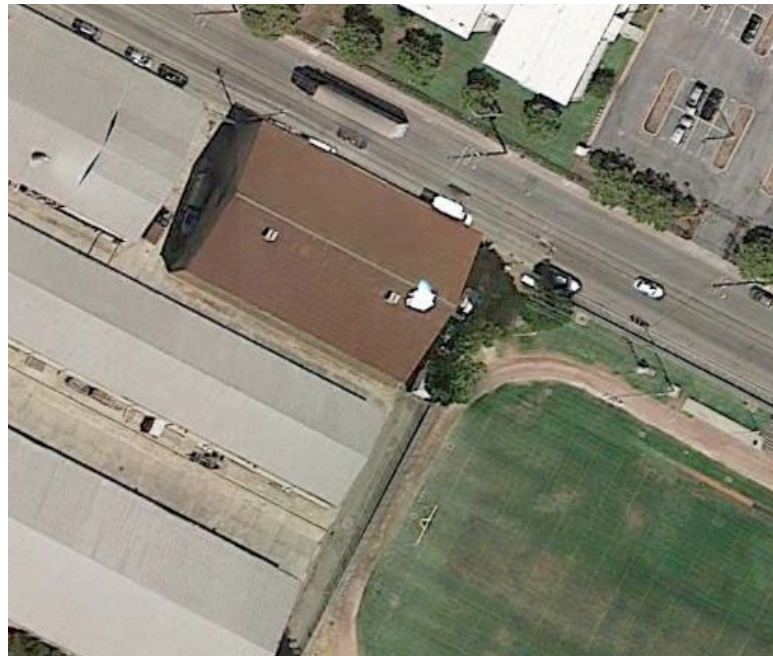
Food Services Warehouse

2146 Clement Avenue

Food Services Warehouse - Background Information

The Food Services warehouse adjacent to Thompson field is a wood-framed corrugated metal building with corrugated metal roof. It is used to store and distribute district-wide food to the district kitchens for preparation. It is a storage facility only, not a food preparation facility.

The Warehouse contains a small office and dedicated toilet room, storage racks, and a storage mezzanine. It also contains a walk-in cooler/freezer installed in 2011.



Food Services Warehouse - Existing Conditions Summary

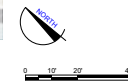
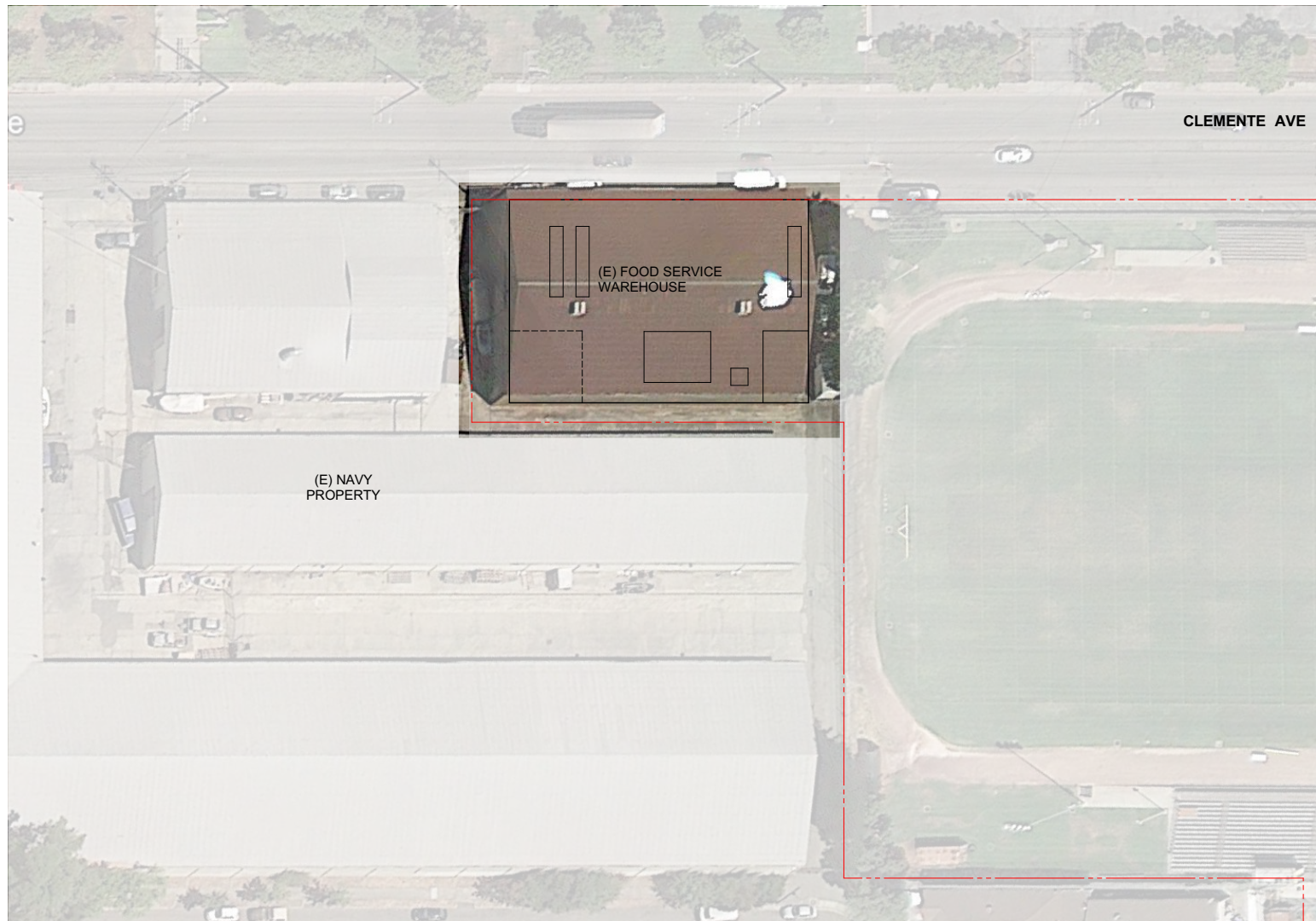
Accessibility

