LPA

FACILITY NEEDS ASSESSMENTS

FARIA ELEMENTARY SCHOOL

2020 | FACILITIES MASTER PLAN

CUPERTINO UNION SCHOOL DISTRICT

SITE DATA

10155 Barbara Lane
Cupertino, Ca

Site Size: 9.5 acres

Original Construction Date: 1965

Grades Served: K-5

Modernization History:
- Site Utility Replacement: 2013
- Modernization: 2019

Number of Portable Classrooms: 13 plus 1 restroom portable

Principal Survey

Top Priorities:
1. Large shaded eating area away from the street
2. Exterior paint and upgraded energy efficient windows
3. Improved parking lot and traffic management

Input from Maintenance & Operations Trades

- This is a top priority site for plumbing infrastructure upgrades
- This site was identified to have the worst site drainage
- 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: 3-4/5 stars
The classrooms have been recently modernized and are in excellent condition, according to the principal. The outdoor eating space is located at the front of campus which is not ideal due to its exposure to the street and its limiting boundaries. The principal also reports that the Kindergarten play yard is very limited. Spaces that were not included in the modernization are the Faculty Work room and the restrooms in the GLC. Despite being modernized, the other site restrooms still experience plumbing issues.

Staff and Administrative Spaces
principal rating: 4/5 stars
The main office was modernized. Professional development occurs in the GLC or Discovery Lab which is not ideal. The principal would like a dedicated space for professional development.

Student Services / Counseling
principal rating: 3/5 stars
The site has one room dedicated to speech and resource which is adequate, but the principal would like to see more conference space.

Food Service
principal rating: 4/5 stars
The kitchen is able to serve the student population who participate in hot lunch. The location of the kitchen is not ideal as it is in the front of school, near the parking lot. The student dining area is also located at the front of school and only has trees for shade. Ideally, the food service area and student dining would relocate to the hardcourts.

Spaces for Assembly / Library
principal rating: 2/5 stars
Interior assembly and social spaces like the Library and GLC are sufficient. There is a large concern coming from the school community regarding a desire for shade at the hardcourts.

Special Education
This site does not have dedicated Special Education rooms.

Specialized Elective Spaces
Faria has less of a focus on STEM/Maker programs and follow a more traditional educational model. They offer Art (Discovery Lab), a Computer Lab, and Music. Music is housed in a portable classroom. The Discovery Lab is also used after school as part of the enrichment program.

Restrooms
principal rating: 5/5
The restrooms were included in the recent modernization. See additional input from Maintenance and Operations Trades.

Site
The site does not have space for all teachers and staff to park. This problem is worsened because the neighboring streets require permits.

SITE PHOTOS


Student Dining


Drop-Off Lane

Site Identification and Announcements


Kindergarten Play Yard


Hardcourts


Administration Office


Playfields / Athletics


Play Structure


School Garden

SITE PHOTOS


Typical Classroom

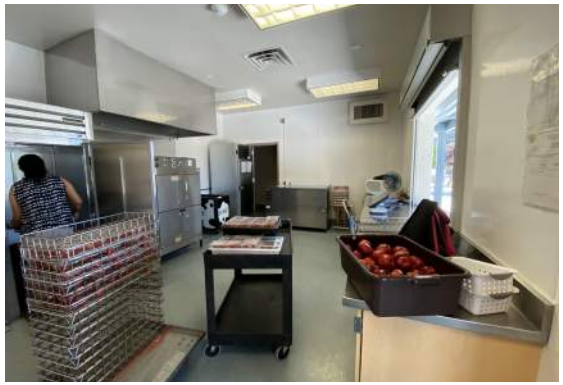

Kindergarten Classroom


Student Services / Counseling


Guided Learning Center / Assembly Space


Art Room


Library


Food Service: Kitchen


Computer Lab

EXISTING SITE PLAN

Classrooms, CR

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

Electives / Labs

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

Student Services

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

Shared Spaces

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

Admin / Faculty

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

Other

AS	After School Care

Support Services

K	Kiln
X	Storage
T	Toilets
U	Utility
J	Janitor

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Teaching Stations:	
PS (Preschool)	0
TK (Transitional Kinder)	0
Kindergarten	4
Grades 1-5	23
SDC mild/mod	0
SDC mod/sev	0
Sub-Total:	**27**
Additional Spaces:	
CAP	0
Electives (MU, SCI, ART)	2
Maker Space	0
Computer Lab	1
Total:	**30**

FACILITY CONDITION ASSESSMENT

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San Jose, California 95113
Walter Estay

FARIA ELEMENTARY SCHOOL
10155 Barbara Lane
Cupertino, California 95014

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EMG PROJECT #:
136859.19R000-006.017

