

FACILITY NEEDS ASSESSMENTS

# EATON ELEMENTARY SCHOOL

2020 | FACILITIES MASTER PLAN



## SITE DATA



20220 Suisun Drive  
Cupertino, Ca

Site Size: 10 acres

Original Construction Date: 1959

Grades Served: K - 5

Modernization History:  
• None

Number of Portable Classrooms: 10 plus 1 portable restroom

**Principal Survey**

Top Priorities:

1. Larger indoor space for assemblies and/or eating lunch (MPR cannot accommodate the entire school at once)
2. Exterior upgrades: roof, paint, fencing
3. Interior upgrades: carpet, paint, flexible furniture

**Input from Maintenance & Operations Trades**

- Root intrusion has damaged irrigation lines
- Would like an IP-based bell/clock/intercom system
- Needs a central IDF room
- Needs upgrade to wireless internet capacity (switches and access points)
- Needs upgrade in site electrical capacity
- Needs upgrade to fire alarm system
- Needs new equipment in kitchen

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

*principal rating: 3/5 stars*

The principal's recommended improvements include updating the technology and furniture, modernizing the classrooms, providing an area inside or out where backpacks can be stored and protected from the elements. Ideally, teachers would have a door connecting the rooms to enable co-teaching and sharing resources. Two (2) of the three (3) Kindergarten classrooms had interior restrooms.

**Staff and Administrative Spaces**

*principal rating: 4/5 stars*

The principal expressed that there are enough spaces for Administrative purposes, but the front office could use more lobby/waiting area. Currently, professional development occurs in the Library, but due to scheduling conflicts the site has plans to dedicate an open classroom (room 12) to staff collaboration and professional development.

**Student Services / Counseling**

Most student services programs are housed in portable classrooms, disconnected from the main campus.

**Food Service**

*principal rating: 2/5 stars*

The site has a large lunch shelter, however staff would like an indoor dining area to provide protection from birds and bees. The site would also like shade for the salad bar.

**Spaces for Assembly / Library**

*principal rating: 3/5 stars*

The site has separate facilities for Library and Assembly (which occurs in the Multi-Purpose Room). The Library functions well, despite experiencing some leaks. The MPR functions for assemblies, but does not hold the entire student body.

**Special Education**

*principal rating: 3/5 stars*

The site has no rooms dedicated to Special Education classrooms. The principal's star rating refers to the Student Services and Counseling spaces.

**Specialized Elective Spaces**

Eaton Elementary has dedicated spaces for two (2) Computer Labs, Music, Art, and a Maker Space. The second Computer Lab (called the Tech Lab) is housed in a portable classroom. Music is held in a standard classroom which is challenging due to noise transfer to other spaces and cannot be housed in the MPR due to scheduling conflicts. The Maker Space and Art room function well.

**Restrooms**

*principal rating: 4/5*

Restrooms could use a modernization / update of finishes.

**Site**

The principal would like the Kindergarten play yard expanded to add grass.

**SITE PHOTOS**



Shade Structure



Covered Walkway



Site Identification and Announcements



Kindergarten Play Yard



Shade at Kindergarten Play Yard



Administration Office



Faculty Work Room



Faculty Lounge

**SITE PHOTOS**



Typical Classroom



Art Room



Kindergarten Classroom



Student Services / Counseling



Guided Learning Center / Assembly Space



Computer Lab at Library



Library



Food Service: Kitchen

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

<b>Teaching Stations:</b>	
PS (Preschool)	0
TK (Transitional Kinder)	0
Kindergarten	3
Grades 1-5	16
SDC mild/mod	0
SDC mod/sev	0
<b>Sub-Total:</b>	<b>19</b>
<b>Additional Spaces:</b>	
CAP	0
Electives (MU, SCI, ART)	2
Maker Space	1
Computer Lab	2
<b>Total:</b>	<b>24</b>



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# FACILITY CONDITION ASSESSMENT