- Entrances are not accessible and need to be reconfigured.
- Restroom does not meet current accessibility standards and needs to be reconfigured.
- Clearances within office do not meet accessibility standards and need to be reconfigured.

Building Systems and Structural Integrity

- Siding is in poor condition and needs to be replaced.
- Structural elements appear sound but do not meet current code requirements.
- Roofing is totally inadequate and needs to be replaced.
- Thermal insulation does not exist.





FOOD SERVICES WAREHOUSE SITE PLAN

Food Services Warehouse - Facilities Needs Spreadsheet

| CATEGORY | SOURCE | DESCRIPTION (Deficiency/Remedy) | ESTIMATED TAKE OFF | | COST/ UNIT | 30% Soft Cost Allowance | TOTAL COST |
|---------------|--------|--|--------------------|------|------------|-------------------------|------------|
| | | | Qty. | Unit | | | |
| SITE ISSUES | | | | | | | |
| | FA | Threshold is non compliant & landing greater than 2% slope. Remove and replace threshold. Saw cut and removed existing landing and construct landing with 2% max slope. | 100 | SF | 22.00 | 660.00 | \$2,860 |
| | FA | No accessible parking provided. Provide accessible parking and signage with path of travel to building. | 1 | LS | 2500.00 | 750.00 | \$3,250 |
| | FA | No accessible path of travel from public sidewalk. Remove and replace existing driveway to provide accessible path of travel. | 1,800 | SF | 15.00 | 8,100.00 | \$35,100 |
| Sub-Total | | | | | | \$41,210 | |
| ARCHITECTURAL | | | | | | | |
| | FA | Food warehouse office: pedestrian entry not accessible Install code compliant exterior landing. Install accessible door with code compliant hardware and threshold. | 1 | LS | 45000.00 | 13,500.00 | \$58,500 |
| | FA | Food warehouse office: interior floor and ceiling finishes are worn out and may contain asbestos. Test for asbestos. Remediate as necessary. Replace with new. | 1 | LS | \$10,000 | 3,000.00 | \$13,000 |
| | FA | Food warehouse office: interior wall and finishes are worn out and may contain lead. Test for lead. Remediate as necessary. Replace with new. | 1 | LS | \$10,000 | 3,000.00 | \$13,000 |

Food Services Warehouse - Facilities Needs Spreadsheet

| CATEGORY | SOURCE | DESCRIPTION (Deficiency/Remedy) | ESTIMATED TAKE OFF | | COST/ UNIT | 30% Soft Cost Allowance | TOTAL COST |
|---------------------|--------|--|--------------------|-------|------------|-------------------------|------------|
| | | | Qty. | Unit | | | |
| | FA | Food warehouse office: interior door to warehouse has non-accessible hardware. Replace with accessible hardware. | 1 | LS | \$1,000 | 300.00 | \$1,300 |
| | FA | Food warehouse office: existing toilet room clearances and fixture are outdated and non-accessible. Build new accessible toilet room with new walls, finishes, fixtures, and accessories, new accessible door and signage. | 1 | LS | \$35,000 | 10,500.00 | \$45,500 |
| Sub-Total | | | | | | | \$131,300 |
| MECHANICAL/PLUMBING | | | | | | | |
| | FA | Lavatory, sink faucet /drinking faucet and water closet non ADA compliant. Provide low water consumption, ADA lavatory and faucet, separate ADA refrigerated drinking faucet and new low water consumption, ADA water closet. | 3 | units | \$3,000 | 2,700.00 | \$11,700 |
| | FA | No ventilation in warehouse. Provide roof ventilators and intake louvers. | 5 | units | \$6,000 | 9,000.00 | \$39,000 |
| Sub-Total | | | | | | | \$50,700 |

