

FACILITY NEEDS ASSESSMENTS

DE VARGAS ELEMENTARY SCHOOL

2020 | FACILITIES MASTER PLAN



SITE DATA



5050 Moorpark Avenue
San Jose, Ca

Site Size: 8.62 acres

Original Construction Date: 1965

Grades Served: TK - 5

Modernization History:

- Site Utility Replacement: 2013
- Modernization: 2017
- Lighting Upgrades: 2013

Number of Portable Classrooms: 11

Principal Survey

Top Priorities:

1. Second point of drop-off/pick-up for lower grades and buses
2. Permanent structures instead of portables
3. Upgraded field and black top
4. Exterior paint

Input from Maintenance & Operations Trades

- Needs a central IDF room
- 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
- This is a top priority site for electrical capacity upgrades
- Needs new equipment in kitchen

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

principal rating: 3/5 stars

While the site was modernized, it still needs upgraded classroom technology. New, large portable classrooms with interior restrooms have replaced the old Transitional and regular Kindergarten classrooms.

Staff and Administrative Spaces

principal rating: 4/5 stars

The front office spaces were included in the modernization. No issues were reported.

Student Services / Counseling

Counseling spaces are spread across campus, using the open classrooms or small offices available.

Food Service

principal rating: 4/5 stars

Students are served out of a serving window at the exterior of the kitchen. The site would like more shade for student dining.

Spaces for Assembly / Library

principal rating: 3/5 stars

The Library is open to the GLC.

Special Education

principal rating: 2/5 stars

The Special Education classrooms for the moderate/severe population are among the smallest classrooms on the campus. They are located next to restrooms but do not have restrooms interior to the classroom.

Specialized Elective Spaces

The site has a Maker Space, Think Tank, and Music room. The principal and site staff would like better storage solutions for the Maker Space (less cabinets and counter space, more large bins), as well as power drops from the ceiling and direct connection to the kiln. The Think Tank is a flexible space used by students and staff. The site would like more woodworking capabilities which would require acoustical considerations.

Restrooms

principal rating: 3/5

Restrooms were not included in the modernization and experience back-ups.

Site

Parking and drop-off is very limited.

SITE PHOTOS



Shade Structure



Drop-Off Lane



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Administration Office



Playfields / Athletics



Play Structure



School Garden

SITE PHOTOS



Typical Classroom



Special Education Classroom



Kindergarten Classroom



Student Services / Counseling



Guided Learning Center / Assembly Space



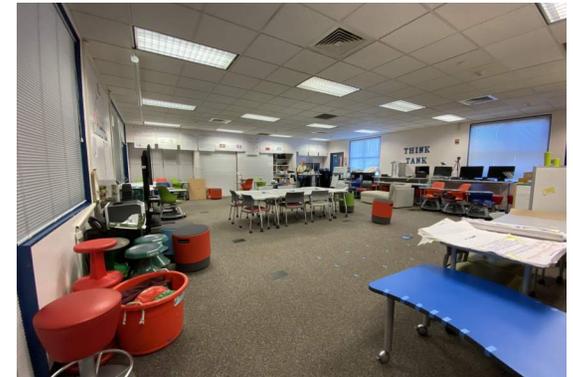
Maker Space



Library



Food Service: Kitchen



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)	4
Kindergarten	4
Grades 1-5	15
SDC mild/mod	1
SDC mod/sev	2
Sub-Total:	26
Additional Spaces:	
CAP	0
Electives (MU, SCI, ART)	1
Maker Space	2
Computer Lab	0
Total:	29





A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

LPA, Inc.
60 South Market Street, Suite 150
San Jose, California 95113



DE VARGAS ELEMENTARY SCHOOL
5050 Moorpark Avenue
San Jose, California 95129

PREPARED BY:

EMG | A Bureau Veritas Company
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.emgcorp.com

EMG CONTACT:

Matthew Anderson
Program Manager
800.733.0660 x7613
mfanderson@emgcorp.com

EMG PROJECT #:

136859.19R000-002.017

DATE OF REPORT:

January 16, 2020

ON SITE DATE:

