

AllWest Environmental

PROPERTY CONDITION ASSESSMENT

302 S. Market Street, San Jose, CA 95113



PREPARED FOR:

**Client Name
Address
City, State, Zip**

**ALLWEST PROJECT xxxxx.60
Date**

PREPARED BY:

**Preparer's Name and Title
California License No. C-xxxxx**

REVIEWED BY:

**Reviewer's Name and Title
California License No. C-xxxxx**



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PROPERTY CONDITION ASSESSMENT

302 S. Market Street, San Jose, CA 95113

I. EXECUTIVE SUMMARY

AllWest has completed a Property Condition Assessment of the above referenced site in accordance with ASTM E 2018-15 and industry standards. On [Date(s)], we visited the property and observed the condition of the structure, interior areas and tenant spaces. AllWest interviewed and toured the site with [Name], and [Name] both of the Westin San Jose. AllWest reviewed the City of San Jose Building, Fire and Planning Department records and various permitted architectural and structural construction documents.

This Executive Summary is provided solely for the purpose of overview. Any party who relies on this report must read the full report. The Executive Summary may have omitted important details, any one of which could be crucial to the proper understanding and subject matter risk assessment.

The purpose of this report is to inform the reader of the condition of the civil, architectural, mechanical, electrical, plumbing and landscape components that comprise the property and identify what conditions, if any, should be corrected to improve building systems, appearance and performance within the five-year report term.

A. PROPERTY DESCRIPTION

The Westin San Jose at 302 S. Market Street is a modified rectangular shaped six-story (plus basement) 123,505 sq ft, 171 room hotel constructed in 1926. It is developed on a single parcel of 0.56 acres. The hotel building also houses the Il Fornaio restaurant which has a street entrance on W. San Carlos Street.

The building is located San Jose's central business district which is loosely populated with a number of medium high-rise offices and hotels. For this report, the elevation facing W. San Carlos Street is project north.

The irregular parcel is flat with 196 feet of street frontage on W. San Carlos Street from east to west and 95 feet of frontage on S. Market Street. The site is in a FEMA zone D, an area in which flood hazards are undetermined, but possible.

The site is zoned DC (Downtown Primary Commercial). Building occupancies include R-1 (Residential - Hotel) and A-2 (Restaurant/Meeting Rooms). Construction type is presumed Type II-A (fully sprinklered). The building is architecturally significant and is on the National Register of Historic Places.

The structure has perimeter cast-in-place reinforced concrete bearing walls. The walls extend below grade and serve as retaining walls for the basement level. The typical floor and roof framing consist of concrete slabs and beams supported by interior concrete columns and the perimeter bearing walls. The building foundation system is assumed to consist of a concrete slab-on-grade with shallow spread footings supporting concrete columns and continuous wall footings supporting perimeter shear walls.

The site improvements appeared in "Good" condition. In general, the building fully occupies the site. At the northwest corner the building is cut short by a 45-foot wide chamfer where the main entrance is located. That portion of the property is occupied by the city sidewalk and paved street. There is also another unoccupied area south of the loading dock, near the southeast corner of the building. Along the south edge of the site there are a number of easements that allow pedestrian access to the loading dock, and provide trash storage adjacent to the southwest corner of the property.

The sidewalk along Market Street has a series of mature trees in grated wells. Along San Carlos Street there are several black rectangular planters. Standard city street lighting is supplemented by single globe lights on shorter metal poles along both sidewalks, which are associated only with the subject property.

Parking is only provided through valet parking in the San Jose Convention Center garage on the western side of Market Street nearby.

The building envelope is in "Good" to "Poor" condition. The roofing is a collection of the upper main roof, several smaller service roofs, and a tile roof over Penthouse storage, over the suites. The upper roofs consist of low-sloped roofs with bituminous built-up-roofing (BUR) membranes with maintenance coatings. There are two roofs over the ballrooms, one ballroom is roofed with a single-ply Thermoplastic Polyolefin (TPO) roof, another ballroom is roofed with Styrene-Butadiene-Styrene (SBS) modified bitumen.

The upper roofs are in "Fair" to "Poor" condition. The utility room at the northwest corner has a pitched roof with roofing tiles. The upper low-sloped main roof is at or reaching the end of its useful life. The membrane has been coated more than once. The membrane has degraded enough to see and touch reinforcement fabric of the membrane. Although there are no reports of leaks the upper roof, it may be allowing water into the concrete, possibly effecting the steel reinforcement. A new roof at the upper low-sloped roofs is recommended. The lower TPO and SBS BUR roofs are in "Good" condition.

The building exterior cladding is in "Fair" condition. The exterior cladding consists of stone, wood panels and terra cotta blocks at the First Floor, masonry at floors above. Terra cotta accents are used to delineate floor lines and as decorative accents at the Sixth Floor.

The terra cotta, stone, and masonry are in "Good" condition, with exception of some notable localized deteriorations. Restoration has occurred within the last 10 or more years. However, the historical terra cotta and brick should be under a more frequent repair cycle.

At the back side of the building cement plaster is the finish. The cement plaster is in fair to poor condition. Control joints should be installed in the plaster at the floor levels. Localized repairs throughout the south elevation is recommended to remove and prevent fall hazards. The decorative Juliet balcony at the northwest corner, over the main entry has large cracks. An investigation should be conducted to evaluate for fall hazards and the integrity of the structure, and the balcony should be repaired. Cracks near the southwest fire escape should be routed, sealed and cold jointed.

About half of the guest room windows in the courtyard have or had awnings on metal brackets. Many are currently missing or damaged. AllWest recommends replacement as an optional modernization expense.

The below-grade basement is in good condition, considering the age and use of the spaces. Offices, storage, housekeeping, and equipment rooms are located in the basement. The basement is partially below-grade. The south side of the building meets grade at the easement to the loading dock. Spaces at the north elevation and a vault at the west elevation are under a sidewalk. There is no evidence of major leaks.

The wood at the First Floor windows is in fair condition. Sealant is missing at the corners of the arches between the terra cotta and the wood. The wood at these corners are showing some decay. Soft and decayed wood should be replaced and the condition that has caused the decay to be remediated.

The windows and doors are in good condition. The windows are wood single-paned windows. Windows are arched at the sixth floor. All the windows in the six-story wing of the building have been sealed shut. Windows facing the south appear to be retrofit aluminum single-hung windows. Regular maintenance is recommended. There is a single major skylight over the first floor Atrium. It is in good condition and no leaks have been reported.

AllWest recommends to survey the exterior façade, repair the Juliet balcony, restore half-round wood windows at the restaurant and various other façade repairs. Building interior finishes are in "Good" condition.

Il Fornaio occupies street front space along San Carlos Street. The space is maintained by the tenant. Upkeep of common, guest and house areas, as defined below, are presumed the hotel's responsibility.

The in-house engineering staff is generally responsible for interior finishes, other than in the tenant space.

Finishes include stone, carpet, ceramic tile and concrete floors, painted gypsum board and concrete, painted wood wainscots, vinyl wallpaper, and dark-stained decorative wood and mirrors in the first floor common areas. Ceiling finishes include gypsum board, acoustical tiles, combinations of the two, painted concrete and dark decorative wood ceilings with coffers and beams, open to structure including painted and a large skylight.

Amenities include decorative rugs, decorative wood wall features and capital brackets at columns, comfortable seating in the lobby and lounge, chandelier lighting and a wood dance floor in the Grand Ballroom.

The HVAC systems appeared in "Good" condition except as noted:

Guestroom heating and cooling is provided by in-room water source heat pumps (WSHP). WSHPs are tied into a building-wide condenser water loop. The condenser water loop circulates to a pair of rooftop evaporative condensers for heat rejection and to a basement natural gas fired boiler for heat addition. Meeting rooms and common areas use four-pipe fan coil units and packaged air conditioners. Roof mounted exhaust fans serve building restrooms and other back of house spaces.

Overall building cooling capacity is approximately 450 square feet per ton, which is within industry standards for hotel occupancies. Overall building heating capacity is approximately 8 BTUs per square foot, which is within industry standards for hotel occupancies.

Five packaged air conditioner units and two fan coil units will reach the end of their EUL within the report term, and should be replaced.

The physical condition of the electrical system appeared "Good" condition except as noted:

Utility owned, vault-mounted transformers provide 120/208-volt service and 277/480-volt service to main electrical switchgear. The 120/208-volt service feeds a 2,000-ampere main electrical switchgear, located within the main electrical area. There is a 277/480-volt, 1,200-ampere main switch located within a wall-mounted exterior panel. This panel feeds a lower-level step-down transformer and 120/208-volt, 1,000-ampere main panel. Electrical wire in conduit serves two electrical rooms on each floor and wall mounted electrical distribution panels in back of house areas. Electrical rooms house wall mounted electrical distribution panels to serve guestrooms, corridor lighting, and power loads.

Overall building electrical capacity is approximately 12 watts per square foot, which is within industry standards for hotel occupancies.

The physical condition of the natural gas system appeared "Good."

The natural gas service enters the property from San Carlos. The utility connection and meter are located within a precast vault beneath the sidewalk and were not observed. Natural gas is provided for space heating, domestic water heating, and for cooking. Where observed, natural gas appliances use flexible connections.

The physical condition of the plumbing appeared "Good."

The building is provided with a pit-mounted under-sidewalk domestic water service. Where observed, domestic water piping is copper tubing and sanitary waste and vent piping is cast iron pipe. The building is provided with a natural gas service with meter. Backflow prevention devices were not observed. Municipal water pressure is adequate to supply the property.

The physical condition of the fire protection system appeared "Good."

The site is protected by an 8" fire sprinkler service with backflow preventer and sidewalk duplex fire department connection. There is also a stairwell standpipe with a 4-way fire department connection. There are also corridor cabinets with 2" fire department connections on each floor. Sprinkler piping was observed to be black steel pipe with *Victaulic* couplings. City water pressure appears adequate.

The building is protected by an addressable fire alarm system. Initiation devices such as guestroom, corridor, and fan coil unit smoke detectors are used and if alarmed, the panel signals guestroom and corridor horns.

Illuminated exit signs and emergency light fixtures use battery backup. Phosphorescent exit signs were also observed.

Security systems appeared in "Good" condition.

The main lobby doors remain unlocked, and the lobby desk stationed, at all times. Touch pad access readers are used at all guestroom and meeting room doors. Building security cameras are located at building entrances and other selected areas. Images are monitored on site by property management.

The condition of the vertical transportation and conveying systems appeared "Good" to "Poor."

Vertical transportation is provided by four elevators, including two traction passenger elevators near the lobby, a traction service elevator at the east end of the building and the hydraulic kitchen elevator serving between the basement and first floor. The kitchen elevator is nearly 30-years old, in poor condition and anticipated to require system modernization during the report term. The other three elevators were recently modernized.

Accessibility is generally "Good".

There is no site parking. Path of travel, door thresholds, hardware and widths generally comply

with code. Common area restrooms at the basement and Second Floor are generally compliant.

Elevator cabs generally meet Accessibility code requirements; upgrade of elevator features to meet current code requirements is included in the ongoing elevator modernization project.

B. SUMMARY OF FINDINGS

AllWest found the building to be in generally "Good" condition with the following exceptions, summarized in the following categories:

Code/Life Safety

- Juliet balcony investigation and hazard abatement;
- Replace doorknobs with lever handles at employee bathrooms;
- Provide Accessible toilet stalls;
- Provide Accessible urinals;
- Replace lavatory with one compliant for knee space;
- Install compliant door signage.

Capital Expenditure

- Replace BUR roof at the main roof;
- Replace drain domes at lower roof levels;
- Façade survey and develop restoration maintenance protocol;
- Façade maintenance;
- Install control joints at floor lines at rear of the building;
- Restoration of wood at half-round windows at the restaurant;
- Rout cracks of cement plaster, seal cracks and cold joint adjacent to the fire escape;
- Juliet balcony repair;
- Replace three 10-ton and one 20-ton packaged air conditioners, serving meeting rooms, based upon expected useful life (EUL) and existing condition;

- Replace two 4-pipe fan coil units, serving the lobby and bar, based upon EUL and existing condition;
- Modernize the kitchen elevator;
- Perform elevator five-year load tests.

Modernization/Improvement

- Replace canvas awnings and brackets over windows where previously installed.

C. IMMEDIATE REPAIRS & REPLACEMENT RESERVES

Immediate Needs

Immediate Needs are defined as physical deficiencies that require immediate action to correct (1) existing or potentially unsafe conditions; (2) significant negative conditions impacting marketability or habitability; (3) material building code violations; (4) poor or deteriorated condition of critical element or system or (5) a condition that if left "as is" would cause or contribute to critical element or system failure within one year or a significant escalation in repair costs.

Immediate Repair Needs as indicated in the Immediate Needs & Replacement Reserves Analysis are estimated at **\$939,704**. Expenditures include replacing the BUR roof with a new TPO roof at the upper roof, modernizing the kitchen elevator and repairing the Juliet balcony.

Replacement Reserves

Replacement Reserves are funds allocated for (1) priority-based repairs of physical deficiencies resulting from poor design, faulty installation, or the substandard quality of original systems or materials, (2) deferred maintenance, and (3) replacements of components or systems that have realized or exceeded their Expected Useful Life (EUL).

