

FACILITY NEEDS ASSESSMENTS

# **COLLINS ELEMENTARY SCHOOL**

**2020** | FACILITIES MASTER PLAN



## SITE DATA



10300 North Blaney Avenue  
Cupertino, Ca

Site size: 9.6 acres

Original Construction Date: 1964

Grades Served: K - 5

Modernization History:

- Major improvements in 2005

Number of Portable Classrooms: 13 plus 1 portable restroom

**Principal Survey**

Top Priorities:

1. Classroom renovation
2. Kindergarten yard
3. Renovate upper grade classrooms to be more modern and flexible
4. Shared learning space

**Input from Maintenance & Operations Trades**

- Would like an IP-based bell/clock/intercom system
- Needs upgrade to wireless internet capacity (switches and access points)
- Needs upgrade in site electrical capacity
- Exterior site lighting needs to be switched to LED
- Needs new equipment in kitchen

**Site Use and Functionality****Campus Organization / Classrooms**

*principal rating: 3/5 stars*

Typical classrooms have interior doors that connect rooms. Two (2) of the four (4) Kindergarten rooms have interior restrooms. Grades 4-5 are housed in portable classrooms. Site-wide, the classrooms need updated technology.

**Staff and Administrative Spaces**

*principal rating: 5/5 stars*

Professional development occurs in the Faculty Lounge, but cannot accommodate all site staff at one time. For whole-staff meetings, the site uses the GLC.

**Student Services / Counseling**

The campus houses the Deaf and Hard of Hearing (DHH) and Vision Impaired programs. Counselors are distributed across campus, using open classrooms, offices, and portable classrooms for pull-out services.

**Food Service**

*principal rating: 4/5 stars*

Students are served out of a serving window at the exterior of the kitchen.

**Spaces for Assembly / Library**

*principal rating: 3/5 stars*

The principal would like a projector in the GLC as well as spaces for collaborative work and flexible learning environments.

**Special Education**

*principal rating: 4/5 stars*

Special Education students are integrated with their peers. The principal feels that the needs for Special Education students are met.

**Specialized Elective Spaces**

The school has dedicated rooms for Science at the upper primary classrooms, Art, a Computer Lab, and Music. The Art room has in-floor power outlets that are not in use. The principal would like a Maker Space as well as more flexible learning environments.

**Restrooms**

*principal rating: not rated*

No issues were reported.

**Site**

The principal identified two (2) areas of poor drainage. The Kindergarten play structure should be replaced with one that is more age-appropriate. The principal would like an additional play structure for primary grades, as well as a track to accommodate the running club. The field is shared with outside uses and is maintained by the city.

