

ELIZABETH MCLACHLAN CONSULTING, INC.
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PHYSICAL NEEDS ASSESSMENT

For

THE GOTHAM
835 TURK STREET
SAN FRANCISCO, CA 94102



NOVEMBER 16, 2021

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PHYSICAL NEEDS ASSESSMENT – GOTHAM – SAN FRANCISCO, CA

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I. OVERVIEW

This report is prepared at the request of the San Francisco Housing Accelerator Fund (“SFHAF”). It is provided for the sole use of SFHAF, The City and County of San Francisco, and its agents and assignees.

The format of and sections covered in this report are based on This report is based upon ASTM guidelines for property conditions assessments.¹

The purpose of the report is to identify, based on the visual inspections, the systems and conditions present at Gotham, a 114-unit motel property located in San Francisco, California.

The property inspections were conducted on June 25, 2021, and again on November 8, 2021 by Elizabeth McLachlan Consulting, Inc. (“EMC”). The owner’s representative, a representative from SFHAF, and other consultants accompanied and/or were present while Elizabeth McLachlan was onsite for the property inspections.

The scope of inspections consisted of a visual evaluation of the project site, building exteriors, basement, roof, interiors and common areas, and 6 of the 114 total motel rooms on June 25, 2021. Eight units were inspected on November 8, 2021. The inspections were visual in nature. No detailed analyses or calculations were made to verify the adequacy of the building systems.

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.

Current Property Information

Project Name:	835 Turk Street / The Gotham / Vantaggio Suites
Project Address:	835 Turk Street, San Francisco, CA 94102
Property Manager:	Donald – owner’s representative
Current Owner:	Private ownership – RTRN Investment
Date of Original Construction:	1929
Date of Last Rehab:	Unknown. Building permit history from SF DBI shows limited completed work.
Parcel Size:	6,899 s.f.
Number of Buildings:	One
Building Type, Occupancy	SRO / Hotel
Total building area:	36,488 s.f. – (SF Property Information Map)
Unit size:	150 – 200 s.f. - estimated
Number of Units:	114

¹ See ASTM E-208-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*.

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Unit Mix:	114 SRO units with full bathrooms. Varying sizes depending on location. Each “stack” has identical unit sizes and configurations
Assessor’s Parcel ID:	0761016A – San Francisco County
Common Areas /Amenities:	Lobby/front desk, restaurant/dining room, parking garage
Parking:	Two levels of ground and sub-grade parking
Building Construction:	Type I, Masonry Concrete
Roof Construction:	Flat, built up with mineral sheet finish. Parapet walls with sheet metal cap.
Exterior Walls:	Concrete, stucco
HVAC:	Boiler provided heat to unit radiators
Fire/Life and Safety:	Hardwired smoke detectors. Central fire alarm system.
Landscaping:	None
Present at Inspections:	June 25, 2021: SFHAF staff: Kate Hartley and Becca Hutman Mimi Sullivan and Koji Saida, Architects Ryan Bogert, ZFA Structural Engineers Owner’s representative from the Ehmer Group Onsite property manager. November 8, 2021 Onsite property manager, Donald.
Date of Inspections:	June 25, 2021 and November 8, 2021
Inspection Days’ Weather:	Both days: Partly cloudy and cool

Site Visit

The property inspections were conducted on June 1, 2021 and on November 8, 2021.

The scope of the inspections consisted of a visual evaluation of the project site, building exteriors, all interior common areas, garages / basement areas, lobby, stairs and landings, dining room, roof, laundry and a total of 14 of the 114 SRO units over the two inspection days.

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

No hazardous materials reports were provided for review.

Given the age of the building, it is possible that hazardous materials were used in the original construction of the building and its appurtenances.

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A Phase I environmental testing and limited lead and asbestos testing reports should be conducted. All findings and recommendations made in the hazardous materials testing and reporting should be reviewed and completed, as appropriate. Amounts for those reports are shown on Appendix A.

An operations and maintenance manual should be created and held onsite, if not already done. Such manual will provide procedures for hazardous materials handling. The current hazardous materials testing firm may be able to provide that kind of service.

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/Owner, any management entity, or any 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 *ASTM E2018-15 – Standard Guide for Property Conditions Assessments: Baseline Property Condition Assessment Process*.

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, documents reviewed (See chart on p. 5.) and on comparable field experience.

Included with this report are these:

- This narrative report containing information regarding systems and conditions as observed during inspections, along with details on each item.

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- Appendix A - Immediate Physical Needs
- Appendix B - A 20-year Replacement Reserve Study.
- Project photographs are embedded into the relevant sections of this report.

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, 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

Recommendations made in this report are based on visual 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. The *2019 California Green Building Standards Code CalGREEN* were reviewed for the observations and recommendations for this property.

<https://codes.iccsafe.org/content/CAGBSC2019/cover>. Specifically, the residential mandatory measures should be met when the property undergoes rehabilitation. See, <https://codes.iccsafe.org/content/CAGBSC2019/chapter-4-residential-mandatory-measures>

A. INSPECTION SCOPE

In June and November 2021, the site and building exteriors were physically inspected to the fullest extent possible, including the following specific elements: interior common areas, exterior and interior site lighting, site irrigation and drainage, stairs and landings, elevator, exterior walls and roofing, roof drainage, mechanical, electrical and plumbing systems and two of the three retail spaces. The interiors of 14 of the 114 motel rooms were also inspected at that time.