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Walter Estay



C. B. EATON ELEMENTARY SCHOOL  
20220 Suisun Drive  
Cupertino, California 95014

**PREPARED BY:**

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**EMG PROJECT #:**

136859.19R000-004.017

**DATE OF REPORT:**

January 26, 2020

**ON SITE DATE:**

September 20, 2019



engineering | environmental | capital planning | project management

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# TABLE OF CONTENTS

<b>1. Executive Summary</b> .....	<b>1</b>
Campus Overview and Assessment Details .....	1
School Description .....	2
Summary of Findings .....	3
Facility Condition Index (FCI) .....	4
Immediate Needs .....	5
Plan Types .....	6
Key Findings .....	7
<b>2. Building Type 1</b> .....	<b>8</b>
<b>3. Building Type 2</b> .....	<b>10</b>
<b>4. Building Type 3</b> .....	<b>12</b>
<b>5. Building Type 4</b> .....	<b>14</b>
<b>6. Building Type 5</b> .....	<b>16</b>
<b>7. Site Summary</b> .....	<b>18</b>
<b>8. Property Space Use and Observed Areas</b> .....	<b>19</b>
<b>9. ADA Accessibility</b> .....	<b>20</b>
<b>10. Purpose and Scope</b> .....	<b>23</b>
<b>11. Opinions of Probable Costs</b> .....	<b>25</b>
Methodology .....	25
Definitions .....	25
<b>12. Certification</b> .....	<b>27</b>
<b>13. Appendices</b> .....	<b>28</b>

# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	School campus
<b>Main Address</b>	20220 Suisun Drive, Cupertino, Santa Clara County California
<b>Site Developed</b>	1959 Renovated 2002
<b>Number of Buildings</b>	Twelve
<b>Date(s) of Visit</b>	September 20, 2019
<b>On-site Point of Contact (POC)</b>	Jason Bocanegra. Trades Lead 408.593.6479
<b>Gross Building Area (GSF)</b>	58,000
<b>Current Replacement Value (CRV)</b>	42,920,000
<b>CRV/GSF (\$/Sq. Ft.)</b>	\$740
<b>Assessment and Report Prepared By</b>	Jim Craven
<b>Reviewed By</b>	Matthew Anderson Program Manager <a href="mailto:manderson@emgcorp.com">manderson@emgcorp.com</a> 800.733.0660 x7613

## School Description

### Historical Summary

The administration building and library were constructed in 2002. The core school buildings, Guided Learning Center and the classrooms were built in 1959. The classroom areas were partially renovated in 2002.

Modular buildings were first added in 1999, 2007 and again in 2008.

### 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.

Exterior finishes are an Exterior Finish Insulating System (EIFS) on the framed walls, stucco, some brick veneer and wood or metal trim. The administration and library have raised roof sections finished with asphalt shingles. The lower roofs are conventional, multi-ply built up membranes. The remaining buildings have 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 on 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)

Basic HVAC is provided by wall mounted packaged terminal heat pump units. The units are mounted along the interior 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 the 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.

## Summary of Findings

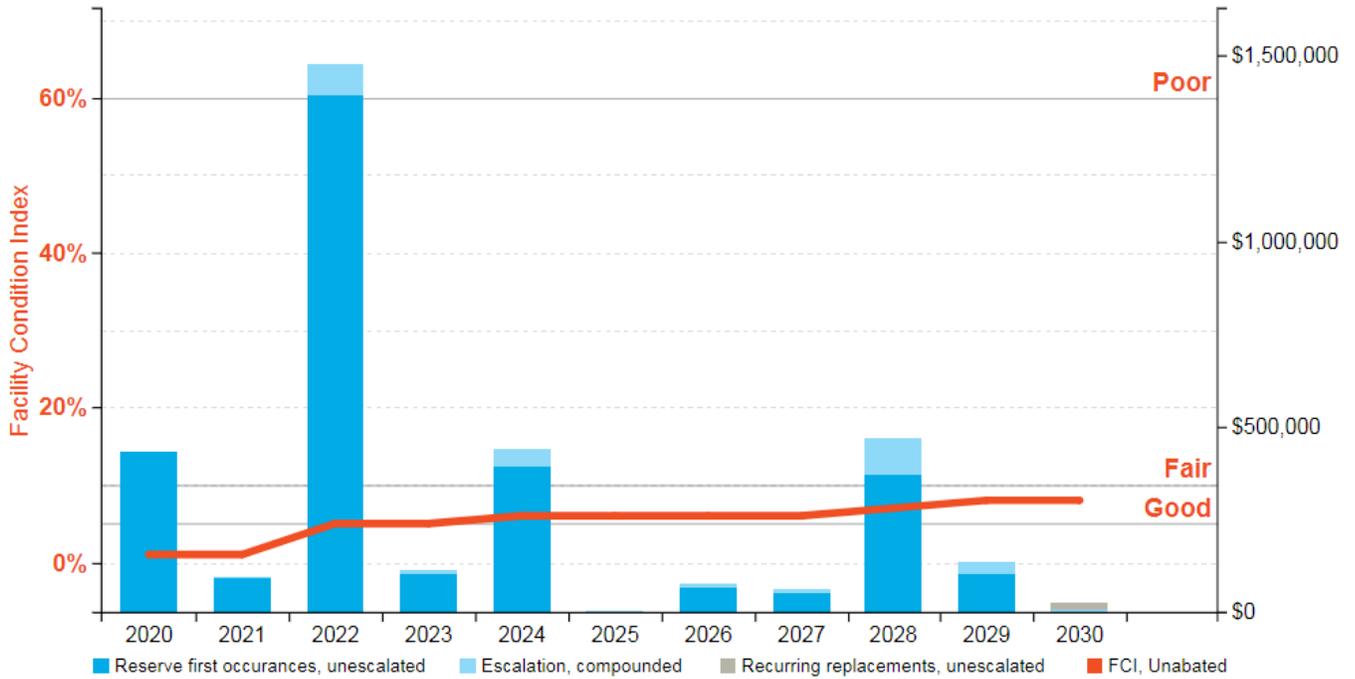
The System Expenditure Forecast below divides the anticipated expenditures over the next 20 years but time period and major building systems.