SITE PHOTOS



Shade Structure



Drop-Off Lane



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Administration Office



Playfields / Athletics



Play Structure



Art Room

SITE PHOTOS



Typical Classroom



Science Classroom



Kindergarten Classroom



Student Services / Counseling



Guided Learning Center / Assembly Space



Computer Lab



Library

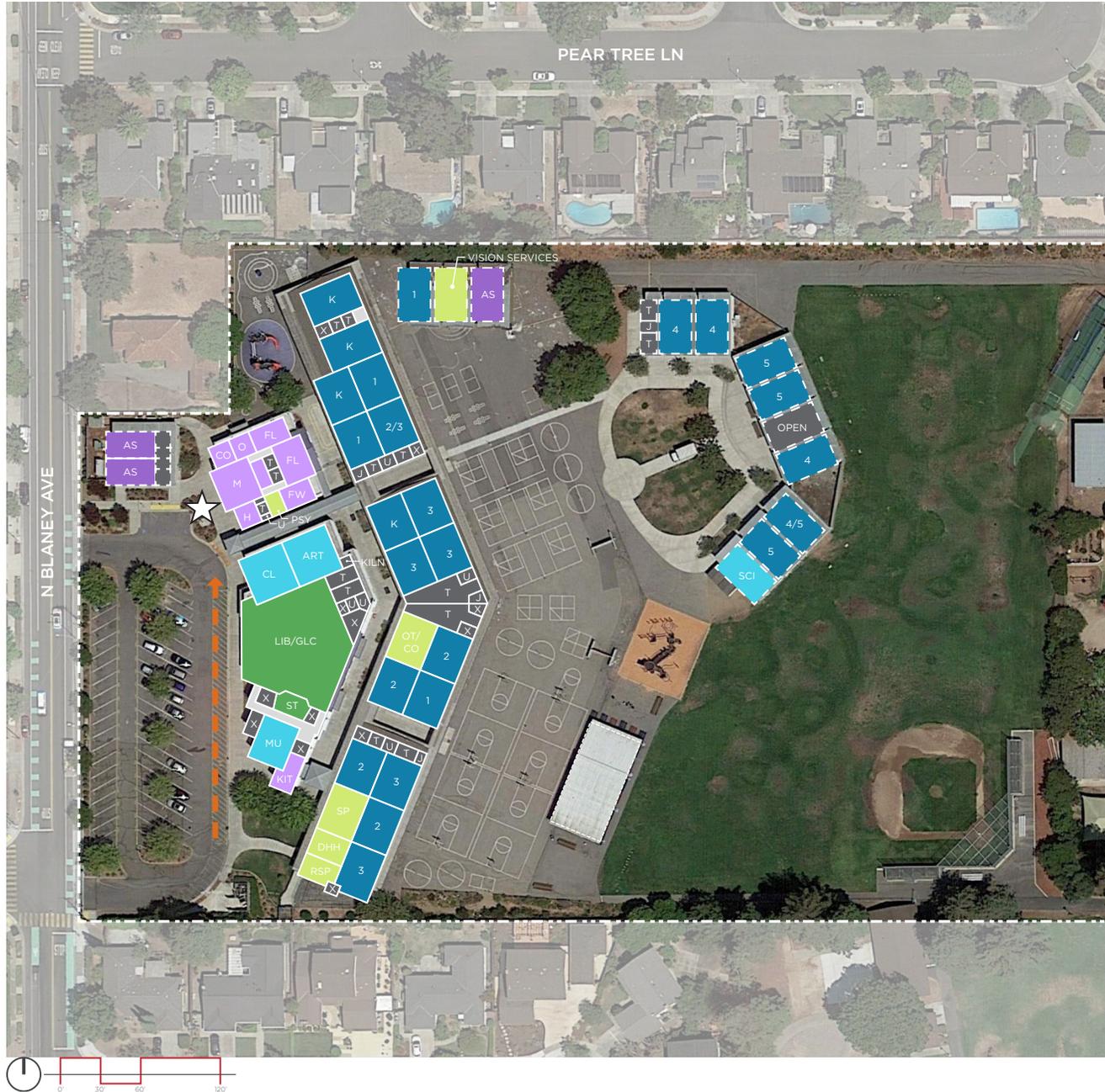


Music Room



Flex Lab / Professional Development

EXISTING SITE PLAN



**Classrooms, CR**

- # Indicates Grade Level
- PS Preschool
- TK Transitional Kindergarten
- K Kindergarten
- CLIP Cupertino Language Immersion Program
- SDC Special Education
- M/M Mild/Moderate
- M/S Moderate/Severe
- TSDC Therapeutic SDC

**Electives / Labs**

- ART Art Room
- CL Computer Lab
- DR Drama
- MKR Maker / STEAM / Innovation Lab / Think Tank
- MU Music

**Student Services**

- CAP Comprehensive Autism Program
- CO Counselor
- LC Learning Center
- RSP Resource Specialist
- PSY Psychologist
- WC Wellness Center
- OT Occupational Therapy

**Shared Spaces**

- ASB Student Leadership
- FLEX Flex Lab
- GLC Guided Learning Center
- LIB Library
- ST Stage

**Admin / Faculty**

- CO Conference
- FL Faculty Lounge
- FW Faculty Workroom
- H Health Room
- KIT Kitchen
- M Main Office / Front Desk
- O Office
- FLEX Flex Lab / Professional Development
- PTA Parent Volunteer Room
- SSITS School Site IT Specialist Office