B. DOCUMENTS RECEIVED AND REVIEWED

The following list of documents was requested at the outset of this PNA endeavor.

- As built drawings;
- Construction specifications;
- Any previous Physical Needs Assessment, Capital Needs Assessment, property conditions report(s) or similar;
- Any written bids or estimates for proposed scope of work;
- Current replacement reserve amounts;
- List of proposed repairs;
- Phase I environmental, seismic inspection, Lead based paint, asbestos reports, or similar inspection reports;
- Major capital improvements done since project was constructed (e.g., roof, window, siding, foundation, etc. repair work, if any).

The following documents were received for review from SFHAF for this report.

- Floor plans
- Architectural drawings dated April 1, 1929 by HC Baumann, Architect
- Vantaggio Suites listing pamphlet dated [no date] by The Ehmer Group
- *Observation and Assessment Report* dated November 12, 2021 by Saida + Sullivan Design Partners and ZFA Structural Engineers.

II. PROPERTY CONDITIONS

A. IMMEDIATE ISSUES & CONCERNS

The overall condition of the subject property appears to be good, however, it has some major capital improvements that need to be addressed in the immediate term. The building was reportedly renovated over the last 7 years, according to the owner's representative onsite at the time of inspections. The renovation work included renovation of the finishes at the hotel rooms, common areas, the dining area, hallways, stairs. The elevators were also substantially replaced at that time.

This assessment is based on the observed conditions of the building exteriors and interiors. Based on the visual observations, the quality of the original construction appears to have been adequate.

The approach to recommendations in this report aims to make necessary capital improvements as soon as possible in the immediate scope of work, Appendix A – Immediate Capital Needs. The building may also have to undergo required structural upgrades in order to meet current building codes. Hazardous materials identification, encapsulation/abatement work may be necessary.

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This report also contains a Replacement Reserve Study, Appendix B, 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 was completed prior to the start of the reserve term.

Recommended Critical Capital Needs

Specialty inspections

Structural: Geotechnical

A structural engineering assessment was completed for this property and was reviewed for this report. Based on the recommendations in that report, a geotechnical assessment should precede the recommended structural upgrades for the building .

Hazardous Materials

Conduct hazardous materials inspection report to determine if any lead containing or asbestos containing materials are present and propose hazards. Any necessary mitigation, encapsulation or removal should be done as soon as possible.

Fire, Life Safety

Conduct inspection with licensed fire safety firm to ensure that: a) smoke detectors and smoke alarm systems meet the requirements of the San Francisco Fire Department Code; b) The subject property may need to meet the Pillow Ordinance. <https://sf-fire.org/fire-safety-requirements-building-owners> ; c) CO detectors are installed in all necessary locations and; d) all emergency signage meets requirements. Further, the existing fire escapes should be inspected and certified for safety, if required.

Mechanical/Electrical/Plumbing

It is strongly suggested that the building mechanical systems, particularly HVAC, electrical systems, and plumbing systems be inspected and evaluated by respective licensed contractors. The electrical equipment, including the main switchboard and subpanels, or some parts of it, appear to be original. Full "home run" inspections of electrical wiring are recommended. If there are legacy systems that are not used/are disconnected, they should be removed. The elevator was recently modernized, and it appeared that a new service panel was installed for that upgrade.

Accessibility

Common area and unit accessibility corrections, as may be required. Ensure that all paths of travel at the common areas are accessible. Units may need to be modified and the number of units may need to be increased to meet accessible requirements, if any.

Building Exterior/Structure

- Based on structural engineer's evaluation, conduct a voluntary seismic upgrade. This will require extensive demolition, temporary relocation of mechanical/electrical and plumbing systems, reconfiguration of garage and basement access, installation of new structural systems, according to plans. Concrete slabs at both garage levels were

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damaged and worn. Repair/remove and replace terra cotta tiles currently installed in the basement (lower parking) stairwell and other locations throughout as those materials are damaged or missing in many locations.

- Roof parapet walls / cap flashing – should be sealed and painted.
- Exterior siding work is needed to repair aged and worn siding
- Replace door to elevator penthouse
- Replace siding / paint at elevator penthouse
- Replace window sections at rear stairwell.
- Replace all three garage doors and garage door openers
- Replace door on Elm Street

Mechanical / Electrical / Plumbing

- Trash collection. Trash plan needed if the property will be converted away from motel use (where there is daily or regular housekeeping services). There is no trash chute. Trash is removed from rooms to the upper garage trash collection area.
- Electrical systems upgrades as identified by a licensed electrical contractor. Main service upgrade, main switch board / service disconnect, subpanel, wiring, outlets, GFCI/AFCI outlets as may be required. Many newer subpanels and conduits were observed inside the building and labeling at the main service was confusing. Upgrades to electrical are presumed to have to do with the fire alarm, elevator, and possibly SRO unit power for microwaves and refrigerators.
- Plumbing repairs to waste, supply and venting, as may be identified by a plumbing contractor.
- Heating and cooling systems as may be identified by a mechanical contractor.
- Replace all lighting at basement (lower garage) and upper garage, stairwells between the two levels, and around all mechanical equipment on both garage levels.
- Replace mechanical vent unit for laundry room

Interior Common Areas

- Add mechanical ventilation systems to lobby, hallways and garages.
- Replace flooring, lighting and entry door at the upper garage laundry room. Remove commercial laundry equipment at lower garage (basement) unless there is a need for it.
- Clean up lower basement areas / remove excess items.
- Repair walls and flooring at garage levels, in conjunction with the seismic/structural work.