DATE OF REPORT:
January 26, 2020

ON SITE DATE:
September 30, 2019

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Main Address	10155 Barbara Lane, Cupertino, Santa Clara County, California
Site Developed	Permanent buildings: 1965/1997 Modulars: various years from 1997 on
Number of Buildings	18; Four permanent buildings plus 14 modulars
Current Occupants	Faria Elementary School4
Percent Utilization	100%
Date(s) of Visit	September 30, 2019
Management Point of Contact	Walter Estay LPA, Inc. 408.7800.7225
On-site Point of Contact (POC)	Eric Dollar, Cupertino USD, escort 408.826.7918
Assessment and Report Prepared By	Jim Craven
Reviewed By	Alex Israel, Technical Report Reviewer for Matthew 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: $2,594,200

Campus Findings and Deficiencies

Historical Summary

The three original classroom buildings were built in 1965. The Guided Learning Center was reportedly built between 1995 and 1997. The modular classrooms were added beginning in 1997. Renovations have been generally completed on an as needed or budgeted basis by Cupertino USD. Lighting was completely replaced with LED in 2018. No other specific renovation details were available.

Architectural

Permanent building construction consists of concrete masonry bearing walls with dimensional or glue-laminated wood roof components. The Guided Learning Center (GLC) is a conventional steel-framed building on cast-in-place concrete slabs. The roof framing consists of metal decks with rigid insulation boards supported by the bearing walls.

Exterior finishes are exterior finish insulating system (EIFS) and stucco with some wood and metal trim. The GLC building has a raised center section finished with a sloped, standing seam metal roof. The remaining roofs are finished with modified bitumen, some with elastomeric coating. Doors and windows are aluminum. The interiors are finished with vinyl wall covering, painted drywall, and carpet or vinyl tile flooring.

The modular buildings are prefabricated, wood-framed structures with steel-frame floors sheathed with plywood. The modular buildings sit on concrete blocks or piers. The exterior finishes are wood. The roofs are primarily elastomeric-coated modified bitumen. Building 16/17 has a metal roof. Doors and windows are aluminum. The interiors are finished with painted drywall and carpet or vinyl tile flooring.

The building components are generally in good condition with minor wood repairs required. Lifecycle replacements anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling to permanent buildings is provided by roof-mounted, gas-fired packaged units with concealed interior ductwork. Modular buildings are heated and cooled by wall-mounted heat pumps.

Electrical service is provided by the main service facility at the entrance drive and distributed underground to electrical panels at each structure. Interior wiring and components are standard commercial grade. Most of the electrical components appear to be original.

Domestic hot water is provided by tankless or small-capacity electric water heaters.

The buildings do not have automatic sprinkler systems. Each building has a control panel which monitors flow switches, pull stations and smoke detectors. The Administration Building contains the main fire alarm control panel.

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

Site

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

Lifecycle replacements are anticipated.

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
Faria Elementary School / Administration Offices (1965)	$740	2,500	$1,850,000	0.0%	0.0%	0.8%	1.8%
Faria Elementary School / Classroom Buildings (1965)	$740	29,400	$21,756,000	0.0%	0.0%	4.1%	4.5%
Faria Elementary School / Guided Learning Center GLC (1995)	$740	11,855	$8,772,700	0.0%	0.0%	3.4%	4.6%
Faria Elementary School / Modular Classrooms (2000)	$380	13,020	$4,947,600	0.0%	0.0%	8.9%	9.8%

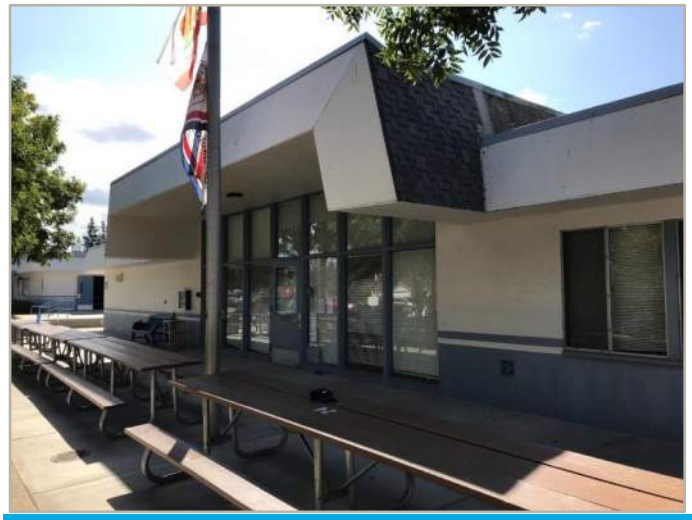
Immediate Needs

There are no immediate needs for this property.