**Other**

- AS After School Care

**Support Services**

- K Kiln
- X Storage
- T Toilets
- U Utility
- J Janitor
- Drop-Off
- LS - Lunch Shelter

- Main Entry
- Portable Classrooms

Teaching Stations:	
PS (Preschool)	0
TK (Transitional Kinder)	0
Kindergarten	4
Grades 1-5	21
SDC mild/mod	0
SDC mod/sev	0
<b>Sub-Total:</b>	<b>25</b>

Additional Spaces:	
CAP	0
Electives (MU, SCI, ART)	3
Maker Space	0
Computer Lab	1
<b>Total:</b>	<b>29</b>



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# FACILITY CONDITION ASSESSMENT

LPA, INC.

60 South Market Street, Suite 150

San Jose, California 95113

Walter Estay



L.P. COLLINS ELEMENTARY SCHOOL

103000 North Blaney Avenue

Cupertino, California 95014

**PREPARED BY:**

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**EMG PROJECT #:**

136859.19R000-008.017

**DATE OF REPORT:**

January 26, 2020

**ON SITE DATE:**

September 26, 2019



engineering | environmental | capital planning | project management

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	School campus
<b>Main Address</b>	10300 North Blaney Avenue, Cupertino, Santa Clara County California
<b>Site Developed</b>	1964 Renovated 2004
<b>Number of Buildings</b>	Five types
<b>Current Occupants</b>	L.P. Collins Elementary School
<b>Percent Utilization</b>	100%
<b>Date(s) of Visit</b>	September 26, 2019
<b>Management Point of Contact</b>	Bob Schrick, Maintenance Lead 408.316.8859
<b>On-site Point of Contact (POC)</b>	same as above
<b>Assessment and Report Prepared By</b>	Jim Craven
<b>Reviewed By</b>	Matthew Anderson Program Manager <a href="mailto:mfanderson@emgcorp.com">mfanderson@emgcorp.com</a> 800.733.0660 x7613

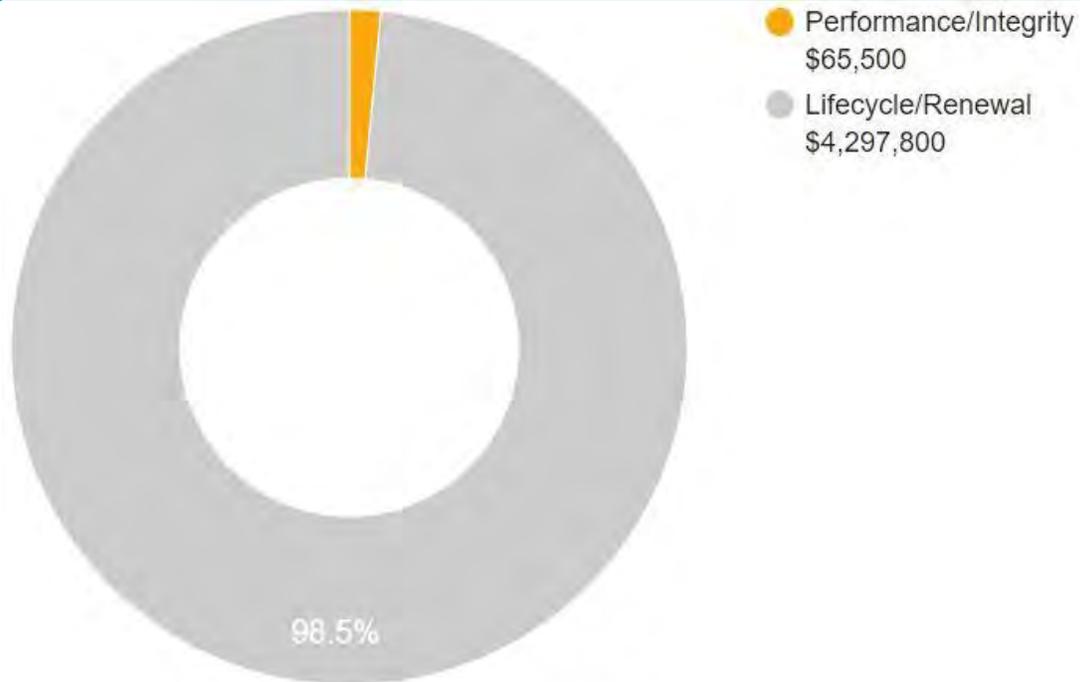
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

### Plan Type Descriptions

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$4,363,300**

## Campus Findings and Deficiencies

### Historical Summary

The core school buildings, Administration, Guided Learning Center and the classrooms were built in 1964. The administration and Guided Learning Center and common areas were extensively renovated in 2004.