B. GENERAL DESCRIPTION & CONDITIONS

The Gotham is located mid-block on Turk Street, between Franklin and Gough Streets, in the Opera Plaza neighborhood of San Francisco, California.

The property is located in a high density area with surrounding multi-unit apartment building, small business, restaurants and organizations.

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The property has been used as a residential motel and is currently named *Vantaggio Suites*. According to documents reviewed, the property has been an SRO hotel for much of its history.

The building is currently nearly vacant. Approximately fourteen rooms were occupied at the time of the most recent site visit.

The overall conditions of the interior spaces is good. The lobby, hallways and motel rooms have been recently renovated.

C. SITE CONSTRUCTION

1. SOILS CONDITIONS

A soils analysis was not available for review. The underlying geologic materials may be a factor for evaluating structural conditions at the project. No unusual settling conditions that could be immediately attributable to soils were observed at the time of inspection.

According to FEMA flood maps, the property and building do not appear to be located in any designated flood hazard areas²; therefore, flood insurance may or 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.



² FEMA flood mapping <https://msc.fema.gov/portal/search?>

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FEMA Flood Map for subject area. See link in footnote 2.

2. DRAINAGE/TOPOGRAPHY

The building is situated on a slightly sloped parcel; the rear of the building (at Elm Street) being at the lowest point.

Roof drainage includes gutters and downspouts. The downspouts route to the subsurface drainage or into the landscaping. Roofs and roof drainage are discussed below in *Roof Systems*. No adverse conditions were noted or reported with roof drainage. Inspections took place during very dry times so drainage-in-action could not be observed

Basement level drainage is achieved via natural sloping. No mechanical drainage systems, such as a sump pump, were noted.

Building conditions, specifically structural conditions, could not immediately be *tied* to topography or drainage conditions.

3. PARKING

There are two levels of parking at the property. Parking for the upper (main level) of the building is accessed via the automatic garage door on Turk Street. The entry driveway leads to the main level parking. There are approximately 7 parking spaces in the upper garage. The lower garage is accessed via garage doors on Elm Street, at the rear of the building. That parking area is used for parking and storage. The condition of both parking garages is poor. Extensive wear and deterioration of the concrete surfaces was noted. The walls of the garages are worn and in need of repairs. Rehabilitation work for both garages is assumed to be included in the seismic retrofit work.



Upper garage



Lower garage

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4. TRASH COLLECTION

Trash and recycling bins are located in the garage. There is no trash chute in the building. There are no trash rooms on the residential floors.

Trash disposal requires that residents transport their trash to the basement or other trash locations.

Installing a trash chute in the building is likely to be prohibitive in terms of architectural/structural options, as well as cost. There does not appear to be an adequate location for a trash chute.

5. LANDSCAPING

The building occupies the full footprint of the parcel. There is no landscaping.

6. FENCING, SIGNAGE, SITE SECURITY

There is no fencing at the building.

Entry to the residential building is achieved through the wood framed, glazed entry door at 835 Turk Street.

Signage for the residential building is limited to lettering at the entry door.

Security is a concern at the property. Security cameras are installed at the building interior hallways, lobby entrance, lobby interior and stairwells.



Entry doors

7. EXTERIOR SITE LIGHTING AND INTERIOR COMMON AREA LIGHTING

Exterior lighting is limited to the lights mounted into the entry awning. It is assumed that city streetlights provide lighting for the building exteriors. There is a light at the roof access door as well.

All interior hallway and common area lighting is assumed to have been replaced in the last few years. Room lighting is also assumed to be new.

8. ACCESSIBILITY

Construction of the Gotham took prior to the 1992 Americans With Disabilities Act.

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.

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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. It is not an audit or in-depth analysis of the accessibility conditions at the Gotham.

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, as follows. If a full accessibility audit is required, it is recommended that the project owner or sponsor engage the services of a qualified accessibility auditor.

- Entry to the building is not barrier free. There is a step-up to the entry which may exceed the required limits described by the ADA guidelines.
- Entry door to the building requires grasping a non-ADA compliant door handle and action to pull the door outward. The door hardware is not compliant, and the swing-action of the door is not compliant.
- There is no automatic entry mechanism into the building.
- Clearances in the lobby may be accessible as the lobby area is large and spacious.
- At least one of the elevators may be accessible given that they were recently replaced. If not, it is assumed that an exemption was granted or is possible.
- Access to and maneuverability to the garages and within the garages are not barrier free.

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- Units may or not be fully accessible, although some accommodations have been made in units with “accessible” bathrooms.

Again, this section of the PNA report is not a detailed accessibility audit. The owner/sponsor must determine what, if any requirements, must be met to achieve accessibility at the property

Depending on future use of the building, and possibly other factors, an accessibility audit may be required. The audit, if required, should be performed by a licensed or certified accessibility auditor.

D. BUILDING CONSTRUCTION

1. STRUCTURAL AND FOUNDATION SYSTEMS

The project was completed around 1929, and structurally it appears to have remained intact.

As-built drawings were available for review. The plan set, dated April 1, 1929 by HC Baumann, Architect was provided for review. The following details were taken from the reviewed plan set.

- Basement foundation with concrete flooring and walls, concrete ceiling framing.
- Wood framed flooring structures, including cross bridging between the floor joists
- Wood floor diaphragms
- Wood framed roof structures, including 2”x8” roof rafters, and installed in place roof trusses.
- Concrete bearing walls with concrete footings.
- Parapet bracing was observed at the roof.
- Spandrel and column connection details, as well as typical floor framing details are shown on Sheet S2 of the reviewed plan set.

