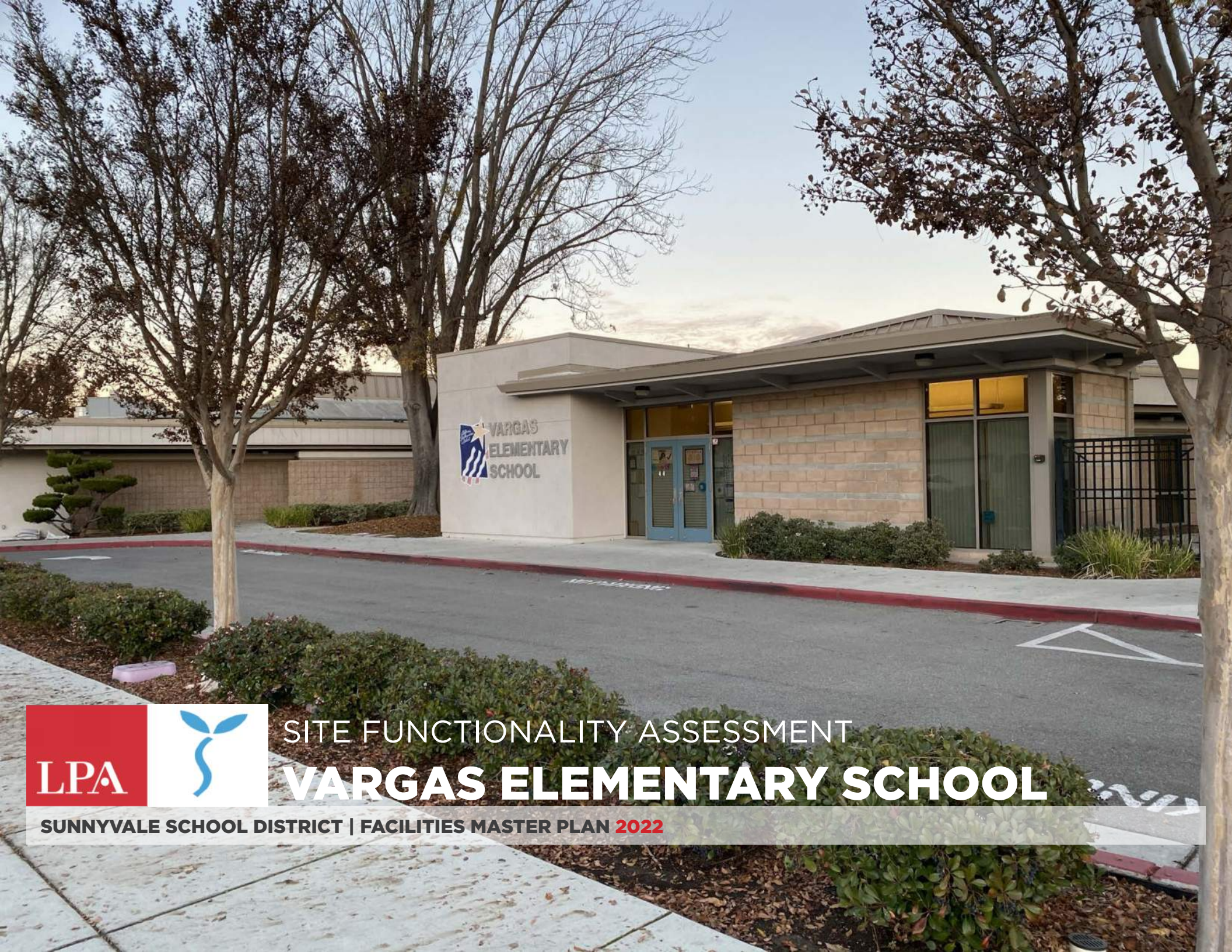




SITE FUNCTIONALITY ASSESSMENT

VARGAS ELEMENTARY SCHOOL

SUNNYVALE SCHOOL DISTRICT | FACILITIES MASTER PLAN 2022



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SITE DATA



Vargas Elementary School
1054 Carson Street

Current Enrollment (2020/21): 432

Grades Served: TK-5

Original Construction Date: 1956

Number of Portable Classrooms: 4 classrooms
and 1 (Day Care)

Recent Improvements:

- (5) New Kindergarten classrooms
- (7) New Classrooms

PRINCIPAL SURVEY

Top Priorities:

1. Update play structure to be age-appropriate and ADA-accessible
2. Address drop-off/pick-up congestion

SITE USE AND FUNCTIONALITY

This school has a focus on Science.

General Education Classrooms

principal rating: 5/5 stars

The Kindergarten and TK rooms have adjoining toileting facilities.

The classroom used by First 5 need private restrooms.

Special Education Classrooms

principal rating: 5/5 stars

The site hosts one (1) Moderate Special Education class for grades 3-5 and one (1) Moderate/Severe class for grades K-2. Neither classroom has adjoining toileting facilities.

Student Services / Counseling

principal rating: 5/5 stars

Counseling and student support services are housed in various classrooms on site.

Staff and Administrative Spaces

principal rating: 5/5 stars

The Main Office is clearly identified as the main entry to campus.

Professional Development occurs in the Library.

Kitchen / Cafeteria / Food Service

principal rating: 3/5 stars

Students access meals from the serving windows within the Multi-Purpose Room at the kitchen and eat at the tables within the Multi-Purpose Room and at various locations outside. The site has a covered outdoor dining area. Students also have access to Room 29 at lunch and recess.

Student Assembly

principal rating: 2/5 stars

Assemblies take place within the Multi-Purpose Room, which need upgrades to the audio/visual system.