Modular classrooms were added in 1997, 2006, 2008 and again in 2010.

### Architectural

With the exception of the modular buildings, construction is generally conventional wood and steel stud perimeter framing set on a cast in place concrete slab. The roof framing is dimensional lumber sheathed with dimensional lumber or plywood. During the 2004 renovation, the roof framing was replaced at the Administration and Guided Learning Center and exposed as part of the interior design.

Exterior finishes are an Exterior Finish Insulating System (EIFS) on the framed walls, stucco, some brick veneer and wood or metal trim. The lobby and library have raised roof sections finished with a factory finished standing seam metal roof. The lower roofs are conventional, multi-ply built up membranes. The Classrooms have a center section finished with standard grade asphalt shingles and a multi-ply built up roof perimeter. Doors and windows are aluminum. The interiors are finished with conventional commercial products including vinyl wall covering, painted drywall and carpeted or vinyl tile flooring.

The modular buildings are factory-built wood framing with a steel floor frame sheathed with plywood. The modular buildings sit in concrete blocks or piers. The exterior finishes are wood. The roof membranes are conventional, multi-ply built up membranes. Doors and windows are aluminum. The interiors are finished with conventional commercial products including vinyl wall covering, painted drywall and carpeted or vinyl tile flooring.

The building components are generally in good condition with minor wood repairs required. Replacements are anticipated based on the life cycle of the component.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC is provided for the portable classrooms by wall mounted heat pump units. The units are mounted along the exterior perimeter walls of the buildings. Exterior air intake and exhaust grills are in the façade.

Some administrative areas have roof mounted packaged units with both exposed and concealed interior ducting. The modular buildings use a heat pump unit mounted on the exterior of each building. All HVAC components are controlled by an automated building management system.

Electrical service is provided by an main exterior service entrance section at the entrance drive and distributed underground to electrical panels and step-down transformers at each structure. Interior wiring and components are standard commercial grade. Most of the switchgear and panels appeared to be 2004 vintage.

Domestic hot water is provided by small capacity electric water heaters. Based on information received from the POC, and based on the date of construction, it is possible that galvanized water pipes remain and may cause discolored water. EMG has recommended the plumbing and sanitary systems be replaced.

The buildings are fully protected by an automatic fire extinguishing system. Each building has a control panel which monitors the flow switches, pull stations and smoke detectors. The Administration building has the main fire alarm control panel.

No deficiencies were noted, conventional upgrades and replacements of the components is anticipated.

### Site

The asphalt parking lots and play areas are in good condition. Exterior concrete sidewalks and plazas are in good condition. The school is partially enclosed with chain link fencing. Playground components are in the center of the school.

Replacements are anticipated based on the life cycle of the component

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

### FCI Ranges and Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
L.P. Collins Elementary School (1964)	\$740	53,859	\$39,855,660	0.2%	0.2%	2.1%	10.3%
L.P. Collins Elementary School / Administration Building (1964)	\$0	4,258	\$1	0.0%	0.0%	0.0%	0.0%
L.P. Collins Elementary School / B-C-D Classrooms (1964)	\$0	23,632	\$1	0.0%	0.0%	0.0%	0.0%
L.P. Collins Elementary School / Child Development Center (1997)	\$0	1,920	\$1	0.0%	0.0%	0.0%	0.0%
L.P. Collins Elementary School / General Learning Center (2004)	\$0	12,049	\$1	0.0%	0.0%	0.0%	0.0%
L.P. Collins Elementary School / Modular Classrooms (1997)	\$0	12,000	\$1	0.0%	0.0%	0.0%	0.0%
L.P. Collins Elementary School / Site (1964)	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

