

FACILITY NEEDS ASSESSMENTS

# STEVENS CREEK ELEMENTARY SCHOOL

2020 | FACILITIES MASTER PLAN



## SITE DATA



10300 Ainsworth Drive  
Cupertino, Ca

Site size: 9.4 acres

Original Construction Date: 1960

Grades Served: TK-5

Modernization History:

- Site Utility Replacement: 2013
- Modernization: 2017
- Data Infrastructure Upgrade: 2013

Number of Portable Classrooms: 11

## Principal Survey

Top Priorities:

1. Flex space for students
2. Updated kiosk in front of the school for better communication (electronic marquee)
3. Playground refresh

## Input from Maintenance &amp; Operations Trades

- Would like an IP-based bell/clock/intercom system
- Needs a single, unified fire alarm system
- Needs upgrade to wireless internet capacity (switches and access points)
- Needs upgrade in site electrical capacity
- Switchgear may need to be replaced
- Needs upgrade to fire alarm system
- Needs new equipment in kitchen

## Site Use and Functionality

**Campus Organization / Classrooms**

*principal rating: 3/5 stars*

The campus is fairly easy to navigate and could be improved with site signage. While the site was modernized in 2017, the site comments that it was done with poor craftsmanship resulting in poor wiring and unbalanced air conditioning systems. The Kindergarten classrooms are spread between two buildings. Three (3) of the Kindergarten rooms do not directly connect to the Kinder play yard, nor do they have interior restrooms.

**Staff and Administrative Spaces**

*principal rating: 3/5 stars*

The work done related to the HVAC and electrical wiring in the modernization of this space should be revisited. Professional development occurs in the Faculty Lounge at the GLC.

**Student Services / Counseling**

Student Services and Counselors are distributed throughout the site, utilizing open classrooms as well as portable classrooms. The site has the CAP program with services operation in a standard classroom.

**Food Service**

*principal rating: 4/5 stars*

This site has an exterior serving window at the kitchen for food service.

**Spaces for Assembly / Library**

*principal rating: 3/5 stars*

The Library sits at one end of the GLC, sharing an open floor plan with the assembly space. Functionally, the site would like these uses to be able to separate so that classes can access the Library while others are using the assembly space without distraction.

**Special Education**

*principal rating: 4/5 stars*

The site serves three (3) Special Education mild/moderate classes and students in the CAP program. The Special Education classroom for grades TK/K has an interior restroom. The other two (2) are in standard classrooms. The principal expressed that it would be nice to have break-out space within the classrooms and interior restrooms in all Special Education classrooms.

**Specialized Elective Spaces**

The site holds dedicated rooms for Art, a Computer Lab and Music within the GLC building. One of the portable classrooms holds a Flex Room that is used as a secondary lab/maker space.

**Restrooms**

*principal rating: 3/5*

There are three (3) Kindergarten classrooms and two (2) Special Education classrooms that do not have interior restrooms. They use the student restrooms at the end of the building, however Kindergarten students are frightened by the automatic flush sensors and the doors are heavy.

**Site**

Parents commonly request additional shade at the hardcourts. Currently the only shade structure sits in a courtyard, detached from the hardcourts. Also, the parking lot does not accommodate all site staff.

SITE PHOTOS



Shade Structure



Drop-Off Lane



Site Identification and Announcements



Interior Hallway



Hardcourts



Administration Office



Playfields / Athletics



Play Structure



School Garden

SITE PHOTOS



Typical Classroom



Computer Lab



Kindergarten Classroom



Student Services / Counseling



Guided Learning Center / Assembly Space



Art Room



Library



Food Service: Kitchen



Flex Lab / Professional Development

**EXISTING SITE PLAN**



**Classrooms, CR**

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

**Electives / Labs**

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

**Student Services**

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

**Shared Spaces**

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

**Admin / Faculty**

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

**Other**

- AS After School Care

**Support Services**

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

- ★ Main Entry
- Portable Classrooms

<b>Teaching Stations:</b>	
PS (Preschool)	0
TK (Transitional Kinder)	1
Kindergarten	3
Grades 1-5	15
SDC mild/mod	3
SDC mod/sev	0
<b>Sub-Total:</b>	<b>22</b>
<b>Additional Spaces:</b>	
CAP	1
Electives (MU, SCI, ART)	2
Maker Space	0
Computer Lab	1
<b>Total:</b>	<b>26</b>



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# FACILITY CONDITION ASSESSMENT

LPA, INC.