### System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$184,100	\$162,500	\$202,900	\$41,500	\$658,400	\$1,249,300
Roofing	-	\$35,000	\$167,100	-	-	\$202,000
Interiors	-	\$335,500	\$84,500	\$157,100	\$695,200	\$1,272,200
Plumbing	-	\$58,900	\$4,900	\$75,300	\$64,600	\$203,700
HVAC	\$2,700	\$486,800	\$41,800	\$48,600	\$374,200	\$954,000
Electrical	\$223,800	\$325,100	\$18,000	\$6,200	\$183,500	\$756,700
Fire Alarm & Comm	-	\$41,200	-	-	\$8,000	\$49,200
Equipment/Special	-	\$16,200	\$8,600	-	\$25,300	\$50,100
Site	\$6,200	\$43,700	-	\$553,800	\$80,800	\$684,500
<b>TOTALS</b>	<b>\$416,800</b>	<b>\$1,504,900</b>	<b>\$527,800</b>	<b>\$882,500</b>	<b>\$2,090,000</b>	<b>\$5,421,700</b>

The chart below provides a summary of yearly anticipated expenditures over the study period for the C. B. Eaton Elementary School buildings. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over 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 & Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or other 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:

FCI Analysis   Eaton Elementary School (1959)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 42,920,000	58,000	\$ 740	
<b>Current FCI</b>		\$ 232,800	<b>0.5 %</b>
3-Year		\$ 1,099,100	2.6 %
5-Year		\$ 2,526,300	5.9 %
10-Year		\$ 3,591,700	8.4 %

## Immediate Needs

The below immediate needs were identified during the assessment.

Facility/Building	Total Items	Total Cost
Eaton Elementary School	4	\$416,809
<b>Total</b>	<b>4</b>	<b>\$416,809</b>

### Eaton Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1438052	Eaton Elementary School / Classrooms A-B-C-D-E	Building Exterior	B2011	Exterior Wall, Textured Plywood (T1-11), Replace	Failed	Performance/Integrity	\$184,063
1438046	Eaton Elementary School / Multi-Use	Kitchen	D3032	Condensing Unit/Heat Pump, Split System, 1 Ton, Replace	Failed	Performance/Integrity	\$2,709
1438050	Eaton Elementary School / Classrooms A-B-C-D-E	Classroom electrical closet	D5012	Building/Main Switchgear, 800 AMP, Replace	Poor	Modernization/Adaptation	\$223,820
1478186	Eaton Elementary School / Site	Dumpster Area	G2022	Parking Lots, Asphalt Pavement, Full Depth (includes sub-base), Repair	Poor	Performance/Integrity	\$6,217
<b>Total (4 items)</b>							<b>\$416,809</b>