## Immediate Needs

Facility/Building	Total Items	Total Cost
L.P. Collins Elementary School	4	\$65,497
<b>Total</b>	<b>4</b>	<b>\$65,497</b>

### L.P. Collins Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1432270	L.P. Collins Elementary School / Administration Building	Roof	B2011	Exterior Wall, Textured Plywood (T1-11), Repair	Failed	Performance/Integrity	\$61,845
1432328	L.P. Collins Elementary School / General Learning Center	Roof	B3022	Roof Hatch, Metal, Replace	Failed	Performance/Integrity	\$1,531
1432381	L.P. Collins Elementary School / Child Development Center	Exit door	B1012	Structural Flooring/Decking, Wood, Repair	Failed	Performance/Integrity	\$648
1432366	L.P. Collins Elementary School / Modular Classrooms	Building exterior	B2011	Exterior Wall, Textured Plywood (T1-11), Replace	Failed	Performance/Integrity	\$1,473
<b>Total (4 items)</b>							<b>\$65,497</b>

## Key Findings



### Exterior Wall in Failed condition.

Textured Plywood (T1-11)  
Modular Classrooms Building exterior

Uniformat Code: B2011  
Recommendation: **Replace in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Repair wall at HVAC condensate drains, re-route all - AssetCALC ID: 1432366



### Structural Flooring/Decking in Failed condition.

Wood  
Child Development Center Exit door

Uniformat Code: B1012  
Recommendation: **Repair in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

Floor damage at rear door, remove tile and repair - AssetCALC ID: 1432361



### Exterior Wall in Failed condition.

Textured Plywood (T1-11)  
Administration Building Roof

Uniformat Code: B2011  
Recommendation: **Repair in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$61,800

\$\$\$\$

Replace wood fascia board along metal roof - AssetCALC ID: 1432270



### Roof Hatch in Failed condition.

Metal  
Guided Learning Center Roof

Uniformat Code: B3022  
Recommendation: **Replace in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Broken at time of site visit, needs repair not replacement - AssetCALC ID: 1432328

## 2. Administration Building



### Administration Building: Systems Summary

<b>Address</b>	10300 North Blaney Avenue	
<b>Constructed/Renovated</b>	1964 / 2004	
<b>Building Size</b>	4,258 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Good
<b>Façade</b>	EIFS with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board & vinyl wall covering Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting. Some galvanized plumbing may remain. Electric domestic water heaters. Toilets and sinks in all restrooms	Fair

## Administration Building: Systems Summary

<b>HVAC</b>	Individual package units Supplemental components: ductless split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Building panels with copper wiring. Fed from exterior service entrance section at transformer. Interior Lighting: T-12, LED, CFL	Fair
<b>Fire Alarm</b>	Main Fire Alarm panel for all buildings, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Wood trim to be replaced at metal roof fascia. Possible galvanized water pipes remain and replacement is recommended. Up-grades to fire alarm system and building automation systems for HVAC units.	

### 3. Classrooms B-C-D Building



#### Classrooms B-C-D Building: Systems Summary

<b>Address</b>	10300 North Blaney Avenue	
<b>Constructed/Renovated</b>	1964/2004	
<b>Building Size</b>	23,632 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Good
<b>Façade</b>	EIFS with aluminum windows	Fair
<b>Roof</b>	Primary: Hip construction with asphalt shingles Secondary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl wall covering Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting. Some galvanized may remain. Electric domestic water heaters. Toilets, urinals, hand wash station and sinks in all restrooms	Fair

## Classrooms B-C-D Building: Systems Summary

<b>HVAC</b>	Individual wall mounted heat pump units (large PTAC) Building automation system on all HVAC units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Building panels with copper wiring and step-down transformers. Fed from exterior service entrance section at transformer. Interior Lighting: T-12, CFL	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Possible galvanized water pipes remain and replacement is recommended.	