60 South Market Street, Suite 150

San Jose, California 95113

Walter Estay



STEVENS CREEK ELEMENTARY SCHOOL

10300 AINSWORTH DRIVE

CUPERTINO, CALIFORNIA 95014

**PREPARED BY:**

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**EMG PROJECT #:**

136859.19R000-018.017

**DATE OF REPORT:**

January 28, 2020

**ON SITE DATE:**

October 22, 2019



engineering | environmental | capital planning | project management

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	School campus
<b>Main Address</b>	10300 Ainsworth Drive, Cupertino, Santa Clara County California
<b>Site Developed</b>	1960, Guided Learning Center and renovations 1997-2003
<b>Number of Buildings</b>	Five + 9 modular <ul style="list-style-type: none"> <li>▪ Administrative Offices (900)</li> <li>▪ Classroom Buildings (1-18)</li> <li>▪ Guided Learning Center (920)</li> <li>▪ Modular Classrooms (23-33)</li> <li>▪ YMCA (19-22)</li> </ul>
<b>Current Occupants</b>	Garden Gate Elementary School4
<b>Percent Utilization</b>	100%
<b>Date(s) of Visit</b>	October 22, 2019
<b>Management Point of Contact</b>	Walter Estay LPA, Inc. 408.7800.7225
<b>On-site Point of Contact (POC)</b>	Eric Dollar, Cupertino USD, escort 408.826.7918
<b>Assessment and Report Prepared By</b>	Jim Craven
<b>Reviewed By</b>	Matthew Anderson Program Manager manderson@emgcorp.com 800.733.0660 x7613

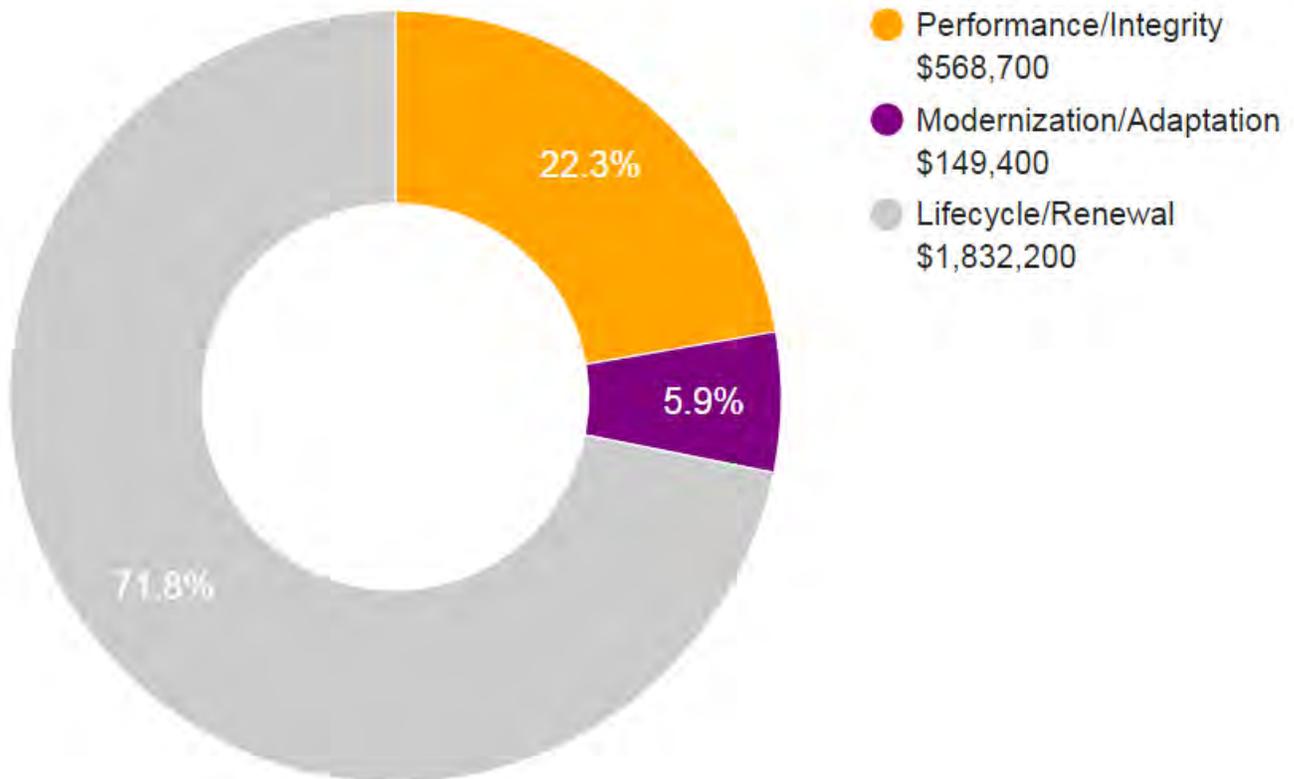
## Plan Types

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

<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)



## Campus Findings and Deficiencies

### Historical Summary

The site was developed and the buildings were built in 1960. Since then additional classrooms structures have been added as the city has grown. It's primary function as an elementary school hasn't changed. No major renovations have taken place, only upgrades to existing structures. Renovations have been generally replacement of building components on an as-needed basis. Overall LED lighting was completed in 2018. No other specific renovation expenses were available.