Additionally, unspecified underpinning was permitted by the SF Department of Building Information’s online search databased. this work was done in 2005 and 2008. See <https://sfplanninggis.org/PIM/>.

The observed conditions of the building interiors were good since the common areas and rooms were recently renovated. The building structural conditions, however, are in need of upgrades. A structural report was provided for review. The findings and recommendations in that report should be carried out in the immediate scope of work. Corresponding costs, based on that report, are shown on Appendix A.



Terra cotta wall and crumbling footing wall – observed at boiler room – upper garage



Stressed concrete post at upper garage (east side) near electrical switchgear



Structural steel at driveway entrance

2. EXTERIOR SIDING AND TRIM

The exterior siding is concrete and masonry. Concrete walls were noted at the rear of the building. The building also has architectural detail work along the roof eave and decorative trim around the building entry. These details have been preserved and should continue to be preserved.

The exterior siding materials are original to the building. The overall condition of the siding is fair. At 100+ years old, it should be expected that moderate wear would occur. Wear was noted at the exterior siding. Repairs, as needed, and exterior paint, should be done in the immediate scope of work. Care should be given to maintaining the historical elements of the building exterior.

The elevator and stair penthouse should be re-sided when the siding work is done. Significant peeling paint and wear were noted.



Concrete wall siding at east side of building

3. ROOF SYSTEMS

The roof system consists of mineral cap sheeting over the wood roof framing and surface. Parapet walls surround the building perimeter and those are covered with sheet metal. According to DBI records, the roof was installed in 2005.

The roofing is in good condition and should be expected to last another 5-7 years.

When roof surfaces are replaced in the future, the contractor should provide a minimum 30 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.



Roof surfaces

4. WINDOWS

The window openings are original, wood framed sections. Windows are wood framed and are either original or moderately repaired/replaced. The windows are single paned, double hung units. No issues were found. Historic windows of these kinds are typically very inefficient when it comes to heat gain and loss for the interior spaces. Since they are old and single paned, they don't have high insulation qualities.

The rear stairwell windows are metal framed units with wired glass panes. These windows are in poor condition and should be replaced.



Unit window



Stairwell window

5. STAIRS, RAILINGS AND HALLWAYS

Upper units are accessed via the elevators and via a central stairway located in the middle of the building. The stairs are wood framed and enclosed. Stair railings are wood dowel type railings. Stair treads are coated with carpet. Stairs, railings and carpeting are in good condition.

The rear stairs are pre-fabricated metal stair sections. They are in fair condition.

Hallways have vinyl plank flooring, painted walls and ceiling lighting. The hallways are in good condition. The finishes are newer.



Main stairs

6. HAZARDOUS MATERIALS & WOOD DESTROYING PESTS

Hazardous materials are discussed earlier in this report. As mentioned, measures to address any suspect materials and handling thereof must be included in any future scope of work.

No areas of dry rot were noted at the property. Since the buildings were recently renovated and painted, observable conditions such as dry rot or evidence of wood destroying pests were not seen. If dry rot conditions are believed to be present, then a wood destroying pests inspection and report is recommended.

E. CONDITION OF BUILDING INTERIORS – SRO UNITS

1. ROOM DESIGN AND OVERALL CONDITIONS

The units have solid core entry doors with lever style locksets and keyless entry systems. All entry doors, frames and locksets are in fair or good condition having been repaired and restored in the recent rehabilitation.

Flooring at the residential rooms is loop carpet, with tile at the bathrooms. All rooms contain sleeping area, a full bathroom, lighting, a small refrigerator and microwave, 1 or more beds, at

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least one window, All units are essentially the same in size and configuration in stacks – on the second through sixth floors – meaning 306 is the same layout at 406, and so on. The first floor (not ground) is slightly different due to the community room and kitchen. Room sizes are *small, medium, large*. The large rooms can accommodate three persons. Medium and small rooms can accommodate 1-2 persons, though the small rooms have just one bed.

An exhaust fan provides ventilation in the bathrooms. All bathroom fans are assumed to have been replaced when units were renovated.

Heating is provided to the units via floor mounted hydronic radiators.

The average condition of the observed motel room interiors was very good.



Medium room with 2 beds

2. INTERIOR FIXTURES

a) Resilient Flooring & Carpet

The inspected units have loop carpet flooring. All observed flooring was in good or very good condition.

b) Appliances

Each residential room has a microwave and a small under-cabinet refrigerator. All observed appliances were in good condition.

c) Cabinets/ Countertops

The rooms do not have any cabinetry, other than the currently provided nightstands or desks.

d) Sinks/Lavatories /Faucets

The bathroom sinks are pedestal type. Faucets are mixing type manufactured by Delta or others. No issues were noted with sinks or faucets.



Bathroom

e) Shower Surrounds and Tubs

Tubs and shower surrounds are in very good condition. Each surround is tiled, and the tubs are enameled steel or fiberglass. Tubs are enameled steel units. They are either in-kind replacements of the originals, or the originals themselves.

f) Shower Valves and Toilets

Shower valves are mixer types manufactured by Delta. Future replacements should include anti-scald devices.³

³ 2007 California Plumbing Code, Section 418.0.

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Toilets were observed to be low flow models. All toilets should meet or exceed current CalGREEN requirements.