## 4. Child Development Center Building



### Child Development Center Building: Systems Summary

<b>Address</b>	10300 North Blaney Avenue	
<b>Constructed/Renovated</b>	1996	
<b>Building Size</b>	12,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab.	Good
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT, Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting. Electric domestic water heaters. Toilets and sinks in all restrooms	Fair

## Child Development Center Building: Systems Summary

<b>HVAC</b>	Individual wall mounted heat pump units (large PTAC) Building automation system on all HVAC units	Fair
<b>Fire Suppression</b>	No fire sprinklers	--
<b>Electrical</b>	Source & Distribution: Main service entrance section at transformer. Building panel with copper wiring. Fed from exterior service entrance section at transformer. Interior Lighting: T-12, CFL	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Damaged flooring at exit.	

## 5. Guided Learning Center Building



### Guided Learning Center Building: Systems Summary

<b>Address</b>	10300 North Blaney Avenue	
<b>Constructed/Renovated</b>	1964/2004	
<b>Building Size</b>	12,049 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Good
<b>Façade</b>	EIFS with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board & vinyl wall covering Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT, exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting. Some galvanized may remain. Electric domestic water heaters. Toilets, urinals, and sinks in all restrooms	Fair

## Guided Learning Center Building: Systems Summary

<b>HVAC</b>	Individual wall mounted heat pump units (large PTAC) Package gas-fired units. ductless split-systems Building automation system on all HVAC units	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Main service entrance section at transformer. Building panels with copper wiring. Fed from exterior service entrance section at transformer. Interior Lighting: T-12, LED, CFL	Good
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Partial commercial kitchen. Warming and food storage equipment. No cooking appliances.	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Roof hatch not working. Possible galvanized water pipes remain and replacement is recommended.	

## 6. Modular Classrooms



### Modular Classrooms: Systems Summary

<b>Address</b>	10300 North Blaney Avenue	
<b>Constructed/Renovated</b>	1996 (Modular)	
<b>Building Size</b>	1,920 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on with raised floor set on concrete piers or blocks. Modular.	Good
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl panels Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting Tankless water heating device at sinks. Toilets and sinks in all restrooms	Fair

## Modular Classrooms: Systems Summary

<b>HVAC</b>	Individual wall mounted heat pump units (large PTAC) Building automation system on all HVAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main service entrance section at transformer. Building panel with copper wiring. Fed from exterior service entrance section at transformer. Interior Lighting: T-12, CFL	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Damaged exterior siding	

## 7. Site Summary



### Site Information

<b>Lot Size</b>	9.6 acres (estimated)	
<b>Parking Spaces</b>	60 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain link fencing, CMU dumpster enclosures Playgrounds and sports courts with bleachers, fencing, and site lights Heavily furnished park benches, picnic tables, trash receptacles. Playground equipment.	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features. Irrigation present Low to moderate site slopes throughout property	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Building-mounted CFL Pedestrian walkway lighting surface mounted in canopies	Fair
<b>Ancillary Structures</b>	Metal framed canopy/covered walkway structures	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Section 9.	
<b>Key Issues and Findings</b>	No significant deficiencies observed.	

## 8. Property Space Use and Observed Areas

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### Unit Allocation

All 53,859 square feet of the property are occupied by L. P. Collins Elementary School. The spaces are a combination of administrative offices and classrooms with supporting restrooms and mechanical and other utility spaces.

### Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property. The flat roofs were accessible.

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 9. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1964. The facility was not subsequently renovated. // The facility was significantly renovated in 2004. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey may reveal specific aspects of the property that are not in full compliance.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

### Administration Building: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**B-C-D Classrooms Building: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Child Development Center Building: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Guided Learning Building: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Guided Learning Building: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Guided Learning Building: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Site: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photolog (in the appendix) and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

## Reference Guide

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>

## Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>

## 10. Purpose and Scope

### Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

### Condition Ratings

<b>Excellent</b>	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Good</b>	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Fair</b>	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
<b>Poor</b>	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 11. Opinions of Probable Costs

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Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of EMG's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 12. Certification

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LPA, Inc. (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of L.P. Collins Elementary School, 10300 North Blaney Avenue, in Santa Clara County California, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

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