Key Findings

There are no key findings for this property.

2. Administrative Offices



Administrative Offices Systems Summary		
Constructed/Renovated	1965	
Building Size	2,500 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry and wood-framed structure on concrete slabs	Good
Façade	EIFS with aluminum-framed windows	Good
Roof	Primary: Flat construction with modified bituminous finish Secondary: Mansard construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board, vinyl wall covering Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, exposed	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric domestic water heaters Toilets and sinks in all restrooms	Good
HVAC	Individual package units Supplemental components: Wall-mounted heat pump units	Good
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Building panels with copper wiring fed from exterior service entrance section at transformer. Interior Lighting: T-12, LED, CFL	Good
Fire Alarm	Fire alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--

Administrative Offices Systems Summary	
Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues and Findings	None

3. Classrooms 1-15

Classrooms 1-15: Systems Summary

Constructed/Renovated	1965	
Building Size	29,400 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry and wood-framed structure on concrete slabs	Good
Façade	EIFS with aluminum-framed windows	Good
Roof	Primary: Flat construction with modified bituminous finish Secondary: Mansard construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board and vinyl wall covering Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, exposed	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric domestic water heaters Toilets and sinks in all restrooms	Good
HVAC	Individual package units	Good
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Building panels with copper wiring. Fed from exterior service entrance section at transformer. Interior Lighting: T-12, LED, CFL	Good
Fire Alarm	Fire alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Small kitchen with cold food storage and serving	Good

Classrooms 1-15: Systems Summary	
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		
Constructed/Renovated	1997	
Building Size	11,885 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry and wood-framed structure on concrete slabs	Good
Façade	EIFS with aluminum-framed windows	Good
Roof	Primary: Flat construction with modified bituminous finish Secondary: Center pitched section with standing seam metal panels	Good
Interiors	Walls: Painted gypsum board, vinyl wall covering Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT, exposed	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric domestic water heaters Toilets, urinals, and sinks in all restrooms	--
HVAC	Gas-fired rooftop packaged units	Good
Fire Suppression	Fire extinguishers	Good
Electrical	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
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--

Guided Learning Center: Systems Summary	
Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues and Findings	None

5. Modular Classrooms

Modular Classrooms: Systems Summary		
Constructed/Renovated	Placed in service 1997 to 2006	
Building Size	13,020 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood-framed structures on with raised floors set on concrete piers or blocks	Good
Façade	Wood siding with aluminum-framed windows	Good
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with standing seam metal finish	Good
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No domestic hot water Toilets and lavatories in exterior restroom.	Good
HVAC	Individual wall-mounted heat pumps	Good
Fire Suppression	No fire sprinklers	--
Electrical	Source & Distribution: Exterior building panels with copper wiring. Fed from exterior service entrance section at transformer. Interior Lighting: T-12, CFL	Good
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--

Modular Classrooms: Systems Summary	
Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues and Findings	None

6. Site Summary

Site Information		
Lot Size	10 acres (estimated)	
Parking Spaces	60 total spaces all in open lots; four of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Property entrance signage, chain link fencing Playgrounds and sports courts with bleachers, fencing, and site lights Moderately furnished park benches, picnic tables, trash receptacles. Playground equipment.	Good
Landscaping and Topography	Moderate landscaping features Irrigation present Low to moderate site slopes throughout property	Good
Utilities	Municipal water and sewer Local utility-provided electricity and natural gas	Good
Site Lighting	Building-mounted LED Pedestrian walkway lighting surface mounted in canopies	Good
Ancillary Structures	Metal framed canopy/sunshade structures	Good
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Section 8.	
Key Issues and Findings	None	

7. Property Space Use and Observed Areas

Unit Allocation

All 54,305 square feet of the property are occupied by Faria Elementary School. The spaces are a combination of administrative offices and classrooms with supporting restrooms, mechanical and other utility spaces.

Areas Observed

Interior spaces observed were limited to the administrative offices and the Discover Lab, Technical Lab, and Admin areas of the Guided Learning Center. Other areas accessed included the site within the property boundaries, the exterior of the property, and the flat roofs were accessible.

Key Spaces Not Observed

Spaces other than the above-mentioned areas were not 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.

The facility was originally constructed in 1965. The facility was subsequently renovated and new structures were constructed up to 1997. Modular structures were added between 1997 and 2008. Information about complaints regarding accessibility was not available.

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

All Buildings: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒

Site: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Path of Travel	☐	☐	☒

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
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Path of Travel	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- 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	- 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	- 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	- 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	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- 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	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues

Reference Guide

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- 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 Faria Elementary School, 10155 Barbara Lane, in Santa Clara County California, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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