Tub, surround and valve

g) Interior Doors and Frames

The interior doors are wood panel doors with globe handles. Most of the observed doors appear to be original. Door hardware was observed to be original in a few units.

h) Electrical Fixtures

Ceiling mounted fixtures are installed at the sleeping areas, entry and bathrooms in the units. All fixtures are recent replacements.

The bathrooms are mechanically ventilated with exhaust fans that have lights installed with them. It is recommended that all bathroom be fitted with continuously running low cycle exhaust fans at the bathroom ceilings, regardless of whether the bathroom has a window. Moisture accumulation in the bathrooms can be greatly reduced by a constantly running fan.

GFCI receptacles were present in the bathrooms and kitchens.

Hard wired smoke detectors with battery backups are installed in all units as described below in the Fire and Safety section of this report at the end of this document.

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i) Interior Walls /Ceilings

The walls and ceilings are generally in good condition. Some of the observed unit walls show unevenness, presumably due age.

j) Window Coverings/Traverse Rods

All units have horizontal vinyl blinds. Blinds were observed to be in good condition.

k) Painting

A semi-gloss paint should be utilized at the 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 include the lobby, manager's office, and ground floor kitchen.

The Lobby is located at the building entrance. The lobby area has retained historic beauty with high ceilings, decorative picture railing, tile flooring, and historic finishes. flooring. There is a front desk counter and a seating area. The finishes and fixtures appear to be in good condition. All finishes and fixtures are assumed to have been replaced during the recent rehabilitation.



Lobby

The Kitchen and Community Room are located on the 1st floor. At the time of inspections, the kitchen and community room were offline due to the COVID 19 pandemic.

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The manager's office is located behind the front desk. It is a small room with a desk and storage cabinets. There is also a restroom at the ground floor, behind the stairs. The bathroom finishes are in good condition.



Community room

F. MECHANICAL, ELECTRICAL, PLUMBING AND LIFE SAFETY SYSTEMS

No drawings were provided for mechanical, electrical or plumbing systems. Fire sprinkler drawings were provided for review.

1. SYSTEMS LOCATIONS

Hot water heaters for the residential building are located at the upper garage.

Fire alarm panel is located at the ground floor office. **Fire alarm equipment** is located on each floor of the building. This includes pull stations and alarm sounders.

Fire sprinkler backflow and meters are located at the upper garage near the driveway entrance.

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Electrical main gear is located at the upper garage. **Subpanels** are located throughout the building.

All unit heaters and heating controls are located in the sleeping rooms on the hydronic floor units. Hydronic heat is provided via the unit radiators from heated water from water heaters located on each floor.

Water shutoff valves are assumed to be located at the garage. They were not observed.

Mechanical ventilation units are limited to the bathrooms. No mechanical ventilation is provided for the hallways or common areas. No mechanical ventilation was noted for the garages. An ancient wall mounted fan was noted at the lower garage, but it is assumed that that fan is not operational.

Gas meters are located inside a plywood shed that was constructed in the basement. This plywood shed needs to be vented. It is assumed it was created to create a designated "room" for the gas meters. The overwhelming smell of gas when the doors are opened needs to be corrected.

2. PLUMBING & SEWAGE FLOW

Supply and waste lines for the property include observed: galvanized materials and copper for supply and cast iron for waste. Vent piping types vary.

Ages of plumbing materials appeared to vary greatly. Some well-aged waste piping was observed, older supply piping was observed. Evidence of historic water leaks were noted in the basement.

Since the plumbing systems are a hodge-podge of materials, it is recommended that the plumbing: supply, waste and vent systems be evaluated by a licensed plumbing contractor or engineer.



Garage ceiling

3. HOT WATER HEATING

The hot water heating systems include a well-aged AO Smith hot water boiler and three 119 gallon hot water storage tanks.

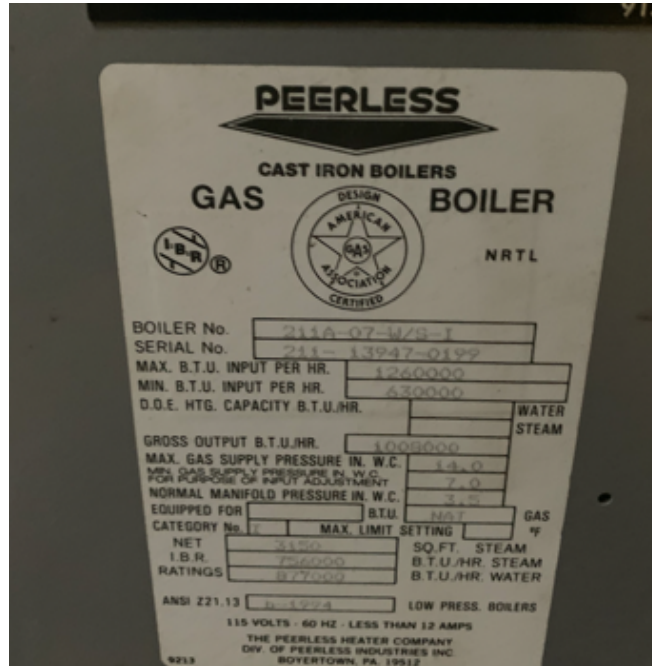
No issues were noted or reported with the domestic hot water systems for the residential building, however due to the building being largely vacant, no real-world usage was currently in place. Since the hot water heating systems are located in an area of the building which will be greatly disrupted by the seismic retrofit work, the equipment will be temporarily offlined or replaced entirely. Replacement is recommended in favor of installing and using more efficient equipment.