Food Services Warehouse - Facilities Needs Spreadsheet

| CATEGORY | SOURCE | DESCRIPTION (Deficiency/Remedy) | ESTIMATED TAKE OFF | | COST/ UNIT | 30% Soft Cost Allowance | TOTAL COST |
|------------|--------|--|--------------------|------|------------|-------------------------|------------|
| | | | Qty. | Unit | | | |
| ELECTRICAL | | | | | | | |
| | FA | Existing interior and exterior lighting controls are not CAC Title 24 compliant. Provide new lighting controls, including time clock, relay cabinet and occupancy sensors. | 1 | LS | \$20,000 | 6,000.00 | \$26,000 |
| | FA | Inadequate exit signs provided for emergency egress. Provide exit signs with battery pack at egress paths. | 15 | EA | \$1,000 | 4,500.00 | \$19,500 |
| | FA | No interior emergency lighting provided for emergency egress. Provide interior battery pack fixtures for minimum code coverage. | 15 | EA | \$1,000 | 4,500.00 | \$19,500 |
| | FA | Exterior building lighting is outdated and appears inadequate. Replace and add new exterior wall packs. | 12 | EA | \$1,500 | 5,400.00 | \$23,400 |
| | FA | Existing telephone service is outdated. If telephone upgrade is desired, replace existing system with one preferred by District, includes new head end equipment and (8) phones . | 20000 | SF | \$2.25 | 13,500.00 | \$58,500 |
| | FA | No data systems are provided. Provide data outlets. | 20000 | SF | \$3 | 18,000.00 | \$78,000 |
| | FA | No data systems are provided. Provide data outlets. | 8 | EA | \$750 | 1,800.00 | \$7,800 |

Food Services Warehouse - Facilities Needs Spreadsheet

| SOURCE | DESCRIPTION (Deficiency/Remedy) | ESTIMATED TAKE OFF | | COST/ UNIT | 30% Soft Cost Allowance | TOTAL COST |
|-----------|---|--------------------|------|------------|-------------------------|------------|
| | | Qty. | Unit | | | |
| FA | Site does not have bell/clock/speaker system. Clock/bell may not be required at this site, speaker system could be useful. If desired, provide public address speaker system, including master console and speakers. | 20000 | SF | \$2.50 | 15,000.00 | \$65,000 |
| FA | Does not appear that all perimeter doors and openings are protected. Add door contacts and motion sensors. | 10 | EA | \$500 | 1,500.00 | \$6,500 |
| FA | Interior warehouse area appears dark, foot-candle levels may not be adequate. Provide additional HID high bay fixtures. | 6 | EA | \$2,500 | 4,500.00 | \$19,500 |
| FA | Suspended fluorescent fixtures at task areas appear to be older models with T8 lamps and magnetic ballasts. Replace with new energy efficient T5 lamp fluorescent strip fixtures with electronic ballasts, reflector and wire guard. | 6 | EA | \$1,200 | 2,160.00 | \$9,360 |
| Sub-Total | | | | | | \$333,060 |

Food Services Warehouse - Facilities Needs Spreadsheet

| CATEGORY | SOURCE | DESCRIPTION (Deficiency/Remedy) | ESTIMATED TAKE OFF | | COST/ UNIT | 30% Soft Cost Allowance | TOTAL COST |
|-------------|--------|---|--------------------|------|------------|-------------------------|-------------|
| | | | Qty. | Unit | | | |
| STRUCTURAL | | | | | | | |
| | FA | No lateral force resisting system present. | | | | | |
| | FA | Provide ply on inside face of exterior walls at 2 corner bays each direction. Foundations will need to be upgraded at new shear wall locations. | 4 | Loc | \$4,000 | 4,800.00 | \$20,800 |
| | FA | Existing gable wall framing inadequate for out of plane loads | | | | | |
| | FA | Provide additional full height wall framing and or brace existing framing back to truss. Assume each end of building only | 4000 | SF | \$15 | 18,000.00 | \$78,000 |
| | FA | Inadequate roof diaphragm (2x12 flat diagonal bracing at underside of roof framing) | | | | | |
| | FA | Assume new ply including R & R roof membrane. Provide diagonal steel rod bracing or new plywood. | 20000 | SF | \$30 | 180,000.00 | \$780,000 |
| Sub-Total | | | | | | | \$878,800 |
| TOTAL COSTS | | | | | | | \$1,435,070 |