### Architectural

With the exception of the modular buildings, construction is generally concrete masonry bearing walls with dimensional or glue laminated wood roof components. The Guided Learning Center (GLC) is conventional steel stud perimeter framing with steel columns set on a cast in place concrete slab. The roof framing is a metal deck supported by the bearing walls and has rigid insulation boards.

Exterior finishes are an Exterior Finish Insulating System (EIFS) on the framed walls, stucco, some wood or metal trim. The roofs are conventional, multi-ply built up membranes, metal standing seam or single-ply membranes. Doors and windows are aluminum. The classrooms have a clearstory upper window wall.

The modular buildings including the YMCA center 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 with rooms 22-21 being metal. Doors and windows are aluminum. The interiors are finished with conventional commercial products including painted drywall and carpeted or vinyl tile flooring.

The building components are generally in good to fair condition with roof replacements required. Replacements are anticipated based on the life cycle of the component.

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

Basic HVAC is provided by roof mounted packaged gas-fired units or split system gas furnaces with exterior condensing units and concealed interior ducting.

Modular buildings have exterior wall mounted packaged terminal heat pump units. Classroom buildings have similar components but the heat pump is mounted in the interior with some exposed ducting.

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

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

The buildings do not have an automatic sprinkler 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 replacement of the components is anticipated.

### Site

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

Replacements are anticipated based on the life cycle of the component

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

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

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

FCI Analysis   Stevens Creek Elementary School (1960)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 38,594,000	52,154	\$ 740	
<b>Current FCI</b>		\$ 193,800	<b>0.5 %</b>
3-Year		\$ 967,100	2.5 %
5-Year		\$ 1,664,800	4.3 %
10-Year		\$ 2,687,700	7.0 %

## Immediate Needs

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1502464	Stevens Creek Elementary School / GLC 920	Roof	D3052	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	Poor	Performance/Integrity	\$141,360
1513427	Stevens Creek Elementary School / GLC 920	HVAC	D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	Poor	Modernization/Adaptation	\$41,230
1502458	Stevens Creek Elementary School / General Site	Site	G2022	Parking Lots, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	\$11,132
1497222	Stevens Creek Elementary School / General Site	Site	G2047	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	Poor	Performance/Integrity	\$218,519
1502441	Stevens Creek Elementary School / Classrooms	CR 11-18	B3011	Roof, Asphalt Shingle 30-Year, Replace	Poor	Performance/Integrity	\$28,508
1502442	Stevens Creek Elementary School / Classrooms	CR Roof	D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	Poor	Performance/Integrity	\$141,360
<b>Total (6 items)</b>							<b>\$582,109</b>

Key Findings



**Roof in Poor condition.**

Asphalt Shingle 30-Year  
Classrooms CR 11-18

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

Plan Type:  
Performance/Integrity

Cost Estimate: \$28,500

\$\$\$\$

Missing shingles - AssetCALC ID: 1502441



**Parking Lots in Poor condition.**

Asphalt Pavement  
General Site Site

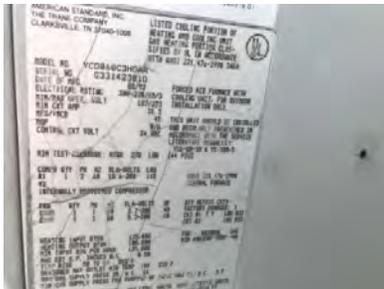
Uniformat Code: G2022  
Recommendation: **Seal & Stripe in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$11,100

\$\$\$\$

Past EUL - AssetCALC ID: 1502458



**Packaged Unit (RTU) in Poor condition.**

6 - 7.5 TON  
Classrooms CR Roof

Uniformat Code: D3052  
Recommendation: **Replace in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$141,400

\$\$\$\$

1992 install, past EUL - AssetCALC ID: 1502442



**Packaged Unit (RTU) in Poor condition.**

6 to 7.5 Ton  
Guided Learning Center GLC 920 Roof

Uniformat Code: D3052  
Recommendation: **Replace in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$141,400