4. HEATING & COOLING

Each unit has a floor mounted radiant heating unit. The water is supplied to the heater from the hot water heaters on each floor. The heat panel is control via thermostat on the unit. These heaters were installed six years ago, according to the owner's representative.

There are no air conditioning systems at the residential building.

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Heating boiler tag

5. ELECTRICAL

The building is serviced by a 400 amp main which, by all accounts, is original. Numerous newer subpanels and presumably additional service have been added over the years. It is assumed that some additional power service has been added to electrify the newer elevators at the building and for other purposes. No logic could be adhered to the electrical systems for the building. No electrical permit data could be located on the SF DBI website.

It is strongly recommended that an electrical engineer evaluate the existing systems, conduct a load calculation and make recommendations for electrical work at the building. Removal of the original and aged electrical systems should occur in the immediate scope of work. Install new or upgraded electrical service, main switchboard, panels, conduct, wiring.



Transformer / service entry container at electrical switchgear area. No information as to whether this is online or not was ascertained. The tag was worn off.



Main and various subpanels. Newer meter above.



Original tag on breaker cover

6. ELEVATORS

The residential building is serviced by two geared traction elevators. Each elevator is a six-stop elevator. The elevators run side-by-side presumably in a shared shaft. The elevator machine room is located at the basement. The elevators were modernized in recent years. No specific details were provided, but it is assumed that that work included: new or refurbished motors, new controls, hoistway gear, governors, sheaves, as well as cab/car finishes and floor call controls. Electrical systems for the elevator would have to have been upgraded. Newer breakers, as well as fire alarm relay modules, were observed at the elevator machine room.

7. MECHANICAL VENTILATION

Bathrooms are mechanically vented. Fans are assumed to have been installed in the last 5-7 years.

8. GAS SERVICE

Gas meters are located at the lower garage. Gas is provided for boilers, laundry equipment and possibly for other systems in the building.

9. SOLAR PHOTOVOLTAIC SYSTEMS

At present, solar energy systems are not installed at the property. There is a ripe opportunity to install solar PV systems, assuming it is feasible. The building is situated such that it is likely that solar collection could be maximized at this property.

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10. FIRE ALARM SYSTEM / EMERGENCY SYSTEMS & BACKFLOW

Each SRO unit is equipped with hard wired smoke detectors, a fire alarm sounder and fire sprinkler distribution points.

The common areas are is equipped with hard wired smoke detectors, a fire alarm sounder and fire sprinkler distribution points, and emergency lighting.

Emergency signage and way finding signs were not observed at any interior locations.

Fire suppression backflow equipment was noted at the upper garage. Fire suppression piping and sprinkler heads are noted throughout the building. The piping is surface mounted. The piping and heads extend to just inside most of the residential room.

Fire extinguishers are installed in cabinets in some locations in the hallways, at the kitchen of the restaurant and at the bar space.

The property has a central fire alarm system. The panel is located at the ground floor office, and the service equipment is located in the upper garage. Pull stations and alarm sounders are located on the hallways. Fire hose stands with valves are located on the residential hallways. The fire alarm replacement was done in the late 2000s according to DBI records.

A fire escape installed at the Turk Street sides of the building. If not done in recent years, the fire escape should be evaluated for structural integrity and operation.

A standpipe connection was observed at the main entry for the residential building. The standpipe runs from the ground to the roof.

All fire life and safety equipment must be maintained in good working order and must comply with prevailing building and fire codes at all times.



Fire alarm panel



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Hose and extinguisher on residential floor

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The following data sheets are included at the end of this report. Key notes to the data sheets follow below each heading. Each of these appendices will also be provided in Microsoft Excel format.