EUL is defined as the average amount of time in years that an item, component or system is estimated to function when installed new, assuming routine maintenance is practiced. AllWest applies EUL standards established by such organizations as the American Society of Heating, Refrigeration and Air-conditioning Engineering, Inc. (ASHRAE) and the U.S. Department of Housing and Urban Development (HUD) but may modify them following a subjective evaluation of an item, component or system by experienced, licensed professionals.

Date

IMMEDIATE NEEDS & REPLACEMENT RESERVE ANALYSIS

Westin Hotel, 302 S. Market street San Jose, California



Project No:	
Bldg Age in Years:	95
No. of Floors:	6
Approximate Gross Area:	123,505

No	Sec	Photos	ITEM	Avg EUL (yr)	EFF AGE (yr)	RUL (yr)	Quantity	Unit	Cost Estimate Source	Unit Cost	Immediate Needs	Replacement Reserves					Years 1-5 Cumulative	Modernization Costs (Optional)				
												2022 Year 1	2023 Year 2	2024 Year 3	2025 Year 4	2026 Year 5						
SITE WORK																						
EXTERIOR ENVELOPE																						
1	C.01	E1-7	Replace BUR roof with new TPO roof at upper low-slope roof.	20	20	0	15,000	SF	Estimate	\$25.00	\$375,000						\$0					
2	C.01	-	Replace the drain domes at the lower roof levels.	NA	NA	NA	-	-	Allowance	\$2,500.00	\$2,500						\$0					
3	C.02	9, 17, 18	MODERNIZATION: Replace canvas awnings and brackets over windows where previously installed.	NA	NA	NA	25	EA	R.S. Means	\$1,076.40								\$26,910				
4	C.02	E27-29	Façade survey and develop restoration maintenance protocol.	NA	NA	NA	1	LS	Estimate	\$30,000.00	\$30,000						\$0					
5	C.02	E27-29	Façade maintenance.	NA	NA	NA	1	LS	Estimate	\$7,500.00						\$7,500	\$7,500					
6	C.02	E24	Install control joints at floor lines at the back side of the building.	NA	NA	NA	1,560	SF	Estimate	\$35.00	\$54,600						\$0					
7	C.03	E30	Restoration of wood at half-round windows at the restaurant.	NA	NA	NA	1	LS	Estimate	\$10,000.00	\$10,000						\$0					
8	C.04	E23, E26	Rout cracks of cement plaster, seal cracks and cold joint adjacent to the fire escape.	NA	NA	NA	500	LF	Estimate	\$15.00	\$7,500						\$0					
9	C.04	E31	Balcony investigation and hazard abatement.	NA	NA	NA	1	LS	Estimate	\$30,000.00	\$30,000						\$0					
10	C.04	E31	Juliet balcony repair.	NA	NA	NA	1	LS	Estimate	\$75,000.00	\$75,000						\$0					
STRUCTURAL																						
INTERIOR FINISHES																						
EQUIPMENT & SYSTEMS																						
11	F.02	M-3	Replace 10-ton meeting room packaged air conditioners at end of EUL.	20	29	0	3	EA	Estimate	\$25,000.00	\$75,000						\$0					
12	F.02	M-3	Replace 10-ton meeting room packaged air conditioners at end of EUL.	20	20	0	1	EA	Estimate	\$25,000.00	\$25,000						\$0					
13	F.02	M-4	Replace 20-ton meeting room packaged air conditioner at end of EUL.	20	18	2	1	EA	Estimate	\$50,000.00	\$50,000						\$0					
14	F.02	M-2	Replace two 4-pipe fan coil units at end of EUL.	30	40	0	2	EA	Estimate	\$25,000.00	\$50,000						\$0					
15	F.09	100, 101	Modernize the kitchen elevator.	30	25	0	1	EA	Estimate	\$150,000.00	\$150,000						\$0					
16	F.09	24	Perform elevator five-year load tests.	NA	NA	NA	3	EA	Estimate	\$500.00	\$1,500						\$0					
ACCESSIBILITY																						
17	G.03	82	Replace door knob hardware with Accessible lever handles at employee bathrooms.	NA	NA	NA	2	EA	RS Means	\$232.83	\$466						\$0					
18	G.03	84	Provide Accessible toilet stalls.	NA	NA	NA	2	EA	RS Means	\$824.85	\$1,650						\$0					
19	G.03	85	Provide Accessible urinals.	NA	NA	NA	2	EA	Estimate	\$351.00	\$702						\$0					
20	G.03	86	Replace lavatory with Accessible unit.	NA	NA	NA	1	EA	RS Means	\$627.12	\$627						\$0					
21	G.03	82	Install compliant door signage.	NA	NA	NA	2	EA	Estimate	\$79.56	\$159						\$0					
TOTAL IMMEDIATE NEEDS COSTS											\$939,704											
											Sub-Total	\$0	\$0	\$0	\$0	\$7,500	\$7,500					
											2.5% Inflation Factor per Year	1.025	1.051	1.077	1.104	1.131						
											Inflation Amount	\$0	\$0	\$0	\$0	\$986	\$986					
											Total with Inflation	\$0	\$0	\$0	\$0	\$8,486						
TOTAL ANNUAL RESERVES																	\$8,486					
											Total Annual Reserves (\$ Per SF)						\$0.07					
											Total Annual Reserves (\$ Per SF Per Year)						\$0.01					
TOTAL MODERNIZATION COSTS (Optional)																		\$26,910				

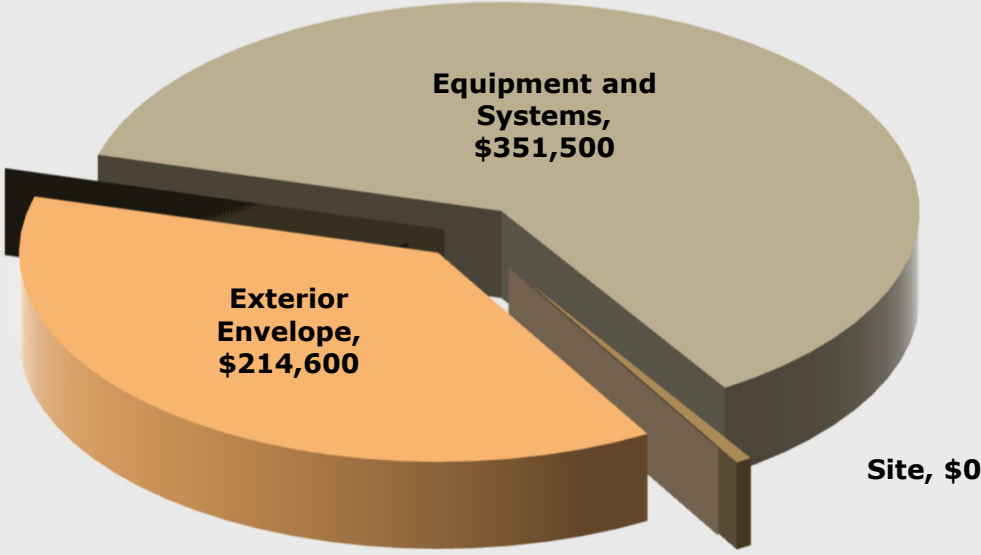
ABBREVIATIONS:
 LS = Lump Sum Allowance
 EA = Each
 SF = Square Foot
 RUL = Remaining Useful Life
 EFF AGE = Effective Age
 UNK = Unknown
 V = Various
 EUL = Expected Useful Life
 N/A = Not Applicable or Not Assessable

TOTAL EXPENSES BY CATEGORY

(Immediate Needs and Replacement Reserves)

Interiors, \$0

Structural, \$0

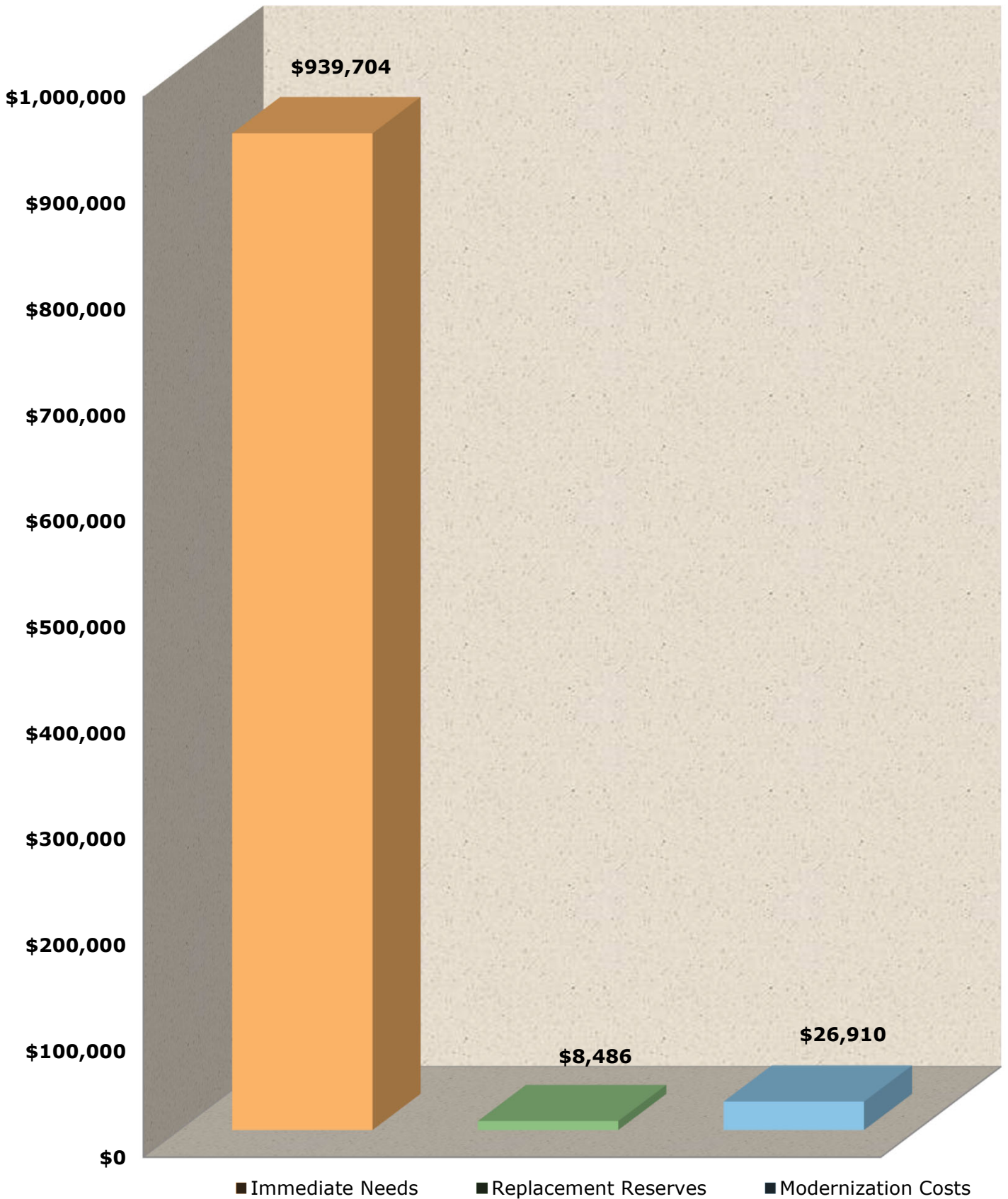


Site, \$0

Accessibility, \$3,604

- Site
- Exterior Envelope
- Structural
- Interiors
- Equipment and Systems
- Accessibility

EXPENSE BY TYPE



The five-year replacement reserve is estimated at **\$8,486** which includes a 2.5 % per year inflation factor. Expenditures include the façade maintenance program.

Modernization/Improvement

Items in this category are not mandatory or essential but are recommendations for general improvements and modernization to bring the property up to current standards or best practices. The spreadsheet includes Modernization items as a separate section from the main body of the spreadsheet so that the costs for this work are totaled separately.

Modernization items as indicated in the Immediate Needs & Replacement Reserves Analysis are estimated at **\$26,910**. The suggested item is replacing canvas awnings and brackets where previously installed.

II. REGULATORY REVIEW

The Certificate of Occupancy was issued January 1, 2021.

The project was designed to meet the San Jose Building Code adopted in 1890.

AllWest contacted agencies of the City of San Jose for building, planning, and fire protection information. Copies of the records obtained from the city and county are included in the appendix.

Documents provided for review include the following:

1. "Repairs of Sainte Claire Hotel," Lee & Fan, Architecture & Planning/Steve Yang & Associates, March 8, 1982;
2. Structural drawings: "The Sainte Claire Hotel" Dominic Chu, Consulting Structural Engineer, May 6, 1992;
3. Remodel to Sainte Claire Hotel, San Jose, California, Backen Arrigoni & Ross, Inc., November 18, 1991;
4. Sainte Claire Hotel Accessibility Upgrades, Arcsine Architecture, December 4, 2009;
5. City of San Jose original Building Permit: November 27, 2012.