October 15, 2019



engineering | environmental | capital planning | project management

A Bureau Veritas Group Company



www.EMGcorp.com | 800.733.0660

TABLE OF CONTENTS

- 1. Executive Summary 1**
 - Campus Overview and Assessment Details 1
 - Plan Types 2
 - Campus Findings and Deficiencies 3
 - Facility Condition Index (FCI) 4
 - Immediate Needs 5
 - Key Findings 6
- 2. Administration 7**
- 3. Main Classrooms 9**
- 4. Guided Learning Center 11**
- 5. Portables 13**
- 6. Site Summary 15**
- 7. Property Space Use and Observed Areas 16**
- 8. ADA Accessibility 17**
- 9. Purpose and Scope 21**
- 10. Opinions of Probable Costs 23**
 - Methodology 23
 - Definitions 23
- 11. Certification 25**
- 12. Appendices 26**

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School Campus
Main Address	5050 Moorpark Avenue, San Jose, California 95129
Site Developed	1965 Renovated 2016
Number of Buildings	Four
Current Occupants	Cupertino Unified School District
Percent Utilization	100%
Date(s) of Visit	October 15, 2019
Management Point of Contact	Walter Estay 408.780.7225 phone westay@lpadesignstudios.com email
On-site Point of Contact (POC)	Erik Doller
Assessment and Report Prepared By	Logan Hoshiko
Reviewed By	Alex Israel, Technical Report Reviewer for Matt Anderson Program Manager manderson@emgcorp.com 800.733.0660 x7613

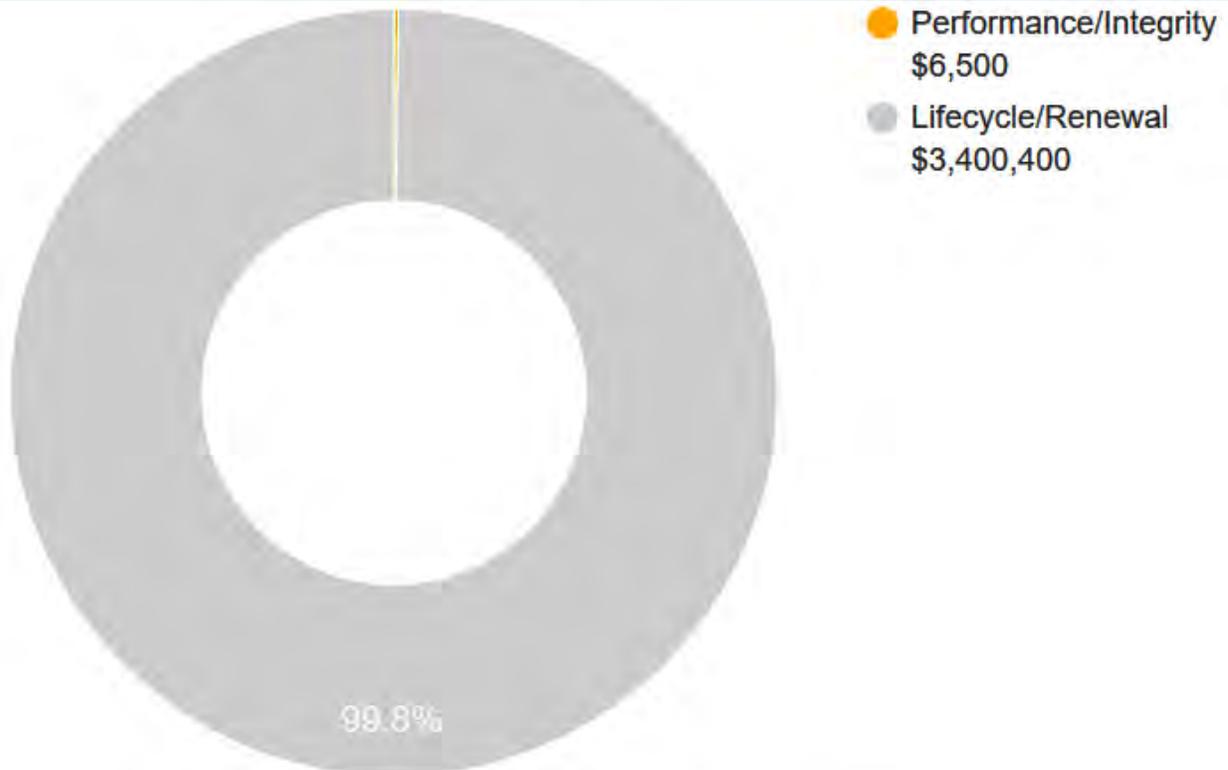
Plan Types

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

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	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: \$3,406,900