APPENDIX A: IMMEDIATE PHYSICAL NEEDS

APPENDIX B: REPLACEMENT RESERVE STUDY

November 16, 2021

The Gotham

835 Turk Street

San Francisco, CA 94102

**Appendix A to the Physical Needs Assessment
Immediate Physical Needs**

114 SRO Units	Originally constructed in 1929			NOTES: This Immediate Needs worksheet and its data should not be used as a construction cost estimate or estimate scope, but primarily as a list of areas of deficiencies which should be addressed. DISH is strongly encouraged to seek estimates as needed. Soft costs, such as consultant fees, overhead, general conditions, cleanup/janitorial, insurance, profit and exclusions are not included. General conditions are not included.
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	Area/Item	Priority	QTY	Unit Cost	Totals	Description
	Specialty Inspections					
14	Structural Evaluation	1	1	\$25,000	\$25,000	Structural eval for current foundation/building structure, fire escapes, roof, etc., if further evaluation is deemed necessary. Design details, furthering initial design for structural / seismic retrofit.
2	Hazardous materials	1	1	\$7,500	\$7,500	Testing for hazardous materials (if not already done). Prep of O&M for future hazmat handling.
30	Plumbing systems evaluation	1	1	\$7,500	\$7,500	Obtain evaluation of plumbing systems, piping, hot water/heat distribution.
28	Electrical systems evaluation	1	1	\$7,500	\$7,500	Obtain evaluation of existing conditions by licensed elec contractor. Do load calculations for the building. Determine upgrade needs and provide recommendations.
	SUBTOTAL					\$47,500
	Building Envelope / Structure					
14	Demolition & Abatement	1	1	\$1,250,000	\$1,250,000	Regarding structural upgrade: demo existing concrete, posts, basement/garage walls, stairs. Demo related mechanical, electrical, plumbing. Abate/remove/encapsulate hazardous materials.
14	Voluntary Structural Upgrade / Seismic Retrofit	1	1	\$5,500,000	\$5,500,000	Temp relocation of MEP. Per design by structural engineer: install new concrete foundation members steel beams, micropiles, concrete shear walls, concrete finish flooring at garages. Build/install new stairs, drywall, finishes. Soft costs: Permitting, geotech evaluation, testings, special inspections, traffic control, etc.
17	Elevator room penthouse	1	1	\$6,500	\$6,500	Replace siding at penthouse. Paint.
17	Exterior siding	1	1	\$400,000	\$400,000	Siding repairs where siding is damaged or worn. Prep and paint exteriors.
18	Stairwell windows	1	6	\$17,500	\$105,000	Replace original metal framed windows at stairwell due to age and wear.
	SUBTOTAL					\$511,500
	Life Safety					
30	Add life safety systems to the garage areas	1	1	\$75,000	\$75,000	General allowance to add full coverage to basement with fire suppression systems, if not already done. Install fire alarm pull stations, smoke detectors, as required in basement areas.
30	Emergency signage	1	1	\$110,000	\$110,000	Design, fabricate and install emergency signage for the entire building, including the retail spaces and basement. All signage to meet current building and fire codes, as may be required. Install wayfinding signage for building levels.
						\$185,000
	Interior Repairs					
12	Lobby lighting	1	1	\$6,000	\$6,000	Replace older fixtures at lobby ceiling
14	Garages - carpentry, drywall	1	1	\$125,000	\$125,000	Demo/remove old equipment - clean up garage areas where overloaded/piled up. Clean up wiring and piping. Add pipe insulation where pipe insulation is missing or worn. Repair /finish walls, ceilings and flooring where needed, in conjunction with structural work. Replace walls and general cleanup at boiler room, electrical service area, etc.
9	Trash collection	1	1	\$35,000	\$35,000	Designate new trash area at basement which will serve residents. Add signage to area. Add compactor.
						\$166,000
	Mechanical / Electrical / Plumbing					

The Gotham835 Turk Street
San Francisco, CA 94102**Appendix A to the Physical Needs Assessment
Immediate Physical Needs**

114 SRO Units	Originally constructed in 1929			NOTES: This Immediate Needs worksheet and its data should not be used as a construction cost estimate or estimate scope, but primarily as a list of areas of deficiencies which should be addressed. DISH is strongly encouraged to seek estimates as needed. Soft costs, such as consultant fees, overhead, general conditions, cleanup/janitorial, insurance, profit and exclusions are not included. General conditions are not included.
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	Area/Item	Priority	QTY	Unit Cost	Totals	Description
25, 29	Plumbing	1	1	\$575,000	\$575,000	To replace existing waste and supply laterals/risers/vents as a result of structural work.
27	Domestic Hot Water	1	1	\$75,000	\$75,000	Replace hot water heater and storage tanks, and pumps.
27	Heating boiler, et al.	1	1	\$125,000	\$125,000	Replace heating boiler, pumps, piping
28	Electrical	1	1	\$450,000	\$450,000	Replace old switch gear and panels. Upgrade service as may be needed and identified by an electrical contractor.
28	Electrical - lighting	1	1	\$90,000	\$90,000	Replace exterior lighting, add more. Replace older fixtures in common areas. Replace all lighting fixtures at garages.
27	Unit heaters	1	43	\$550	\$23,650	Replace older radiators and valve controls.
27	Mechanical ventilation	1	1	\$50,000	\$50,000	Mechanical ventilation for common areas/hallways
9	Garage doors - doors, openers	1	3	\$4,500	\$13,500	Replace doors and door operators.
	SUBTOTAL					\$627,150