Other documents reviewed include:

1. Property Condition Assessment: EMG Engineering, February 6, 2017;
2. Property Condition Assessment: AEI Consultants, April 4, 2017;

3. Site Accessibility Evaluation, CamCasp Services, Inc., March 14, 2018.

The building appears in general compliance with the CBC, including Accessibility, California Residential Code and other applicable governing standards.

III. PROPERTY CONDITION ASSESSMENT

Please refer to the attached Figures and Photos to supplement the site descriptions and building conditions.

A. GENERAL

A.01 INTRODUCTION

The main pedestrian access to the site is through the three entrance doors at the northwest corner. The vehicle drop off zone is directly in front of these entrances. Valet parking is available and vehicles are parked one block away in the San Jose Convention Center garage.

There is a building loading dock in the southeast corner of the basement, and there is a vehicle access alley entered from First Street, but vehicles can no longer access the dock because other buildings have been constructed too close. Most delivery to the subject building is now through the white curb parking zone near the main entrance.

Trash is stored at the west end of the south easement, behind a dark brown painted metal gate.

The building only has a single tenant, the Il Fornaio restaurant. The in-house maintenance staff consists of three engineers. Much maintenance work is done by this staff, with costs posted to the hotel.

Regular service providers include Schindler Elevator Corporation providing elevator maintenance and Integrated Fire Systems, Inc. servicing fire sprinklers and alarms. The hotel reportedly undertakes "brand standard" building upgrades every seven years, according to the policies of Marriott Hotels.

The San Jose permit search returned two major repair/historic restoration projects in 1982 and 1992; an Accessibility upgrade was completed in 2015. It was stated during the site visit that the lower roofs were replaced in 2014 and 2016, but the main roof is at least 20 years old. It was not relayed what other repairs or capital improvements are planned.

The subject building was built in classical style with typical decorations for the 1920s era when it was built, with classical ornamental features such as cornice-separated masonry façade, foliated shields about the entrance and a decorative faux balcony. When the hotel opened it quickly became a popular anchor hotel in the San Jose downtown. It was known as “the million dollar hotel” and attracted celebrity clientele.

The interiors, especially at the first floor common areas, exhibit high-quality materials and decoration. This area has marble floors, decorative rugs, coffered and decorated wood ceilings and chandelier lighting.

A.02 PROPERTY SUMMARY DATA

APN:

264-29-107

Address:

302 S. Market Street
San Jose, CA 95113

Zoning:

DC – Downtown Primary Commercial.

Occupancy Type:

R-1, Residential, Hotel.

Construction System:

Steel and concrete frame with buff-colored terra cotta at the first floor and tawny brick above.

Construction Type:

Type II-A

Construction date:

1926

Flood Zone:

Zone D; area in which flood hazards are undetermined, but possible.

Site Area:

0.56 Acres

No. of Buildings:

One

Gross Floor Area:

123,505 sq ft

No. of Stories:

Six + basement

Approximate Height:

92' +/- to parapet top

Parking:

No on-site parking

Accessible Parking:

No on-site parking

Path of Travel:

Generally meets Accessibility code requirements

Bathrooms:

Generally meets Accessibility code requirements

A.03 PROPERTY DIRECTORY

Owner:

Name
Address
City, State, Zip

Architect of Record:

Weeks and Day
San Francisco, CA

1992 Restoration Architect:

Backen, Arrigoni & Ross
1660 Bush Street
San Francisco, CA 94109

Elevator Maintenance:

Schindler Elevator Corporation
555 McCormick Street
San Leandro, CA 94577-1107

Fire Sprinkler/Alarm:

Integrated Fire Systems, Inc.
269 Technology Way, #5
Rocklin, CA 95765

A.04 UTILITY SERVICES

Water:

San Jose Water Co.

Sewer:

City of San Jose

Electricity:

Pacific Gas & Electric (PG&E)

Gas:

PG&E

B. SITE DEVELOPMENT

In general, the building fully occupies the site. At the northwest corner the building is cut short by a 45 foot wide chamfer where the main entrance is located. That portion of the property is occupied by the City sidewalk and paved street. There is also another unoccupied area south of the loading dock, near the southeast corner of the building. Along the south edge of the site there are a number of easements that allow pedestrian access to the loading dock, and

provide trash storage adjacent to the southwest corner of the property.

The sidewalk along Market street has a series of mature trees in grated wells. Along San Carlos street there are several black rectangular planters. Standard city street lighting is supplemented by single globe lights on shorter metal poles which are associated only with the subject property.

Parking is provided through valet parking in the San Jose Convention Center garage on the western side of Market street nearby.

B.01 LANDSCAPING & IRRIGATION

The sidewalk along Market street has a series of mature trees in grated wells. Along San Carlos street there are several black rectangular planters with healthy shrubbery. The planters are maintained by the City of San Jose.

B.02 PARKING, DRIVEWAYS AND CONCRETE SITE WORK

There is no site parking, driveway or walkway.

Site Accessibility issues are addressed in Section G of this report.

B.03 SITE DRAINAGE

The physical condition and adequacy of site drainage appeared "Good."

Water sheet drains away from the building at the city sidewalks.

FEMA has designated the site in their Zone D – an area in which flood hazards are undetermined, but possible.

B.04 MISCELLANEOUS ITEMS AND SUPPORT STRUCTURES

No miscellaneous items and support structures are provided.

B.05 FENCING AND SCREENING

Fences related to the subject building are not on the property, but are located adjacent, on related easements. There is a gated fence in the south easement at Market Street. A fence with vehicle and man gates is in the easement along First Street.

B.06 SIGNS & IDENTIFICATION

The physical condition of signage appeared "Good."

The entrance canopy at the building northwest corner has "THE WESTIN" in large, gold letters installed above smaller, white "SAN JOSE" applied to the front.

There are two gold-colored plaque signs on either side of the main entrance, installed on the north and west facing facades, 24 inches wide by 12 inches high, with "THE WESTIN" in large, black letters above smaller, black "SAN JOSE." Below the plaque on the north facing façade there is a bronze plaque stating that the building has been placed on the national register of historic places.

There is a large, vertical blade sign at the west side of the north façade, adjacent to the entrance with a small horizontal "THE" above larger "SAINTE CLAIRE" written vertically. This sign also has neon lighting over the letters.

A large sign is installed on a metal scaffold above the roof, facing south above the south end of the western building leg, with "WESTIN" in white above "SAINTE CLAIRE" in red.

Each storefront window bay along the north elevation has a black and white striped awning extending eight feet in front; the front of each awning has "IL FORNAIO" written in white, in script.

The metal canopy over the restaurant entrance near the west end of the north façade also has "IL FORNAIO" written in white script installed on top. The three canopies at the west of the north elevation each have a horizontal sign installed below, facing east and west. The eastern and western signs have a white "IL FORNAIO" in script, in white on a black field. The central horizontal sign has "CUCINA ITALIANA" in black on a white oval field.

B.07 STAIRS, LANDINGS AND RAILINGS

The physical condition of stairs, landings and railings appeared "Fair."

The loading dock has a red painted metal tube railing at its west side, where there is a ramp to the lower area south of the dock. The lower part of the railing extends to the bottom of the ramp. The railing has lost much of its paint and needs repainting.

This is a minor maintenance issue; no costs are included in the Immediate Needs & Replacement Spreadsheet.

B.08 SERVICE AND DOCK AREAS

The physical condition of support/service/dock areas appeared "Fair."

A loading dock accesses the basement from the easement on the south side; there is no direct vehicle access. The loading dock is a deep concrete surface 25 feet wide, which opens to an open part of the subject site, and subsequently to an easement that accesses both Market street to the west and First Street to the east. The loading dock stands 30 inches high above the adjacent concrete surface. Its edge is protected with a nine inch metal bar, painted red, attached to the front surface of the dock. The bar has lost most of its paint, and needs repainting.

This is a minor maintenance issue; no costs are included in the Immediate Needs & Replacement Spreadsheet.

C. EXTERIOR ENVELOPE

The roofing is a collection of the upper main roof, several smaller service roofs, and a tile roof over Penthouse storage, over the suites. The upper roofs consist of low-sloped roofs with BUR membranes with maintenance coatings. The upper roof is more than 20 years old, and should be replaced. The lower roofs were replaced in recent years and are in good condition.

The exterior cladding consists of stone, wood panels and terra cotta blocks at the First Floor, masonry at floors above. Terra cotta accents are used to delineate floor lines and as decorative accents at the Sixth Floor. Some of the terra cotta elements have cracks and should be repaired.

The wood at the first floor windows is in fair condition and should be restored. Otherwise windows and doors are in good condition. Windows are generally single-paned. The skylight in the Atrium consists of steel structure with aluminum caps at the exterior. It appears to have been recently repaired.

The terra cotta Juliet balcony at the northwest corner above the entrance has extensive cracking and should be repaired.

C.01 ROOF AND ACCESSORIES

The physical condition of the roof and accessories appeared "Good to Poor."

The lower roofs were replaced in 2014 and 2016. The upper roof is more than 20 years old.

The roofing is a collection of the upper main roof, several smaller service roofs, and a tile roof over Penthouse storage, over the suites. The upper roofs consist of low-sloped roofs with BUR membranes with maintenance coatings.

There are two roofs over the ballrooms, one ballroom is roofed with a single-ply TPO roof, another ballroom is roofed with SBS modified bitumen.

The upper roofs are in "Fair" to "Poor" condition.

The utility room at the northwest corner has a pitched roof with roofing tiles. Some staining was observed at the interior. No spalling was observed. No reports of recent leaks suggest the leaks may have been historical. The tiles appear to be protecting the underlayment and will remain useful for 10-12 years.

The upper low-sloped main roof is at or reaching the end of its useful life. The membrane has been coated more than once and has degraded enough to see and touch reinforcement fabric of the membrane. There is alligatoring of the bitumen, and lichen growth occurs at the mortar between terra cotta and at coating.

Although there are no reports of leaks in the upper roof, it may be allowing water into the concrete, possibly effecting the steel reinforcement. A new roof at the upper low-sloped roofs is recommended.

The lower TPO and SBS BUR roofs are in good condition. The coating at base of the wall is closed with galvanized sheet metal counter flashing. There is inconsistent termination of roof coating. Drain domes on the lower roof are in a degraded condition and should be replaced.

The elevated roof of the second floor ballroom is SBS modified bitumen with a granulated cap sheet. At the parapets, the modified bitumen base flashing has a black reinforced coating at the top of the base flashing. The coating has degraded, exposing the reinforcement fabric.

Adjacent to the skylight area is a small balcony that is roofed with a pedestrian traffic coating. The coating is peeling where the water ponds.

The cost to replace the upper low-sloped roof, and the lower roof drain domes is included in the Immediate Needs & Replacement Reserves Analysis Spreadsheet.

Roof Drainage

The physical condition of the roof drainage appeared "Good."

The upper low-sloped roof is sloped to drains at the south and east ends of the roof.

C.02 EXTERIOR FINISHES

The physical condition of the building exterior finishes appeared "Good to Poor."

The exterior cladding consists of stone, wood panels and terra cotta blocks at the First Floor, masonry at floors above. Terra cotta accents are used to delineate floor lines and as decorative accents at the Sixth Floor.

The terra cotta, stone, and masonry are in good condition, with exception of some notable localized deteriorations. A restoration has occurred within the last 10 or more years. However, the historical terra cotta and brick should be surveyed for fall hazards, crazing, bisque spalling, bio-growth and any other indicators. A regular façade maintenance program should be initiated.

At the back side of the building cement plaster is the finish. The cement plaster is in fair to poor condition. Localized repairs throughout the South Elevation is recommended to remove and prevent fall hazards. Control joints should be installed at floor lines.

The below-grade basement is in good condition, considering the age and use of the spaces. Offices, storage, housekeeping, and equipment rooms are located in the basement. The basement is partially below-grade. The south side of the building meets grade at the easement to the loading dock. Spaces at the north elevation and a vault at the West Elevation are under a sidewalk. There is no evidence of major leaks.

A series of canvas awnings installed on metal brackets are provided over about half of the guest room windows in the courtyard. The awnings appear to be installed over alternating windows, shifting one window over for each floor going up. AllWest recommends the replacement of all brackets and awnings in locations they were previously provided.

The cost to replace all awnings and brackets where previously located is included as an optional Modernization expense in the Immediate Needs & Replacement Reserves Analysis.

The costs to survey the exterior façade, initiate regular façade maintenance and install control joints at floor lines are included in the Immediate Needs & Replacement Reserves Analysis.

C.03 DOORS, WINDOWS AND SKYLIGHTS

The physical condition of doors, windows and skylights appeared “Good” to “Fair.”

The wood at the First Floor windows is in fair condition. Sealant is missing at the corners of the arches between the terra cotta and the wood. The wood at these corners are showing some decay. Soft and decayed wood should be replaced and the

condition that has caused the decay to be remediated.

The windows and doors are in good condition. The windows are wood single-paned windows. Windows are arched at the Sixth Floor. All the windows in the six-story wing of the building have been sealed shut at some point. Windows facing the south appear to be retrofit aluminum single-hung windows. Regular maintenance is recommended.