Campus Findings and Deficiencies

Historical Summary

De Vargas Elementary School was originally constructed in 1965 and is occupied by the Cupertino Unified School District. The school's interior spaces were recently renovated in 2016.

Architectural

Per client request, only the interior areas outlined in red on the site plan were assessed in this report. However, all spaces on the property were observed to verify no major damage was present. The permanent buildings at De Vargas Elementary School have stucco exterior walls with primarily flat, single-ply TPO roofs. The portable buildings have painted wood siding and flat metal roofs except for one portable building which has a single-ply EPDM roof. The interior spaces of the permanent buildings were significantly renovated in 2016. Accommodations for accessibility were made at this time. The wooden parapet at the Administration Building roof has significant damage and requires repair. The single-ply TPO membrane located on the left side of the Guided Learning Center roof is separating from the roof decking and is causing water to divert from the internal drains, resulting in ponding. Costs to repairs these two items are included in the report. Lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The package units located on the rooftops of the permanent buildings are nearing the end of their remaining useful lives and will require replacement in the next few years. The property maintenance staff was interviewed and are satisfied with the electrical and plumbing services. Restroom fixtures have been replaced as needed in recent years. Additionally, the building exterior lighting for the entire property was upgraded to LED in the past year.

Site

The site contains asphalt parking lots and play surfaces, concrete pedestrian pavement, and landscaped areas. Irrigation is present at the landscaped areas.

Recommended Additional Studies

No additional studies are recommended.

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	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	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 FCIs 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 FCIs are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCIs 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
De Vargas Elementary School / Administration	\$740	9,500	\$7,030,000	0.0%	0.0%	1.5%	6.2%
De Vargas Elementary School / GLC-Library	\$740	12,987	\$9,610,380	0.0%	0.0%	2.5%	4.9%
De Vargas Elementary School / Main Classrooms	\$740	19,000	\$14,060,000	0.0%	0.0%	1.8%	3.4%
De Vargas Elementary School / Portables	\$380	12,480	\$4,742,400	0.0%	0.0%	0.0%	1.4%

Immediate Needs

Facility/Building	Total Items	Total Cost
De Vargas Elementary School	3	\$6,540
Total	3	\$6,540

De Vargas Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1489472	De Vargas Elementary School / Site	Site	G2022	Parking Lots, Asphalt Pavement, Cut & Patch	Poor	Performance/Integrity	\$2,036
1492696	De Vargas Elementary School / GLC-Library	Roof	B3011	Roof, any type per man-day, Repair	Poor	Performance/Integrity	\$2,715
1492675	De Vargas Elementary School / Administration	Roof	B2011	Rooftop Parapet, Wood Clapboard Siding, Repair	Poor	Performance/Integrity	\$1,789
Total (3 items)							\$6,540

Key Findings



Rooftop Parapet in Poor condition.

Wood Clapboard Siding
Administration Roof

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

Plan Type:
Performance/Integrity

Cost Estimate: \$1,800

\$\$\$\$

Wood parapet on roof is damaged at isolated areas throughout roof. - AssetCALC ID: 1492675



Roof in Poor condition.

any type per man-day
GLC-Library Roof

Uniformat Code: B3011
Recommendation: **Repair in 2020**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

\$\$\$\$

Single-Ply TPO membrane is separating from roof decking allowing air and moisture to penetrate the membrane. The air underneath the membrane is also causing ponding to occur. - AssetCALC ID: 1492696



Parking Lots in Poor condition.