TOTAL IMMEDIATE NEEDS**\$9,062,150**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	
1	Date: November 16, 2021																						
2	Appendix B to the Physical Needs Assessment																						
3	REPLACEMENT RESERVE STUDY																						
4	Page One																						
5	The Gotham																						
6	835 Turk Street																						
7	San Francisco, CA 94102																						
8	114 Units, Orig Const 1929																						
9																							
10																							
11																							
12	ITEM	QTY	EUL	RUL	UNIT COST	TOTAL COST	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTAL	
13	Building / Common /Envelope						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Years 1 - 15	
14	Parking Garages - Doors, Floors	3	15	15	\$ 4,500	\$ 13,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,500	
15	Exterior Lighting	15	15	15	\$ 800	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	
16	Exterior siding - repairs, sealing/paint	1	15	15	\$ 190,000	\$ 190,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,000	
17	Roof Systems	1	25	5	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	
18	Windows	114	25	20	\$ 1,200	\$ 136,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
19	Storefronts	1	25	20	\$ 18,500	\$ 18,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20	Mechanicals/Plumbing/HVAC																						
21	Sanitary Sewer Lines	1	50	20	\$ 45,000	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
22	Elevators - major systems	2	40	50	\$ 225,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
23	Bathroom fans	114	15	15	\$ 400	\$ 45,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500	
24	DHW Boiler & storage	1	25	25	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	
25	Heating boiler	1	25	25	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	
26	Fire Suppression System	1	50+	25	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
27	Fire Alarm, Sounders, Fire Ext.	1	40	30	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
28	Electrical Systems (panels, circuits)	1	50+	50	\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
29	Unit radiators	114	30	varies	\$ 800	\$ 91,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
30	Unit Interiors																						
31	Flooring (replace with LVP)	114	10	varies	\$ 800	\$ 91,200	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 120,000	
32	Bathrooms																						
33	Sinks/Faucets	114	15	varies	\$ 600	\$ 68,400	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 90,000	
34	Bathroom Flooring - Tile	114	30	25	\$ 2,400	\$ 273,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35	Shower Surround/Tub/ Valve	114	15	varies	\$ 4,000	\$ 456,000	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 48,000	
36	Common Areas																						
37	Tile flooring - lobby	1	50+	30	\$ 110,000	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
38	Office/Lobby/Community/Front Desk	1	10	10	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	
39	Hwallway Flooring	1	15	10	\$ 140,000	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ 140,000	
40	Required Expenditures from Reserves						\$ 14,000	\$ 14,000	\$ 14,000	\$ 26,000	\$ 189,000	\$ 14,000	\$ 62,000	\$ 14,000	\$ 14,000	\$ 56,000	\$ 154,000	\$ 14,000	\$ 14,000	\$ 26,000	\$ 238,500	\$ 863,500	
41	Starting Balance of Reserve						\$ 300,000	\$ 344,650	\$ 387,655	\$ 430,215	\$ 458,810	\$ 297,565	\$ 338,706	\$ 320,311	\$ 360,434	\$ 400,025	\$ 382,624	\$ 227,310	\$ 265,207	\$ 302,505	\$ 321,036		
42	Initial/ Annual Contribution				\$ 300,000		\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 1,163,550	
43	Withdrawals						\$ 14,420	\$ 14,853	\$ 15,298	\$ 29,263	\$ 219,103	\$ 16,717	\$ 76,252	\$ 17,735	\$ 18,267	\$ 75,259	\$ 213,172	\$ 19,961	\$ 20,559	\$ 39,327	\$ 371,575	\$ 1,161,761	
44	Interest (.5% annually)						\$ 1,600	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288	\$ 5,530	
45	Balance of RR						\$ 344,650	\$ 387,655	\$ 430,215	\$ 458,810	\$ 297,565	\$ 338,706	\$ 320,311	\$ 360,434	\$ 400,025	\$ 382,624	\$ 227,310	\$ 265,207	\$ 302,505	\$ 321,036	\$ 7,319	\$ 7,319	
46	NOTES:																						
47	Recommended initial deposit				\$ 300,000																		
48	Annual Deposit starts at:				\$ 57,570					114		505		57,570									
49	Interest rate:				1.50%																		
50	Inflation factor is:				3% compounded																		
51																							
52																							
53	1. Escalation on the annual contributions is not included.																						
54	2. The inflation factor included in the "Withdrawals" line is 3%.																						
55	This study assumes that all work outlined on Appendix A is completed and/or planned for completion prior to the start of the reserve term.																						
56																							

	W	X	Y	Z	AA	AB	AC	AD	AE	
1	Date: November 16, 2021									
2										
3	REPLACEMENT RESERVE STUDY									
4	Page Two									
5										
6	The Gotham									
7	835 Turk Street									
8	San Francisco, CA 94102									
9	114 Units, Orig Const 1929									
10		UNIT	2037	2038	2039	2040	2041	TOTAL		
11	ITEM	EUL	COST	16	17	18	19	20	Years 1-20	
12	Building / Common /Envelope									
13	Parking Garages - Doors, Floors	15	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,500	
14	Exterior Lighting	15	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	
15	Exterior siding - repairs, sealing/paint	10	\$ 190,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,000	
16	Roof Systems	30	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	
17	Windows	25	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
18	Storefronts	25	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
19	Mechanicals/Plumbing/HVAC									
20	Sanitary Sewer Lines	50	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
21	Elevators - major systems	50	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
22	Bathroom fans	15	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500	
23	DHW Boiler	25	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	
24	Heating boiler	25	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	
25	Fire Suppression System	50+	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
26	Fire Alarm, Sounders, Fire Ext.	50+	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
27	Electrical Systems (panels, circuits)	50+	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
28	Unit radiators	30	\$ 800	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 40,000	\$ 52,800	
29	Unit Interiors									
30	Flooring (replace with LVP)	10	\$ 800	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 160,000	
31	Bathrooms									
32	Sinks/Faucet	15	\$ 600	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 120,000	
33	Bathroom Flooring - Tile	30	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34	Shower Surround/Tub/ Valve	15	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,000	
35	Common Areas									
36	Tile flooring - lobby	15	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ 2,500	
37	Office/Lobby/Community/Front Desk	10	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	
38	Hwallway Flooring	15	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000	
39				\$ 19,700	\$ 17,200	\$ 17,200	\$ 17,200	\$ 54,000	\$ 988,800	
40										
41	Initial/ Annual Starting Balance of Reserve		\$ 7,319	\$ 33,312	\$ 62,620	\$ 91,221	\$ 119,087			
42	Initial/ Annual Contribution		\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 57,570	\$ 1,451,400	
43	Withdrawals		\$ 31,613	\$ 28,429	\$ 29,282	\$ 30,160	\$ 97,530	\$ 1,378,775		
44	Interest (1.5% annually)		\$ 37	\$ 167	\$ 313	\$ 456	\$ 595	\$ 7,098		
45	Balance of RR		\$ 33,312	\$ 62,620	\$ 91,221	\$ 119,087	\$ 79,722	\$ 79,722		
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