The first floor Courtyard Atrium features a vaulted glass skylight throughout. The skylight roof consists of the skylight, soldered metal base flashing for the curb of the skylight, and counter flashing over the base flashing. The skylight structure is steel, with aluminum caps at the exterior. The skylight is in good condition. It appears to have been repaired since the last property condition assessment (PCA). No leaks have been reported since the repair was implemented.

The cost to repair and replace the wood at the first floor arched windows is included in the Immediate Needs & Replacement Reserves Analysis.

C.04 TERRACES AND BALCONIES

The physical condition of patios, terraces, and balconies appeared “Fair” to “Poor.”

There is a buff colored Juliet balcony at the corner suite on the northwest corner over the main entry. It has large cracks in the terra cotta. An investigation should be conducted to evaluate for fall hazards and the integrity of the structure, and the balcony should be repaired.

There is cracking at the fire escapes and an investigation should be undertaken to identify the cause. Cracking should be routed, sealed and cold joints should be applied.

The cost to investigate and repair the Juliet balcony at the northwest, and rout and seal cracks in the façade is included in the Immediate Needs & Replacement Reserves Analysis Spreadsheet.

D. STRUCTURAL ELEMENTS

The structure has perimeter cast-in-place reinforced concrete bearing walls. The walls extend below grade and serve as retaining walls for the basement level. The typical floor and roof framing consist of concrete slabs and beams supported by interior concrete columns and the perimeter bearing walls. The roof supports a two-story mechanical penthouse with a concrete over metal deck roof and floor supported by interior steel framing and perimeter concrete walls. The building foundation system is assumed to consist

of a concrete slab-on-grade with shallow spread footings supporting concrete columns and continuous wall footings supporting perimeter shear walls.

For a complete description and evaluation of the structural system please see the AllWest PML report prepared concurrently with this PCA.

D.01 FOUNDATIONS

The physical condition of foundations/basement appeared "Good."

The foundation is assumed to consist of a concrete slab-on-grade with shallow spread footings at columns and continuous wall footings supporting perimeter walls.

D.02 WALL CONSTRUCTION

The physical condition of the wall construction appeared "Good."

The street-facing exterior walls of the hospitality tower display a masonry façade at the upper stories and a stone cladding at the ground level. The balance of exterior walls exhibit a painted stucco finish.

D.03 ROOF/FLOOR FRAMING

The physical condition of roof/floor framing appeared "Good."

The typical floor and roof framing consist of concrete slabs and beams supported by interior concrete columns and the perimeter bearing walls.

E. INTERIOR FINISHES

Il Fornaio occupies street front space along San Carlos Street. The space is maintained by the tenant. Upkeep of common, guest and house areas, as defined below, are presumed the hotel's responsibility.

The hotel is accessed through the three entrance doors at the northwest corner of the building. The lobby is an irregular six sided shape where the wall of the main entrance at the northwest is substantially wider than the other sides.

Lobby flooring is three tones of marble, with a beige field and several bands of narrow red-orange on either side of a nine to twelve inch wide grey band, describing the shape of the lobby. The wider band runs along the base of the wall, and the narrower band is located eight feet inside. A decorative grey, brown and blue rug with the lobby shape is six feet inside the narrow marble ring. At the center of the rug

there is a comfortable lobby seat with separators at 120-degree angles and a high central back.

The twenty foot wide registration desk is an opening that occupies nearly the full width of the southwest wall of the lobby. At the northeast wall there is a wood storefront with two glazed doors, the full width between concrete columns. Just south of that the lobby opens to the elevator lobby and the first floor hall, running east. The south of the lobby is open to a passage with a snack pantry on the west and a comfortable seat on the east. This passage leads to the lounge.

The lobby ceiling is dark brown wood with an arrangement of moldings describing geometric shapes, including elongated hexagons, rectangles and triangles. The flat panels inside the moldings are decoratively painted in dark or faded colors, depicting floral-like designs. A glass chandelier with concentric circles of vertical hanging elements is centered over the lobby seat.

Guest rooms open on either side of the double-loaded corridor that runs out the length of both legs of the modified "L" shape of the upper levels. Entry to a room typically accesses a narrow hall with the bathroom entrance on one side and a closet on the other. In connected rooms the closet is replaced by a double-opening door. Beyond the entry hall is the single room with the bed, and windows beyond.

Guest room floors typically have broadloom carpet and stone tile in restrooms. Ceilings are white painted gypsum board and walls are tan vinyl wallpaper with a subtle horizontal pattern. Bathroom walls are also vinyl wallpaper, except in the showers which have stone tile.

Conference or meeting rooms include the Boardroom, which was not accessed, the Santa Vesta Room, the Saratoga Room and the Santa Cruz Room. The three rooms that were viewed were typically rectangular 35 to 45 feet long and 18 feet wide, with broadloom carpet floors and vinyl wallpapered walls.

They had three foot high, reddish-brown stained wood wainscots, and gypsum board ceilings with central coffers that had concealed lighting. Other lighting included small pendant chandeliers and ceiling-installed can lights.

Furniture, fixtures and equipment were in generally good condition. Management stated that rooms get the brand standard renovation every seven years, replacing furniture, finishes and other items.

E.01 FLOOR & BASE FINISHES

The physical condition of floor finishes appeared "Good."

The basement and first floor common areas have stone and carpet floors, and stone bases. Upper floor halls have carpet floors and wood wainscot. The guest rooms have carpet floors with painted wood bases. Bathrooms have stone floors with stone bases.

The restaurant has both terrazzo and hardwood floors, with a painted wood wainscot. Floor and base finishes in the back-house areas include carpet in offices, with wood bases, painted concrete with vinyl resilient bases, and ceramic tile floors and bases.

E.02 WALL FINISHES AND DOORS

The physical condition of wall finishes and doors appeared "Good."

The first floor common area walls are white painted concrete or gypsum board, with gold trim. The east end of the hallway is one large glass mirror. Some first floor walls are composed of dark wood storefronts between different areas: the wall of the restaurant along the hall, the wall of the lounge with the atrium to the east. Upper floor halls have tan vinyl wallpaper on gypsum board above wainscots.

The main entrance doors are large glazed wood doors which are part of the three wood storefronts that occupy the three arched openings at the northwest corner. Each of the doors has a single lite with six inch outer rails. There are two glazed doors in a dark wood storefront on the east side of the lobby. These doors have six lites with thin mullions which occupy the full doors, within six inch outer rails.

Doors in the upper floor hallways include doors to the hospitality storage. These are white painted stile and rail wood doors with a single central panel. Guest room doors are wood stile and rail doors with a single central panel.

Walls in the restaurant are yellow painted gypsum board above the dark wood wainscots. Columns and pilasters are painted green with gold stripes above crown capitals at a ten foot height. In the kitchen there is fiber reinforced plastic to eight feet with painted gypsum board above.

The restaurant entrance door from the first floor hotel hall is a dark brown stained, glazed wood door with a single large lite for the full height of the door. It is painted white inside the restaurant. Doors in the kitchen area are glazed hollow metal doors with a single, square wire glass lite in the upper part of the door.

Back-house wall finishes include white, green and yellow painted gypsum board and concrete, and

ceramic tile wainscots with painted gypsum board above.

Doors in the house section are mainly hollow core metal doors with metal frames; some have a six inch square wire glass light at eye level. There is a dark anodized aluminum storefront with a glazed door between the mezzanine storage and the inner office.

E.03 CEILING FINISHES

The physical condition of ceiling finishes appeared "Good."

The lobby ceiling is dark brown wood with an arrangement of moldings describing elongated hexagons, rectangles and triangles. The flat panels inside the moldings are decoratively depicting floral-like designs.

In the lounge, the ceilings are dark wood with a series of beams running east and west. The beams are decoratively painted, and the field areas have alternating four foot wide red and yellow zones, separated with a six inch brown zone, all decoratively painted.

The first floor hall east of the elevator lobby is a concrete, white painted, barrel vault opening to semicircular arches on both sides. It has rectangular decorative moldings, painted gold, rising from pilasters between the arches.

The Sainte Claire Ballroom on the second floor has a gypsum board beams with molded sides arrayed in a wide rectangular grid. The grid is painted in tan and brown and lightly decorated with foliage patterns. In the high ceiling between the gypsum board there are surface applied acoustical tiles with a tight grain of fissures. The ceiling in the atrium is a single, large glass skylight.

Guest rooms have gypsum board ceilings throughout. The conference rooms have gypsum board with a single, large coffer where lights are concealed. The Fitness Studio has two foot by four foot suspended, white fissured acoustical tiles spanning from the front (south) to a white painted concrete beam running east to west at the middle. North of the beam the ceiling is open to structure. The ceiling and visible infrastructure are painted black.

The ceiling in the restaurant is directly attached acoustical tiles, with small-grained fissures. Bands of gypsum board span between columns. The kitchen has two foot by four foot suspended, white fissured acoustical tiles.

The Executive and Sales office, the basement hall in the house section, the men's and women's lockers,

housekeeping and the kitchen in the breakroom have two foot by four foot suspended, white fissured acoustical tiles. The breakroom and the men's and women's bathrooms in the basement have white painted gypsum board ceilings. The outer mezzanine space and half of the inner office have painted gypsum board. The rest of the inner office has white fissured acoustical tile on an eight inch soffit.

E.04 INTERIOR STAIRS

The physical condition of stairways appeared "Good."

The subject building has three main sets of stairs: one central at the vertical transportation core, adjacent to the elevators, and the other two at the far end of each building leg. The eastern stair runs from the basement to the roof. The southern stair runs from the second floor to the roof, and the central stair runs from the basement to the sixth floor. One more set of stairs is located in the office behind the registration desk. It leads to a one room mezzanine space above.

The central stair is a grand stair with carpet treads and risers and decorative wrought iron and wood railings. It is likely constructed of concrete. It is in good condition. The mezzanine office stair is utilitarian and constructed of wood, with a single handrail made from 2x4's. The stair and rail are painted brown. It has brown rubber covers on each tread.

The eastern and southern stairs are utilitarian, constructed of concrete, and painted white. Some of the paint has worn off and should be repainted. This is a minor maintenance issue; no costs are included in the Immediate Needs & Replacement Spreadsheet.

F. EQUIPMENT AND SYSTEMS

The physical condition of the mechanical, electrical, plumbing and fire-life/safety systems appeared "Good" unless otherwise noted.

F.01 METERS

All observed meters and/or their enclosures appeared in "Good" condition.

Domestic water is provided by the City of San Jose and enters the property from South Market. The domestic water service is in an under-sidewalk meter pit and was not observed.

Electric and natural gas are provided by PG&E and enter the property from San Carlos. There is a utility transformer, located within an under-sidewalk vault, that serves the main electrical switch, located in the

building basement. The natural gas service has an under-sidewalk utility meter.

F.02 MECHANICAL - HVAC

The physical condition of the HVAC systems appeared "Good" except as noted.

Overall building cooling capacity is approximately 450 square feet per ton, which is within industry standards for hotel occupancies. Overall building heating capacity is approximately 8 BTUs per square foot, which is within industry standards for hotel occupancies.

Space Cooling and Heating

Guestroom heating and cooling are provided by in-room WSHPs. WSHPs are mounted within a drop ceiling space near the guestroom door, with vertical discharge through a decorative grille. Several manufacturers of WSHPs were observed, with heating and cooling capacities of approximately 12,000 BTUs per hour and one ton, respectively. The roughly 171 heat pumps are connected to a circulating condenser water loop. When WSHPs are in heating mode, they draw heat from the condenser water loop. When condenser water loop temperatures drop below the system set-point, a *Teledyne Laars* natural gas fired boiler provides supplemental heating. The boiler has an input capacity of 999,000 BTUs per hour. When condenser loop temperatures rise above the system set-point, a pair of rooftop evaporative condensers provide heat rejection.

Four packaged air conditioners, by *Trane* and *Carrier*, are located on a lower roof area and serve meeting rooms and common areas on the 1st and 2nd floors. Packaged units have cooling capacities of (4) 10 tons and (1) 20 tons. Two *Carrier* four-pipe fan coil units serve the building lobby and bar area. Chilled water is provided by a *Carrier* 45-ton air cooled chiller. Hot water is provided from the condenser loop supplemental boiler.

The air-cooled chiller, five packaged air conditioners, and the majority of the existing WSHPs use R-22 refrigerant. R-22, also known as chlorodifluoroethanes, is a hydrochlorofluorocarbons (HCFCs). HCFCs are less damaging to the ozone layer than chlorofluorocarbons (CFCs), but still contain ozone-depleting chlorine. A 1992 amendment to the Montreal Protocol established a schedule for the phase-out of HCFCs such as R-22. According to the Montreal Protocol, refrigerant R-22 should be readily available until approximately 2020. Current plans are to completely phase out the use of R-22 by 2030. Production of new R-22 refrigerant has stopped as have production of new units using R-22. R-22

costs have risen since its phase out and are expected to continue to rise as supplies diminish.

Control System

Independent wall mounted electronic thermostats control WSHPs within each guestroom. Wall mounted electronic thermostats provide zone temperature control and scheduling for the four packaged air conditioners and two four-pipe fan coil units.