\$\$\$\$

Past EUL - AssetCALC ID: 1502464



**Play Surfaces & Sports Courts in Poor condition.**

Asphalt  
General Site Site

Uniformat Code: G2047  
Recommendation: **Mill & Overlay in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$218,500

**\$\$\$\$**

Past EUL - AssetCALC ID: 1497222



**BAS/HVAC Controls in Poor condition.**

Basic System or Legacy Upgrades  
Guided Learning Center GLC 920 HVAC

Uniformat Code: D3068  
Recommendation: **Upgrade/Install in 2020**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$41,200

**\$\$\$\$**

Replace with HVAC units - AssetCALC ID: 1513427

## 2. Administration Building 900



### Administration: Systems Summary

<b>Constructed/Renovated</b>	1960	
<b>Building Size</b>	3,500 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry and 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: Steep slope, asphalt shingles	Good
<b>Interiors</b>	Interior review is out of scope	--
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting. Electric domestic water heaters. Toilets and sinks in all restrooms	Good
<b>HVAC</b>	Split-system units with gas furnace and exterior condensing unit, concealed ductwork	Good
<b>Fire Suppression</b>	Fire extinguishers	Good
<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

Administration: Systems Summary		
<b>Fire Alarm</b>	Fire Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs. Fire alarm systems were upgraded 2016	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>	Roof replacement is recommended.	

### 3. Classroom Buildings 1-18



#### Classroom Buildings: Systems Summary

<b>Constructed/Renovated</b>	1960 (1-10) & 1992 (11-18)	
<b>Building Size</b>	21,500 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Wood frame structure on concrete slab	Good
<b>Façade</b>	EIFS with aluminum/wood windows	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Pitched asphalt shingles	Poor
<b>Interiors</b>	Interior review is out of scope	--
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting. Electric domestic water heaters. Toilets and sinks in exterior restrooms	Good
<b>HVAC</b>	Individual wall mounted heat pump units; packaged roof top units	Poor
<b>Fire Suppression</b>	Fire extinguishers	Good

<b>Classroom Buildings: Systems Summary</b>		
<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. Fire alarm systems were upgraded 2016.	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>	Roof is in poor condition HVAC equipment is in poor condition.	

## 4. Guided Learning Center GLC 920



### Guided Learning Center Building: Systems Summary

<b>Constructed/Renovated</b>	1995	
<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>	Masonry and wood frame structure on concrete slab	Good
<b>Façade</b>	EIFS with aluminum windows	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Interior review is out of scope	--
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting. Electric domestic water heaters. Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	Package gas-fired units.	Good
<b>Fire Suppression</b>	Fire extinguishers	Good

Guided Learning Center Building: 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>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs. Fire alarm systems were upgraded 2016	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.	

## 5. Modular Classrooms



### Modular Classrooms: Systems Summary

<b>Constructed/Renovated</b>	Placed in service 1996 to 2008	
<b>Building Size</b>	13,000 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.	Good
<b>Façade</b>	Wood siding with aluminum windows	Good
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Flat construction with metal finish	Fair
<b>Interiors</b>	Interior review is out of scope	--
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting. Tankless water heaters. Toilets and lavatories in exterior restrooms.	Good
<b>HVAC</b>	Individual wall mounted heat pump units	Good
<b>Fire Suppression</b>	No fire sprinklers	--

<b>Modular Classrooms: Systems Summary</b>		
<b>Electrical</b>	Source & Distribution: Exterior building panels 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. Fire alarm systems were upgraded 2016	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.	

## 6. Site Summary



Site Information		
System	Description	Condition
<b>Lot Size</b>	10 acres (estimated)	
<b>Parking Spaces</b>	60 total spaces all in open lots; 4 of which are accessible	
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain link fencing, chain link 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. 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/sunshade structures	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Section 8.	
<b>Key Issues and Findings</b>	Asphalt play areas are in poor condition	

## 7. Property Space Use and Observed Areas

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### Unit Allocation

All 52,154 square feet of the property are occupied by Stevens Creek Elementary School. The spaces are a combination of administrative offices and classrooms with supporting restrooms, mechanical and other utility spaces.

### Areas Observed

No interior spaces were observed.

Other areas accessed included the mechanical rooms, site within the property boundaries, the exterior of the property. The roofs were accessible.

### Key Spaces Not Observed

See above. Interior spaces 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 1960. The facility was subsequently renovated in 1995-2003. 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

All Buildings			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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>Kitchens/Kitchenettes</b>	<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
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Reference Guide**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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>

## Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<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>

## 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	
<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.
- No interior spaces were observed. 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

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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.

## 11. Certification

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LPA, Inc. (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Stevens Creek Elementary School, 10300 Ainsworth Drive, in Cupertino, 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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