Asphalt Pavement
Site

Uniformat Code: G2022
Recommendation: **Cut & Patch in 2020**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Alligator cracking and raveling at isolated areas in parking lot. - AssetCALC ID: 1489472

2. Administration



Administration: Systems Summary

Address	5050 Moorpark Avenue, San Jose, California 95129
Constructed/Renovated	1965/2016
Building Size	9,500 SF
Number of Stories	One

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Fair
Interiors	Not Assessed	--
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric water heaters Toilets and sinks in all restrooms	Fair
HVAC	Individual package units and split systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Administration: Systems Summary

Key Issues and Findings Damaged wood parapet

3. Main Classrooms



Main Classrooms: Systems Summary

Address	5050 Moorpark Avenue, San Jose, California 95129	
Constructed/Renovated	1965/2016	
Building Size	19,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Sheet vinyl Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units, split systems Supplemental components: ductless split systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Main Classrooms: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

4. Guided Learning Center



Guided Learning Center: Systems Summary

Address	5050 Moorpark Avenue, San Jose, California 95129	
Constructed/Renovated	1965/2016	
Building Size	12,987 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Guided Learning Center: Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues and Findings	Roof requires repairs

5. Portables



Portables: Systems Summary

Address	5050 Moorpark Avenue, San Jose, California 95129	
Constructed/Renovated	~2000	
Building Size	12,480 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Prefabricated wood-framed structures	Good
Façade	Painted wood with aluminum-framed windows	Fair
Roof	Primary: Flat construction with metal finish Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Not Assessed	--
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water Toilets and sinks in all restrooms	Fair
HVAC	Individual wall-mounted heat pumps	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Portables: Systems Summary

Key Issues and Findings None

6. Site Summary



Site Information

Lot Size	8.62 acres (estimated)	
Parking Spaces	72 total spaces all in open lots; three of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Playgrounds and fencing	Fair
Landscaping and Topography	No significant landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electricity and natural gas	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Section 8.	
Key Issues and Findings	Alligator cracking at parking lot	

7. Property Space Use and Observed Areas

Unit Allocation

All 53,967 square feet of the property are occupied by the Cupertino Unified School District. The spaces are a combination of offices, classrooms, and multipurpose rooms with supporting restrooms, administrative offices, 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, and the roofs. Per client request, only the interior areas outlined in red on the site plan were assessed at the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

8. 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.

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 1965. The facility was significantly renovated in 2016. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or pending 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: Accessibility Issues

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

Main Classrooms: Accessibility Issues

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

Guided Learning Center: Accessibility Issues

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

Portables: Accessibility Issues

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

Site: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Path of Travel	<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 <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Parking	<ul style="list-style-type: none"> - Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces 	<ul style="list-style-type: none"> - No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant 	<ul style="list-style-type: none"> - Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Path of Travel	<ul style="list-style-type: none"> - Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes 	<ul style="list-style-type: none"> - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes 	<ul style="list-style-type: none"> - One entrance door exterior maneuvering clearance area with excessive slope - A few door knobs instead of lever handles - Non-compliant signage
Interior Path of Travel	<ul style="list-style-type: none"> - All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways 	<ul style="list-style-type: none"> - Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high 	<ul style="list-style-type: none"> - One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Public Use Restrooms	<ul style="list-style-type: none"> - No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls 	<ul style="list-style-type: none"> - Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues 	<ul style="list-style-type: none"> - Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Elevators	<ul style="list-style-type: none"> - No elevator present when required - Elevator cab too small 	<ul style="list-style-type: none"> - Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops 	<ul style="list-style-type: none"> - Audible/visual signals at every floor may be lacking - Minor signage / Braille issues

Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Kitchens/Kitchenettes	<ul style="list-style-type: none"> - Clear space for each appliance not present - Clearance between opposing counters too narrow 	<ul style="list-style-type: none"> - Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range 	<ul style="list-style-type: none"> - Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

9. 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	
Excellent	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.
Good	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.
Fair	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.
Poor	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.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	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.

10. Opinions of Probable Costs

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.

11. Certification

LPA, Inc. (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of De Vargas Elementary School, 5050 Moorpark Avenue, San Jose, California 95129, 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.

Prepared by: Logan Hoshiko,
Project Manager

Reviewed by:



Alex Israel,
Technical Report Reviewer for
Matthew Anderson
Program Manager
mfanderson@emgcorp.com
800.733.0660 x7613