Ventilation

Guestroom ventilation is by operable windows. Corridor ventilation air is provided by rooftop gravity vents. Packaged air conditioners and fan coil units use fixed-position intakes for ventilation air. Rooftop exhaust fans serve building restrooms and other mechanical spaces. Clothes dryers use side-wall discharge.

Overall ventilation appears adequate.

Service

Service is provided by an in-house staff, with outside contractors called in, as needed.

Equipment

The attached mechanical equipment list provides a brief description of the primary HVAC equipment and indicates the age and the estimated remaining useful life expectancy.

The majority of the equipment was installed as part of building renovations in 1992 and 2015. Guestroom WSHPs are of various ages and are replaced upon failure. The two four-pipe fan coil units were installed around 1981. The five packaged air conditioners were installed between 1992 and 2003. The air-cooled chiller was installed around 2001 and two evaporative condensers around 2007. The natural gas fired boiler was installed around 2009.

Overall building cooling capacity is approximately 450 square feet per ton, which is within industry standards for hotel occupancies. Overall building heating capacity is approximately 8 BTUs per square foot, which is within industry standards for hotel occupancies.

It is recommended to continue WSHP replacements, as part of maintenance.

Replacement of packaged air conditioners and fan coil units have been included in the Immediate Needs & Replacement Reserves Analysis spreadsheet.

F.03 ELECTRICAL

The physical condition of the electrical system appeared "Good" except as noted.

PG&E-owned, under-sidewalk vault-mounted transformer provides 120/208-volt, 3-phase, 4-wire electrical service and 277/480-volt, 3-phase, 4-wire to main electrical switchgear. Electrical rooms house 120/208-volt electrical distribution panels for corridor and guestroom loads.

Interior lighting for corridors is by wall-mounted sconce fixtures and ceiling recessed canned fixtures, with light emitting diode (LED) lamps. Guestrooms use recessed canned fixtures and desktop fixtures with LED lamps.

Power Supply

Utility-owned, under-sidewalk vault-mounted transformer provides 120/208-volt, 3-phase, 4-wire electrical service and 277/480-volt, 3-phase, 4-wire to main electrical switchgear. There are two *Electric Power Products* 120/208-volt, 2,000-ampere main panels located within the basement electrical space. The 277/480-volt switch is located within an exterior panel and serves a step-down transformer in the basement level. The transformer feeds an *Industrial Electric Mfg., Inc.* 120/208-volt, 3-phase, 4-wire main panel rated at 1,000 amperes.

The main panels use wire in conduit through vertical electrical chases to electrical rooms, with two on each building floor. Electrical rooms house 120/208-volt electrical distribution panels for corridor and guestroom loads. Wall mounted electrical distribution panels were also observed throughout back of house spaces.

No backup power was observed.

Where observed, GFCI receptacles are installed within six feet of water sources.

It was reported that infrared scanning services were performed in September 2021.

Lighting

Interior lighting for corridors is by wall-mounted sconce fixtures and ceiling recessed canned fixtures, with light emitting diode (LED) lamps. Guestrooms use recessed canned fixtures and desktop fixtures with LED lamps. Office and back of house areas typically use recessed 2'x4' fixtures with T-8 fluorescent or LED lamps. Meeting rooms use chandelier and recessed canned fixtures with LED lamps.

Overall building electrical capacity is approximately 12 watts per square foot, which is within industry standards for hotel occupancies.

F.04 GAS

The physical condition of the natural gas service equipment and distribution system appeared "Good".

The building is provided with a natural gas service with under-sidewalk meter. Low pressure gas is delivered to the lower-level natural gas boilers and domestic water heaters, clothes dryers, and to the kitchen cooking equipment. Where observed, natural gas appliances use flexible connections.

F.05 PLUMBING

The physical condition of the plumbing appeared "Good."

Supply Piping

The building is provided with a 4" domestic water service, with side-walk pit meter. The system uses a duplex water pressure booster to assist with system pressure. The system includes a two-tank water softening system and large water storage tank. Where observed, domestic water piping is copper tubing.

Waste Piping

Where observed, sanitary waste and vent piping is no-hub cast iron pipe. Adequate cleanouts were observed at both interior and exterior locations. An above-ground 250-gallon grease interceptor protects kitchen sanitary waste pipe.

Fixtures

Each guestroom has a restroom, with lavatory, shower, and tank-type water closet. Restrooms with multiple fixtures and lavatories are located on the 1st and 2nd floors to serve meeting rooms and common area spaces. Common area restrooms use *Kohler* tank-type 1.6 gallon per flush water closets, with manual flush valves. Wall-mounted *Kohler* urinals have *Zurn* 1.0 gallon per flush automatic flush valves.

The building is equipped with a full-service kitchen with complete cooking and dishwashing systems. There is also a full-service laundry.

Domestic Hot Water

Hot water for guestrooms is provided by a central distributed hot water system. Hot water is generated

in a lower-level mechanical space with two *MVB* natural gas fired boilers, each with an input capacity of 750,000 BTUs per hour and two *A.O. Smith* domestic water heaters. Hot water storage capacity is supplemented by a large insulated storage tank and by two *A.O. Smith* 100-gallon insulated storage tanks. The system includes an in-line pump for hot water circulation.

Domestic water heating equipment was typically installed as part of the 2015 renovation. Property management reported an upcoming sanitary sewer project to replace selected drainage pipe sections, including elbows and fittings.

F.06 FIRE PROTECTION

The physical condition of the fire protection system appeared "Good."

The fire sprinkler and fire alarm are monitored by Integrated Fire Systems, Inc. Exiting lighting and signage is in place and appears to be adequately distributed.

Firewater Distribution and Suppression Devices

The building is protected by a wet sprinkler system and appears to be fully sprinklered. There is also a 6" stairwell standpipe, with fire department connections at each landing.

The site is provided with an 8" fire sprinkler water service with backflow preventer and meter. There is a wall mounted duplex fire department connection and 4-way standpipe connection on San Carlos.

There are fire hose cabinets on each floor with 3" fire department connections.

The spare sprinkler head box contained *Tyco* 2014 sprinkler heads. There are not listed on the Consumer Safety Council recalled sprinkler head list and are acceptable for use.

The 5-year NFPA test on the fire suppression system was last performed in May of 2021, and annual inspection of fire alarm panel in June of 2021. Both services were performed by Integrated Fire Systems, Inc.

5-lb or 10-lb ABC-type dry chemical fire extinguishers are located at regular intervals throughout the building. The extinguishers are typically stored in recessed wall cabinets with wood/glass door fronts in corridors. In utility areas, the extinguishers are simply wall mounted. Observed extinguisher inspection tags are current in January 2021, by Imperial Fire.

No significant issues with the fire sprinkler systems were reported or observed.

Fire Alarm

The building is protected by an *Edwards E3 Series* addressable fire alarm panel and system. The panel monitors initiation devices, such as smoke detectors, manual pull stations, and riser flow and tamper switches. If alarmed, the panel signals notification devices, such as horns, strobes, and the building fire bell. It was installed during the building upgrade in 2015. Horns and strobes are installed in Accessible guest rooms and in public restrooms.

Illuminated exit signs and emergency light fixtures are battery backed and appear to provide path of egress lighting. Phosphorescent exit signs were also observed.

It was reported that sections of the incoming 8" fire sprinkler service entrance were replaced in 2016, including the backflow preventer.

Smoke Detectors

Smoke detectors were observed in guestrooms, above elevator lobbies, along egress routes and in the elevator equipment room.

F.07 OTHER SYSTEMS

Kitchen grease exhaust hoods are equipped with integral sprinklers served from an adjacent *Ansul* fire suppression system.

There is an exterior fire escape mounted to the building wall at the South end along Market Street.

F.08 SECURITY SYSTEM

The physical condition of the security equipment appeared "Good."

The main lobby doors remain unlocked, and the lobby desk stationed, at all times. Touch pad access readers are used at all guestroom and meeting room doors. There are six building security cameras, located at building entrances and other selected spaces. Images are monitored on site by property management.

F.09 VERTICAL TRANSPORTATION AND CONVEYING SYSTEMS

The physical condition of the vertical transportation and conveying systems appeared "Good to Poor."

Vertical transportation for the subject property is provided by four elevators. They include two Alternating Current (AC) traction guest elevators (G1 and G2), one AC traction service elevator (S1) and one hydraulic passenger kitchen elevator (K1).

The guest elevators and service elevator were originally installed in the building in 1926 when the building was constructed, and had a comprehensive modernization in 2017 by Schindler Elevator Company. The kitchen elevator was installed in 1992 by *Otis Elevator Corporation*.

The guest elevators and service elevator were found in good condition with good components. The kitchen elevator appears in poor condition and not receiving preventative maintenance.

The controllers for G1, G2 and S1 use microprocessor controls. K1 uses solid state technology with submersible pump units.

G1 and G2 run from basement to roof, S1 runs basement to the sixth floor (the top guest floor) and K1 runs basement to first floor. All elevators have Braille signage, audible/visible indicators and a hands-free emergency phone and signal.

G1 and G2 ride was smooth. It was noted that the car door of S1 was out of alignment and was scraping. The doors in K1 was also out of alignment with considerable scraping. There was a previous leak in the K1 elevator pit, but it has been cleaned up and is not currently active.

Documentation for all elevators was satisfactory. The five-year load test for all was last performed in 2017. The next five-year load test will come up in the term of this report.

The main passenger elevators have patterned wood floors, brown wood paneled wainscot, a brass-colored woven metal wallpaper on the cab walls, and coffered wood ceilings. The controls are on a brass colored panel.

The service elevator that runs from the basement to the first floor has a metal diamond plate floor, a white laminated wood panel rear and side walls, and stainless steel front wall, door and rear handrail. It has white plastic eggcrate ceiling with fluorescent lights behind. The walls and exterior door and nearby walls show a significant amount of wear and tear.

The kitchen elevator is nearly 30 years old and in poor condition. Elevators typically require modernization every 25-30 years; major renovation of elevators includes replacement of the control systems, power units, valves, door equipment, and

fixtures. Modernization of the kitchen elevator should be anticipated during the report term.

The cost to modernize the kitchen elevator and perform five-year load tests is included in the Immediate Needs & Replacement Reserves Analysis Spreadsheet.

G. ACCESSIBILITY COMPLIANCE

The Americans with Disabilities Act and the California Business Code (CBC) establish civil rights laws intended to provide persons with disabilities access to public accommodations in a manner similar to that available to the general public. The bill requires public accommodations remove access barriers that are considered readily achievable. Public facilities are defined as a privately owned facility that serves the public, including office spaces, service establishments of any type, theaters, stores, schools and recreational facilities

The determination as to whether removal of a barrier is readily achievable is based on the owner's financial resources, and open to interpretation by jurisdictional and judicial authorities.

The visual Accessibility survey included in this report is limited in scope; non-compliant conditions may exist which have not been identified. The scope or review is limited to areas of common use, including site access to the property, path of travel barriers such as clearances & hardware, restroom facilities and vertical circulation.

Access barriers were not noted within the tenant spaces, although they may have been present. Typically, the property owner is not responsible for compliance within a tenant space; no costs for correcting these deficiencies are included in this report.

A supplemental assessment may be required to satisfy the risk tolerance and the level of due diligence of some users.

Though local jurisdictions may not require barrier removal in the absence of any permitted work, property owners are still responsible to comply with the law. Failure to comply with barrier removal is considered discrimination and can result in the filing of discrimination lawsuits. It should be recognized that a set of plans that have been approved for a building permit will not necessarily meet the requirements of the ADA.

G.01 PARKING

No site parking is provided. Valet parking is provided in the Convention Center garage on the western side of Market street nearby.

G.02 PATH OF TRAVEL

The physical condition of the path of travel appeared "Good."

The path of travel entry to the building is by three main entrance doors from the city sidewalk. The hotel reception desk is close inside the lobby at the southwest. The main passenger elevators are adjacent to the lobby to the east. Six Accessible guest rooms are provided, with at least one on each upper floor. Door thresholds, hardware and widths throughout the building common area generally comply with code.

The main reception desk does not provide a lowered Accessible writing surface as required by code. However, it may be grandfathered because of the State Historical Building Code. It should be noted that a lowered surface seems to be provided in the adjacent passage to the lounge; this is located no more than 30 feet away.

Accessible compliance within the restaurant is considered the tenant responsibility and will not be addressed in this report.

Spaces within the house areas would not be considered to be within public access, although many or most spaces are non-compliant in a variety of ways.

G.03 TOILETS/PLUMBING FIXTURES

The accessibility of toilets/plumbing fixtures appeared "Good to Fair."

Multiple accommodation restrooms are provided in the basement and second floor common areas.

The restrooms are generally compliant in terms of interior dimensions, signage, faucet hardware, drainpipe insulation, grab bars, and hardware mounting heights. Horn/strobes were observed in all restrooms.

The bathrooms in the employee locker rooms are non-compliant and should be brought up to code. Non-compliance here includes:

- Door operation with knob hardware and not levers;
- No provision of an Accessible toilet stall;
- Two urinals installed at the same height;
- Insufficient depth of knee space below the lavatory;
- No Accessible jamb signage with Braille.