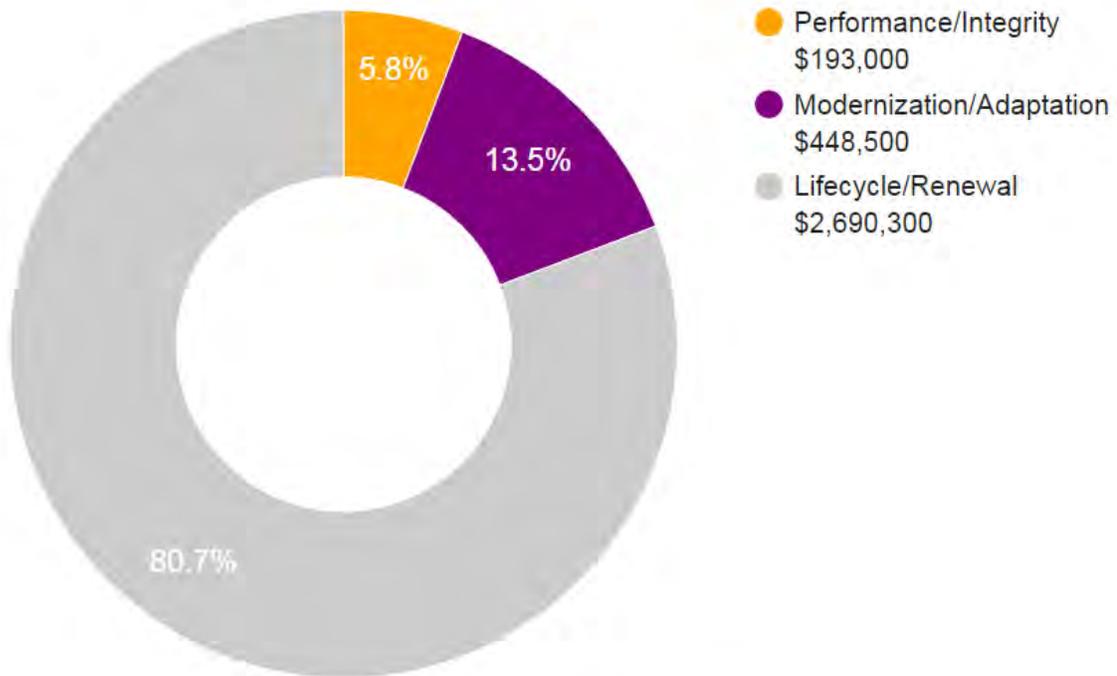
## Plan Types

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: \$3,331,800**

## Key Findings



### Exterior Wall in Failed condition.

Textured Plywood (T1-11)  
Classrooms A-B-C-D-E Building Exterior

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

Plan Type:  
Performance/Integrity

Cost Estimate: \$184,100

\$\$\$\$

Exterior wood replace and paint - AssetCALC ID: 1438052



### Parking Lots in Poor condition.

Asphalt Pavement, Full Depth (includes sub-base)  
Site Dumpster Area

Uniformat Code: G2022  
Recommendation: **Repair in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,200

\$\$\$\$

Deteriorated paving around the dumpster. Severe alligatoring was observed, which will lead to more serious water damage if not repaired. - AssetCALC ID: 1478186



### Condensing Unit/Heat Pump in Failed condition.

Split System, 1 Ton  
Multi-Use Kitchen

Uniformat Code: D3032  
Recommendation: **Replace in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,700

\$\$\$\$

System never commissioned, assumed failed - AssetCALC ID: 1438046



### Building/Main Switchgear in Poor condition.

800 AMP  
Classrooms A-B-C-D-E Classroom electrical closet

Uniformat Code: D5012  
Recommendation: **Replace in 2020**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$223,800

\$\$\$\$

Original main gear; outside gear has been installed at school main - AssetCALC ID: 1438050

## 2. Building Type 1



### Building Type 1 - Administration/Library: Systems Summary

<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	14,000 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>	EIFS with aluminum windows	Good
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Shed construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board & vinyl wall covering Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, exposed	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting. Some galvanized may remain. Electric domestic water heaters. Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package units Supplemental components: Wall mounted heat pump units	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good

## Building Type 1 - Administration/Library: Systems Summary

<b>Electrical</b>	Source & Distribution: Building panels with copper wiring. Fed from exterior service entrance section at transformer. Interior Lighting: T-12, LED, CFL	Good
<b>Fire Alarm</b>	Fire Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<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>	Comprehensive replacement of building components as they reach the end of their useful service life. Limited wood trim to be replaced at metal roof fascia. Up-grades to fire alarm system and building automation systems for HVAC units.	