The bathrooms of the Accessible guest units are compliant for grab bars, flush valve location, fixture controls, counter height, pipe insulation, accessory mounting heights and operation. A bathtub is provided, with a fold-down shower seat.

The cost to bring the employee restrooms into compliance with Accessible code is included in the Immediate Needs & Replacement Reserves Analysis Spreadsheet.

G.04 ELEVATORS

The accessibility of elevators appeared “Good.”

The elevators are sized to meet ADA clearance requirements. The signal fixtures in the cars and hall are ADA compliant. Braille signage is provided for floor designation and controls on the cab control panel. Stainless steel handrails are provided on the back wall of the elevator cabs. Audible signals announce car arrival and direction of elevator car travel.

IV. CONSULTANT'S QUALIFIERS

A. SCOPE OF WORK

AllWest was retained to assess the existing site physical condition, improvements and buildings at the subject property, research available records and interview individuals familiar with the facility operations. AllWest was tasked to identify construction and/or code deficiencies and prepare a five-year spreadsheet for immediate and replacement reserve expenditures.

B. METHODOLOGY

AllWest used industry standard cost estimating guides such as R. S. Means and Current Costs by Saylor Publications as well as our experience and judgment.

AllWest conducts spot-check pricing and uses prices provided by local general contractors.

In preparing the report, AllWest utilized industry standard guidelines as a basis for our inquiry including the “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process,” outlined in ASTM E2018-15.

C. ASSESSMENT CRITERIA

In evaluating the property, “Excellent” is the best maintained property condition or new construction,

with all the building equipment operational and no repairs necessary. A “Good” rating is for a condition that demonstrates consistent building maintenance and grounds, and all the building equipment in sound operating condition, with only a few minor repairs needed. A “Fair” rating indicates some wear or damage present in the building and/or grounds elements, requiring repair or replacement work. A “Poor” rating is for a condition that is clearly the worst, with a uniform run-down appearance, damaged building elements or inoperable building systems present.

D. LIMITING CONDITIONS

During the preparation of this report:

- Access to the lower roofs was unavailable.
- Access to the board room and certain occupied guest rooms was not provided.
- ALTA survey and ADA survey were provided.
- A Hotel Guest Room schedule was provided.
- The client questionnaire was not returned.
- Construction drawings were provided.
- The current certificate of occupancy was provided.
- Some vendor service agreements were provided.
- Maintenance documents for the HVAC, roof or fire life safety were not provided.
- Historical repair or improvement documents were not provided. Contracts or proposals for proposed repairs were not provided.
- Building, planning or fire code violation notifications were not provided.

No appraisal was available for the subject property. Quantities were arrived at with input from the property management company. AllWest relied upon field observations and measurements. AllWest recommends that, if feasible and permissible, all building materials or finishes be replaced in kind. AllWest did not operate any building systems or equipment and did not perform any tests. This report does not confirm the presence or absence of hazardous materials.

This evaluation represents AllWest's opinion based on our site observations. It should be recognized that items, other than those specifically identified in this report, might require repair or replacement. Furthermore, this review is not intended to preempt in any way the technical or professional responsibility of the original design consultants.

The inspection procedures do not address termite or environmental inspection. The investigation scope was limited to accessible building areas, structure and its components. Physical removal of wall panels or similar items was not performed to determine structural soundness or equipment reliability.

AllWest has visually assessed the subject property, both the land and the improvements thereon, where applicable. It is impossible to personally observe conditions that may exist below the surface of that may be hidden within the structure of the improvements. Therefore, it cannot be guaranteed that hidden or unexpected problems with the facility structural integrity or soil conditions do not exist.

The inspection findings contained in this report are based upon quantitative and qualitative factors that exist on the inspection date. There can be no assurance that intervening factors will not affect the report's conclusions.

Sketches, floor plans and maps used in this report are included to aid the reader's visual understanding and should not be considered surveys or engineering studies. All dimensions and estimates of building size, net or gross are approximations.

The report is intended only for the internal use of the addressee or their authorized representative and possession does not imply the right of publication or the use for any other purpose without the written consent of AllWest Environmental, Incorporated.

Neither all nor part of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the prior written consent of AllWest Environmental, Incorporated.

This report is not intended, in any manner, to include any critique or evaluation of the design concept, or the structural, mechanical or electrical systems, which may be incorporated into the subject property. It is not intended as an opinion with respect to any legal relationship or responsibilities between the architect, the engineers, the contractor or the subject property owner. While AllWest Environmental, Inc. has reviewed some documents our statements are not intentional legal opinions. In making this review and subsequent on-site inspection, AllWest Environmental, Inc. does not assume any legal responsibilities for design architects, engineers or

contractors for the subject property, nor is any other warranty or representation expressed or implied, included or intended.

E. PREVIOUS REPORTS

No previous reports were provided.

F. CONSULTANT QUALIFICATION

[Name] is a California Licensed Architect with more than 22 years of related experience.

[Name] is a California Licensed Architect with more than 40 years of related experience.

[Name] is a California Licensed Professional Engineer with more than 40 years of related experience.

G. RELIANCE LANGUAGE

This report was prepared for the sole and exclusive use of [Client], the only intended beneficiary of this work. No excerpts may be taken as representative of the findings of this assessment. The scope of services performed in the execution of this investigation may not be appropriate to satisfy other users, and any use or reuse of this document or findings, conclusions and recommendations are at the user's sole risk.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the investigation findings identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

AllWest's opinion of probable costs has been prepared solely as a general reference document for the use of [Client]. Our estimates have not been prepared by a cost estimator or contractor and as such should not be considered a guaranteed maximum of costs. AllWest estimates are based on presumed or calculated quantities and unit costs. AllWest's allowances are an amount established to cover the cost of a recommended remedial measure, the parameters of which are not specified in detail. Our estimate has been prepared to meet the unique needs of [Client]. No other parties may rely on the estimate without AllWest's consent. This report is not a specification for further work and is not intended as a construction budget nor should be used to gain construction financing. All area, unit costs and line-item estimates are order-of-magnitude only.

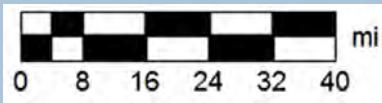
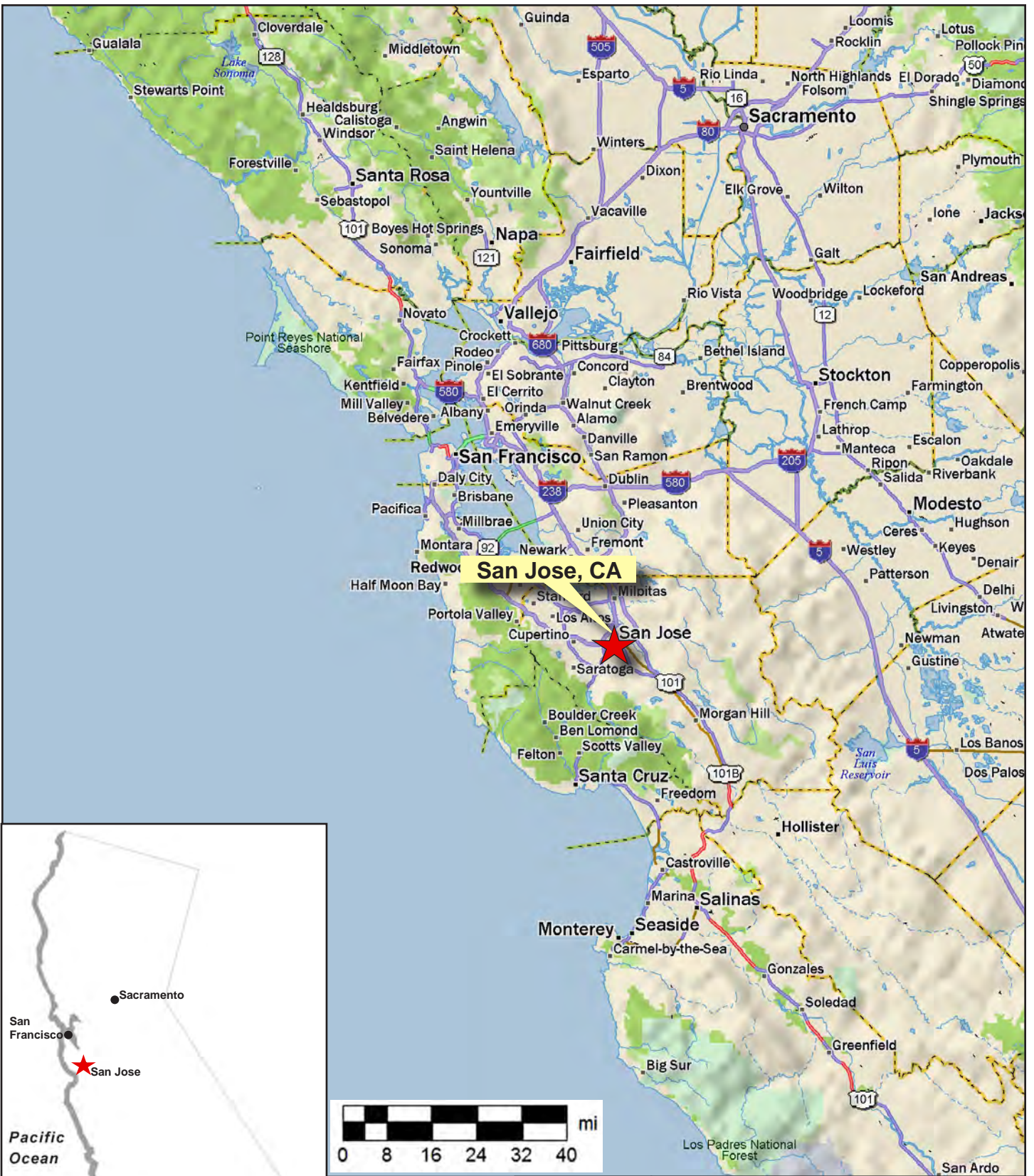
Neither AllWest, nor any staff member assigned to this investigation has any interest or contemplated

interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject of surrounding properties or which may be responsible for issues identified during the course of this investigation, and

has no personal bias with respect to the parties involved.

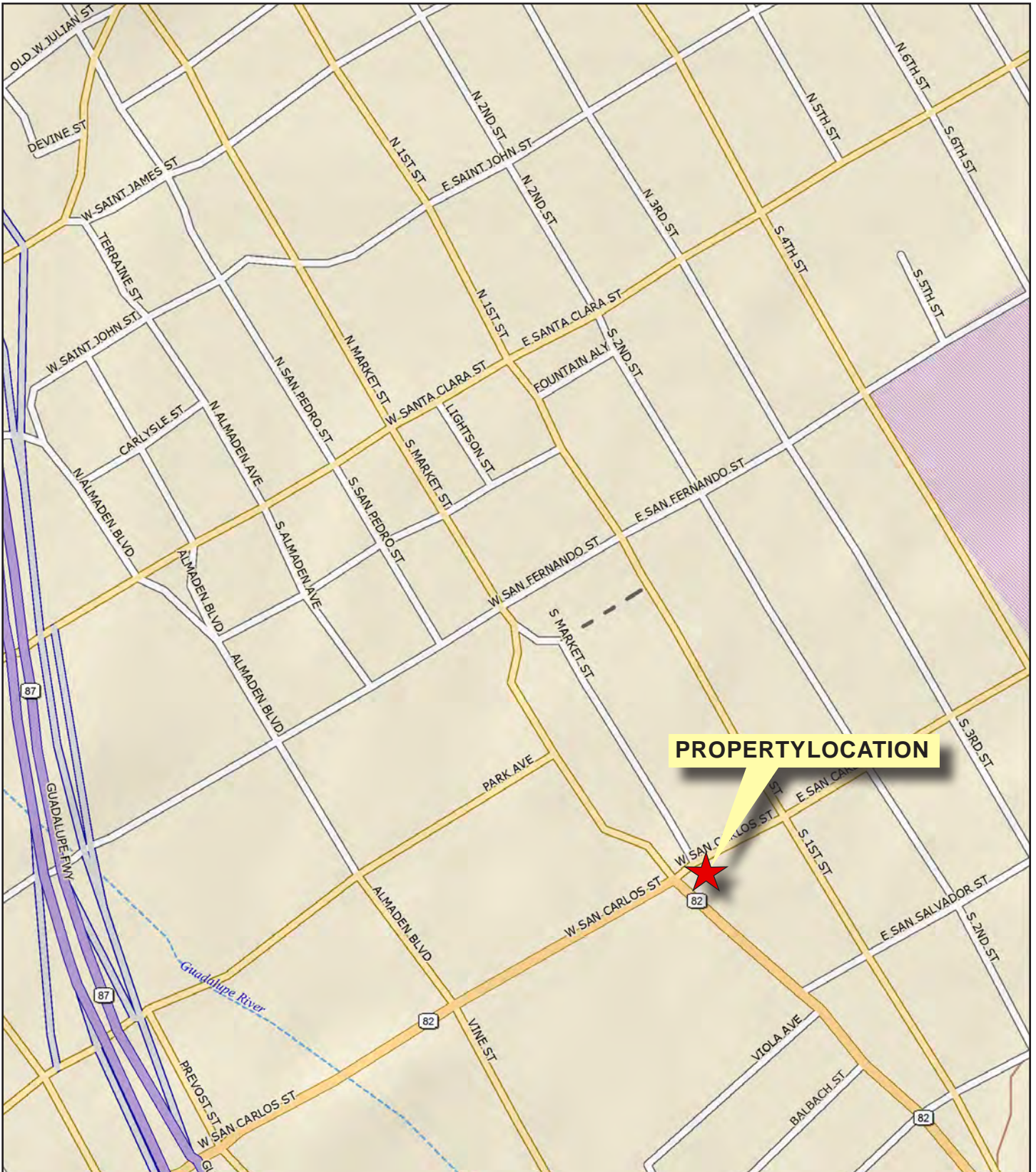


FIGURES



PROJECT NO.
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REGIONAL MAP
 FIGURE 1
 302 S. MARKET STREET
 SAN JOSE, CA 95113
 SOURCE: DELORME TOPO
 PREPARED BY:
 DATE:

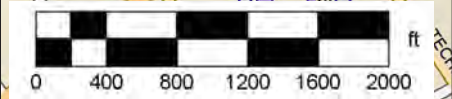


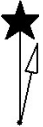
PROPERTY LOCATION



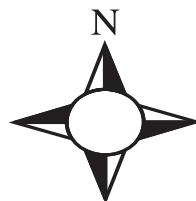
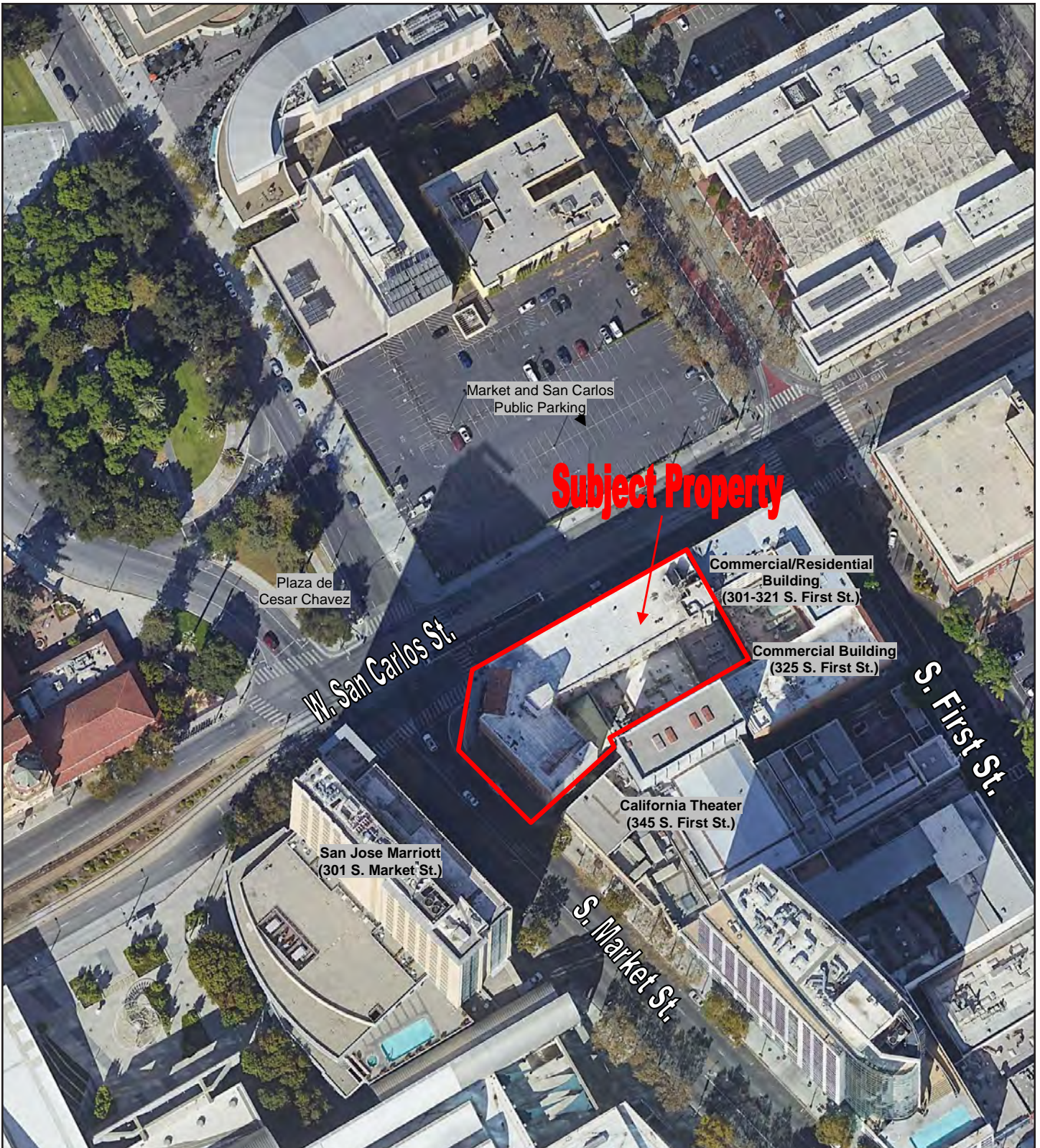
82

VICINITY MAP
FIGURE 2
302 S. MARKET STREET
SAN JOSE, CA 95113
SOURCE: DELORME TOPO
PREPARED BY:
DATE:




 MN (12.5° E)


AllWest
 PROJECT NO.
 xxxxx.60



AllWest

AERIAL
 FIGURE 3
 302 S. MARKET STREET
 SAN JOSE, CA 95113
 SOURCE: GOOGLE
 PREPARED BY:
 DATE:

PROJECT NO.
 xxxxx.60

PHOTOGRAPHS



1. The west part of the north elevation. Main entrance is in view on the northwest building corner.



2. The eastern part of the north elevation.



3. View of the northwest building corner from the northwest. Penthouse with sloped mission tile roof is in view at the top of the northwest corner.



4. View of the northwest building corner and the west elevation.



5. View of the main entrance canopy and doors on the northwest corner.



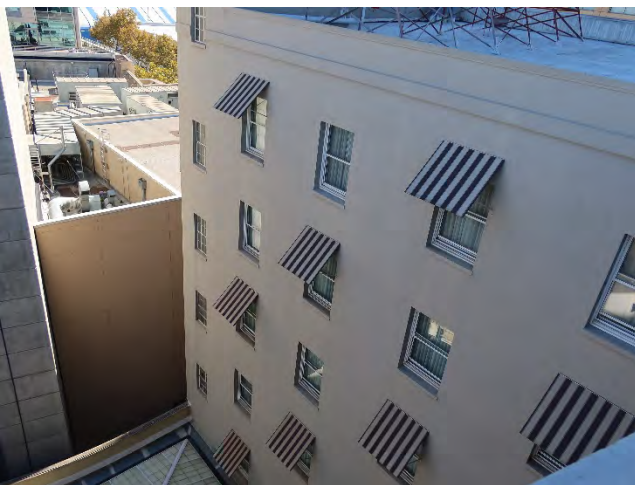
6. Looking east along San Carlos street.



7. The south end of the west elevation. Part of the south elevation is in view. The building fire escape is in view.



8. The Westin Sainte Claire sign on the south end of the building roof.



9. Part of the building east elevation, overlooking the lower roofs.



10. The main entry sign installed on the canopy.



11. One of two metal plaque signs on either side of the main entrance. This one is at the south. Photo by AEI consultants.



12. The metal, vertical blade sign on the northern building façade adjacent to the main entrance. The letters also have neon lighting.



13. Looking south along the southern leg of the main roof.



14. Looking east along the eastern leg of the roof.



15. Looking west along the east leg of the roof.



16. The penthouse is at the right; the passenger elevator tower is at the left, its machine room is at the top.



17. The lower roofs seen from the main roof. From left: the Sainte Claire Ballroom is the only second floor space; the Grand Ballroom A & B roofs; the Atrium roof is one large skylight.



18. Several cloth awnings, installed over some of the courtyard windows are either missing or ripped. As an optional Modernization cost, the awnings and brackets should be replaced on windows where they were previously installed.



19. Building structure is framed with concrete girders and beams, with concrete floors.



20. Typical finishes in the lobby. Passenger elevators are in the background.



21. Lobby: View of the registration desk. An entrance door is at right.



22. Wood and glass doors across from the registration desk.



23. The center of the lobby features a decorative rug the same shape as the lobby walls, comfortable three-part seating and a glass chandelier.



24. The two passenger elevators just east of the lobby. These elevators and the service elevator should have five-year load tests within the term of this report.



25. Looking east from the first floor elevator lobby. The hall accesses the restaurant, the Atrium and the two parts of the Grand Ballroom. A mirror at the end occupies the full east wall.



26. The passage between the lobby and the lounge.



27. Looking southeast in the lounge



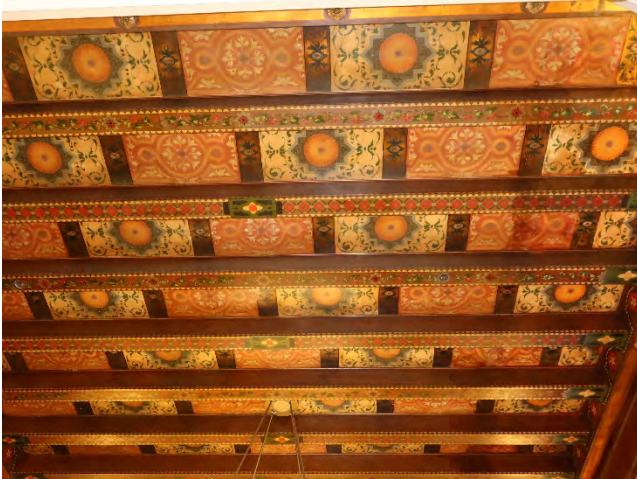
28. Looking southwest in the lounge.



29. Faux balcony and ornate grill above the registration desk.



30. Decorated ceiling in the lobby.



31. Decorated ceiling in the lounge.



32. Painted concrete columns and beams with decorated bracket.



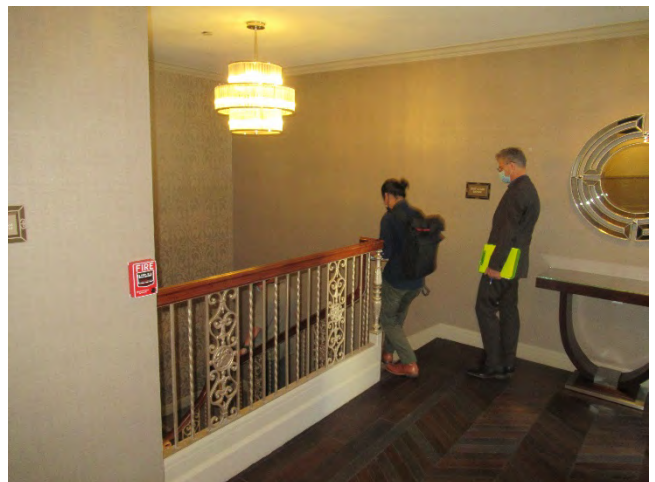
33. Typical finishes in upper floor corridor, second through sixth floors.



34. Upper floor corridor and guest room doors.



35. Upper floor corridor near the elevator lobby.



36. Upper floor stair and elevator lobby.



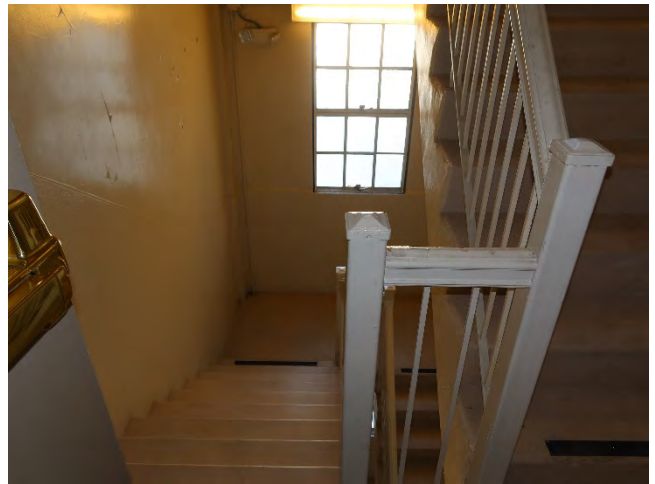
37. Typical finishes at the central stair.