### 3. Building Type 2



#### Building Type 2 - Classrooms A-B-C-D-E: Systems Summary

<b>Constructed/Renovated</b>	1959	
<b>Building Size</b>	26,700 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	Good
<b>Roof</b>	Primary: Flat construction with built-up finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, vinyl wall covering Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Good
<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	Good
<b>HVAC</b>	Individual wall mounted heat pump units (large PTAC) Building automation system on all HVAC units	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good

## Building Type 2 - Classrooms A-B-C-D-E: Systems Summary

<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	Good
<b>Fire Alarm</b>	Alarm sub-panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<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>	Comprehensive replacement of building components as they reach the end of their useful service life. Possible galvanized water pipes remain, and replacement is recommended. Upgrades to fire alarm system and building automation systems for HVAC units.	

## 4. Building Type 3



### Building Type 3 - Multi-Use: Systems Summary

<b>Constructed/Renovated</b>	1959 / 2002	
<b>Building Size</b>	6,100 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	Good
<b>Roof</b>	Primary: Flat construction with built-up finish	Good
<b>Interiors</b>	Walls: Painted gypsum board & vinyl wall covering Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT, exposed	Good
<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	--
<b>HVAC</b>	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

### Building Type 3 - Multi-Use: Systems Summary

<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>	Comprehensive replacement of building components as they reach the end of their useful service life. Possible galvanized water pipes remain, and replacement is recommended. Up-grades to fire alarm system and building automation systems for HVAC units.	

## 5. Building Type 4



### Building Type 4 - Child Development Center: Systems Summary

<b>Constructed/Renovated</b>	1996 (Modular)	
<b>Building Size</b>	2,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on with raised floor set on concrete piers or blocks. Modular.	Good
<b>Façade</b>	Wood siding with aluminum windows	Good
<b>Roof</b>	Primary: Flat construction with built-up finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, vinyl panels Floors: Carpet, VCT Ceilings: ACT	Good
<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	Good
<b>HVAC</b>	Individual wall mounted heat pump units (large PTAC) Building automation system on all HVAC units	Good
<b>Fire Suppression</b>	No fire sprinkler system	--

## Building Type 4 - Child Development Center: Systems Summary

<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	Good
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<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>	Comprehensive replacement of building components as they reach the end of their useful service life. Up-grades to fire alarm system and building automation systems for HVAC units.	

## 6. Building Type 5



### Building Type 5 - Modular Classrooms: Systems Summary

<b>Constructed/Renovated</b>	Installed 1999, 2006 & 2007	
<b>Building Size</b>	9,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on with raised floor set on concrete piers or blocks. Modular.	Good
<b>Façade</b>	Wood siding with aluminum windows	Good
<b>Roof</b>	Primary: Flat construction with built-up finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT, Ceilings: Painted gypsum board	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting. No heaters. Toilets and lavatories in exterior restroom. Sink in each classroom.	Good
<b>HVAC</b>	Individual wall mounted heat pump units (large PTAC) Building automation system on all HVAC units	Good
<b>Fire Suppression</b>	No fire sprinklers	--

## Building Type 5 - Modular Classrooms: Systems Summary

<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	Good
<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>	Comprehensive replacement of building components as they reach the end of their useful service life. Up-grades to fire alarm system and building automation systems for HVAC units.	

## 7. Site Summary



### Site Information

<b>Lot Size</b>	10 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	Good
<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.	Good
<b>Landscaping and Topography</b>	Moderate landscaping features. Irrigation present Low to moderate site slopes throughout property	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Building-mounted LED Pedestrian walkway lighting surface mounted in canopies	Good
<b>Ancillary Structures</b>	Metal framed canopy/covered walkway structures	Good
<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. Comprehensive replacement of site components as they reach the end of their useful service life	

## 8. Property Space Use and Observed Areas

### Unit Allocation

All 58,000 square feet of the property are occupied by C. B. Eaton Elementary School. The spaces are a combination of administrative offices and classrooms with supporting restrooms, 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.

Building Name	Building Breakdown	
	Gross Square Footage	Built/Renovated
Administration/Library	14,000	1959/2002
Child Development Center	2,200	1959/2002
Classrooms A-B-C-D-E	26,700	1959/2002
Modular Classrooms	9,000	1959/2002
Multi-Use	6,100	1959/2002

## 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 1959. The facility was subsequently renovated in 2002. EMG was not informed regarding any current 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.

### Building 1: 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 checked="" type="checkbox"/>
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Building 2: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Building 3: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Building 4: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 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 (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>
<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 C. B. Eaton Elementary School, 20220 Suisun Drive, 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.

**Prepared by:** Jim Craven,  
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**Reviewed by:**



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