38. The central stair.



39. Typical finishes at utility or egress stair.



40. A utility stair.



41. The bar in the tenant restaurant.



42. Restaurant looking east.



43. Typical double bed suite.



44. Looking toward the entrance in a double suite.



45. Typical finishes in a double suite bathroom.



46. Typical finishes in an Accessible king bed suite.



47. Typical entrance in an Accessible king bed suite.



48. Typical finishes in an Accessible king bathroom.



49. Typical finishes at lavatory in an Accessible bathroom.



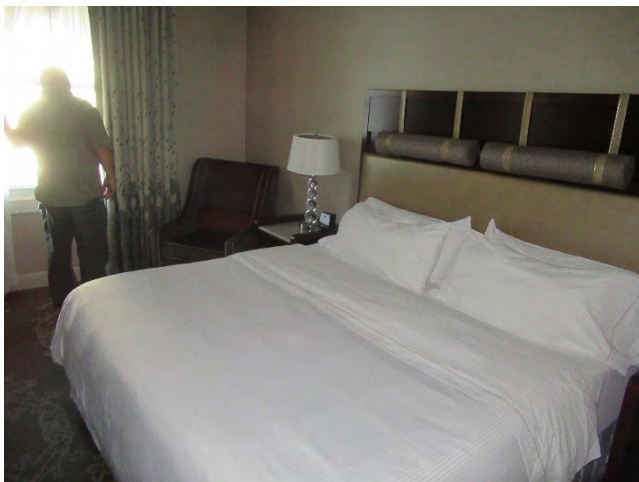
50. Accessible shower with fold-away seat in an Accessible bathroom.



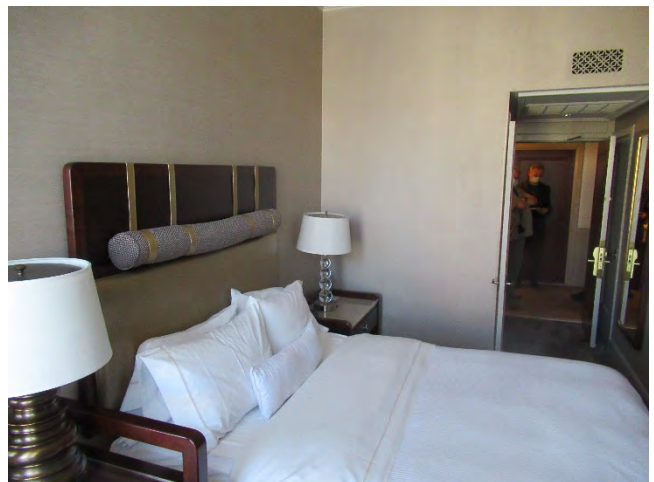
51. Finishes in the first floor mezzanine king suite. Note the coffered wood ceiling.



52. Finishes in the first floor mezzanine bathroom.



53. Typical finishes in a king suite.



54. Typical finishes in a queen suite. Hall and entrance in view at right.



55. Typical finishes in queen suite bathroom.



56. Furniture and finishes in the sixth floor Grand suite.



57. Kitchen counter in the Grand suite.



58. The Grand Suite connects to an adjacent king suite. Note the double connecting doors.



59. Furniture and finishes in the Grand Suite.



60. Finishes and fixtures in the Grand Suite bathroom.



61. The Grand suite toilet.



62. Looking to the entrance in the Grand suite.



63. Finishes and equipment in the Fitness Studio.



64. The Fitness Studio.



65. Furniture and finishes in the Santa Cruz room, a typical second floor conference room.



66. Columns and finishes in the Santa Cruz room. The center of the ceiling is a single raised coffer with concealed lights. Fire alarm horn and strobe in view.



67. Finishes and furniture in the second floor Sainte Claire Ballroom.



68. The Sainte Claire Ballroom.



69. The Grand Ballroom, stage and dance floor are in view.



70. The Grand Ballroom.



71. Finishes in the Atrium.



72. Most of the Atrium ceiling is a skylight.



73. The mezzanine office above the registration desk.



74. A small storage room just south of the mezzanine office.



75. Furniture and finishes in the basement Executive Office.



76. Near the entrance to the Executive Office.



77. The former Catering Room is now used for Storage.



78. The basement corridor in the back-house section.



79. The employee break-room in the back-house section.



80. The employee break-room has a pass-through counter to a kitchen.



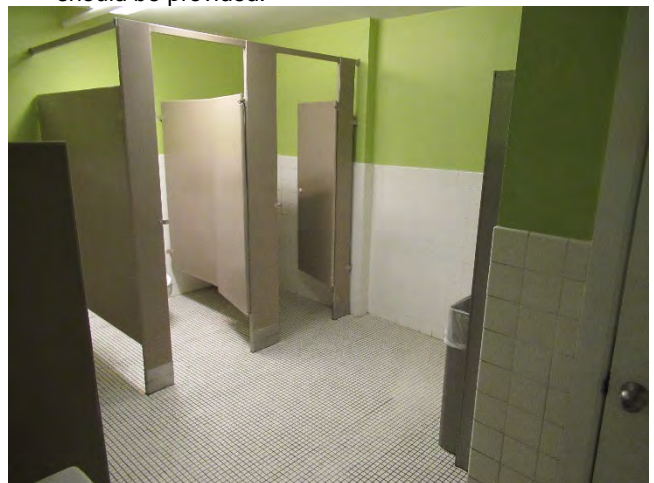
81. The kitchen associated with the employee break-room.



82. The door to the employee Men's Lockers and restroom. The door knob is Non-Accessible, and should be replaced. There is no Accessible jamb signage which should be provided.



83. The employee Men's Locker room.



84. No Accessible toilets are provided in the Men's Locker bathroom. The stalls should be reset and an Accessible toilet provided.



85. Men's locker bathroom. The urinals don't comply with Accessibility code.



86. Lavatory in the men's locker bathroom. It should be replaced with one compliant for Accessible knee space.



87. The Engineering Workshop in the basement.



88. The Engineering Workshop.



89. The basement Housekeeping Office.



90. The Laundry Room in the basement.



91. An upper floor Housekeeping Storage Room.



92. A laundry chute door in an upper floor Housekeeping Storage Room.



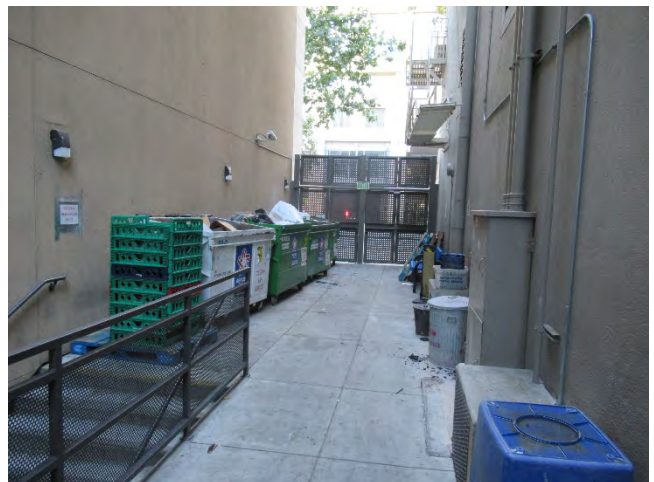
93. The laundry chute bottom near the Basement Laundry area.



94. The Loading Dock near the basement southeast corner.



95. Trash compactor at the loading dock.



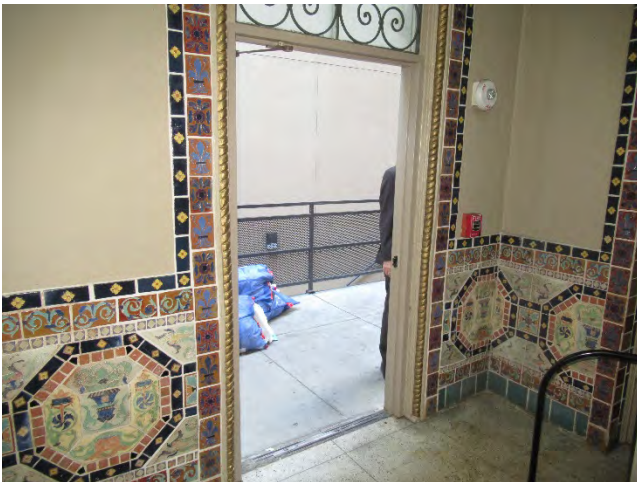
96. Easement at the building southwest corner.



97. Garbage bins and painted metal gates in the southwest building easement. Market Street is beyond.



98. Inside the Penthouse on the northwest corner of the roof. The space is used for storage.



99. Inside the back-house passage behind the Grand Ballroom. The door leads to the easement at the southwest.



100. The Kitchen elevator in the basement.



101. Floor and wall finishes in the Kitchen elevator. This elevator is in poor condition and should be modernized.



102. The first floor restaurant kitchen.



103. Accessibility in public restrooms is generally good.



104. Accessible Braille jamb signage is provided.



105. Protected knee clearance is provided at restroom lavatories.



106. An Accessible toilet.



107. Accessible high and low urinals.



108. Fire alarm horn/strobes are provided in public restrooms.



M-1. Guestroom water source heat pump supply grille.



M-2. Lobby four-pipe fan coil unit.



M-3. 10-ton packaged air conditioner.



M-4. 20-ton packaged air conditioner.



M-5. 45-ton air cooled chiller.



M-6. Condenser water loop evaporative condensers.



M-7. Space heating hot water boiler.



M-8. Hot water circulation pumping system.



M-9. Corridor ventilation fans.



M-10. Underground parking garage exhaust termination.



M-11. Main electrical switchgear.



M-12. Corridor light fixtures.



M-13. Water softener tanks.



M-14. Duplex water pressure booster pumping system.



M-15. Domestic water boilers.



M-16. Domestic hot water insulated storage tanks.



M-17. Underground parking garage duplex sump pumps.



M-18. Exterior fire sprinkler and standpipe fire department connections.



M-19. Fire sprinkler water service with backflow preventer.



M-20. Corridor fire hose cabinet.



M-21. Stairwell standpipe with fire department connection.



M-22. Kitchen hood fire suppression tanks.



M-23. Building fire alarm panels.



M-24. Guestroom smoke detector and alarm horn.



M-25. Exterior fire escape.



E - 1: Main Roof



E - 2: Patch at Main Roof



E - 3: Sloping at Main Roof



E - 4: Sloping at Main Roof



E - 5: Typical damage at Main Roof



E - 6: Bio-growth at mortar and on coating



E - 7: Reinforcement fabric



E - 8: Tiles at Penthouse storage



E - 9: Ballroom West Roof – SBS BUR



E - 10: Coating at base of wall



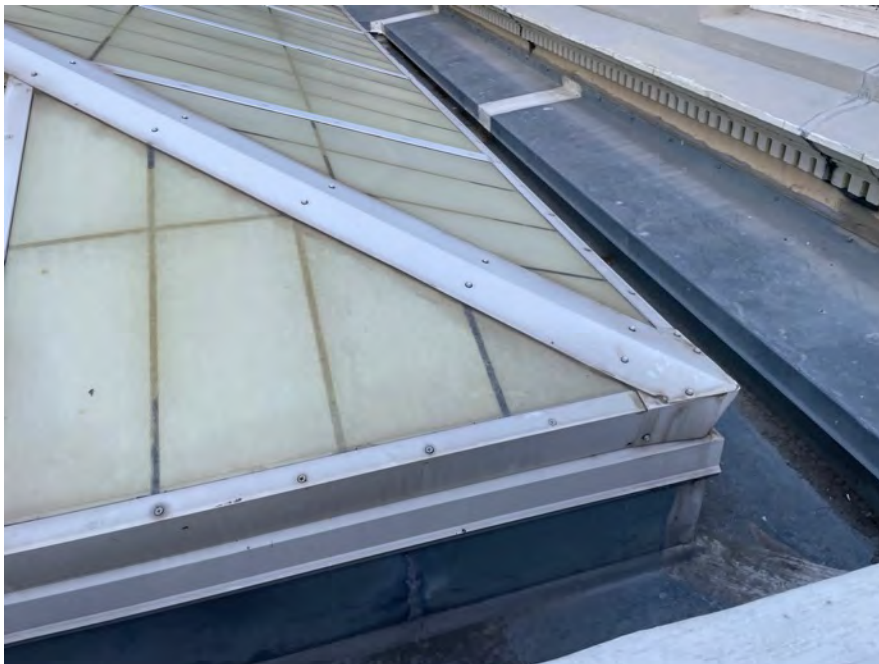
E - 11: Coating over top of base flashing



E - 12: Ballroom East Roof - TPO



E - 13: TPO boot at penetration



E - 14: Area around Skylight



E - 15: Underside of Skylight



E - 16: Skylight



E - 17: Pedestrian traffic coating at small deck



E - 18: Elevated Roof



E - 19: Coating over base flashing



E - 20: Coating at parapet over base flashing



E - 21: Exposed reinforcement fabric



E - 22: Street Façades



E - 23: Cement Plaster (stucco) at South Wall



E - 24: Cracks at floor lines



E - 25: Painted concrete at back wall



E - 26: Stucco spalls



E - 27: Peeling paint on terra cotta



E - 28: Crack at column



E - 29: Previously remediated cracks



E - 30: Wood decay



E - 31: Cracks at balcony



E - 32: Typical window



E - 33: Windows at Sixth Floor



E - 34: Ground level windows



E - 35: Hopper window



E - 36: Aluminum window at the back side



E - 37: Front door



E - 38: Doors at the storefronts



E - 39: Service doors



E - 40: Underside of sidewalk