Library

principal rating: 4/5 stars

The Library has tall perimeter book shelves and low, built-in shelves that form to create reading nooks.

Furniture in the Library consists of both long and round tables and metal/plastic chairs.

Physical Education / Athletics Buildings

principal rating: not rated

The site does not have interior basketball/sport courts.

Outdoor Play Equipment / Hardcourts

The campus has separate play structures for Upper and Lower Primary play. The principal would like shade added to the hardcourts as well as lower, age-appropriate basketball hoops.

Specialized Elective Spaces

The site has two (2) Program Rooms, one of which used to be a computer lab and still has pony walls where bays of computers used to be.



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SITE USE AND FUNCTIONALITY, continued

The Science Lab is housed in a portable classroom with a sink. Classes utilize it weekly. It has movable, linear lab tables and stools.

The Maker Lab is housed in a portable classroom with a sink. It has tall, lockable cabinets and open shelving for material storage. Classes utilize it bi-monthly or weekly.

Room 13 is used for Art, ran by an outside agency. The room resembles a traditional classroom, with carpet, perimeter storage cabinets and a single sink.

The Computer Lab is underutilized and only used by the After School program.

Restrooms

The principal indicated that the student restrooms have updated finishes, but experience plumbing issues.

The Boys restroom needs additional privacy/partitions.

Site

The site has a dedicated drop-off lane separate from parking. This area is highly congested at drop-off and pick-up times.

The principal reported poor drainage along the main hallway (Rainbow Hallway).

Spaces between classroom wings have been improved with paving, benches, and landscaping.

The analog, site marquee is mounted to the building.

The school garden is located on the far side of the space leased by the Day Care program.

Technology

The principal notes that the biggest challenge in the classrooms is access to electrical outlets to charge student devices and for placement of the mobile LCD monitor.

All Classrooms have a mobile LCD monitor.

The Science Lab has an additional wall-mounted monitor.



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Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



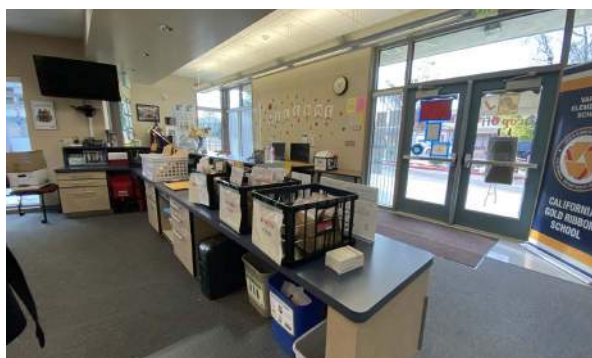
Hardcourts



Play Structure



Health Office



Administration Office



Maker Lab



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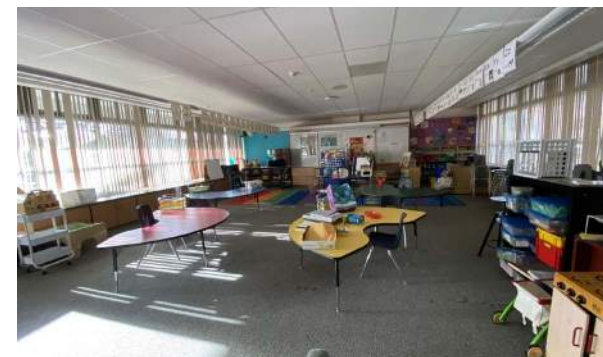
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Typical Classroom



Special Education Classroom



Kindergarten Classroom



Student Services / Counseling



Multi-Purpose Room



Program Room



Library



Food Service: Kitchen



Science Lab

existing site plan | VARGAS ELEMENTARY SCHOOL



Classrooms

#	Indicates Grade Level
PS	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe

Electives / Labs

CL	Computer Lab
PR	Program Room

Student Services

APE	Assistive PE
CHAC	Counseling & Mental Health Services
CO	Counselor
INT	Intervention
IS	Independent Study
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
RP	Reading Partners
SP	Speech
TLC	Therapeutic Learning Center

Shared Spaces

MULTI	Multi-Purpose Room
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
PD	Professional Development
WR	Satellite Faculty Workroom

Leased Spaces / Other

AS	After School Care
DC	Day Care

Support Spaces

E	Elevator
K	Kiln
S	Storage
R	Restroom
U	Utility
C	Custodian

★ Main Entry

LS - Lunch Shelter

→ Drop-Off

Portable Classrooms

Teaching Stations:

PS (Preschool)	0
TK (Transitional Kinder)	2
Kindergarten	3
Grades 1-3	10
Grades 4-5	4
SDC mild/mod	1
SDC mod/sev	1
Sub-Total:	21

Additional Spaces:

Enrichment Space (PR, CL)	5
Leased Child Care	3
Total:	29



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proposed master plan diagram | VARGAS ELEMENTARY SCHOOL



NO WORK



MODERNIZATION



RECONFIGURE



NEW CONSTRUCTION

Classrooms

#	Indicates Grade Level
PS	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC	Special Education
M/S	Moderate/Severe
CR	Classroom
ECD	Potential Early Childhood Development

Electives / Labs

ART	Art Room
CL	Computer Lab
FLEX	Flex Lab
MU	Music

Student Services

CO	Counselor
IS	Independent Study
LRC	Learning Resource Center
RSP	Resource Specialist

Shared Spaces

LMC	Library Media Center
MULTI	Multi-Purpose Room
ST	Stage

Admin / Faculty

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
H	Health Room
KIT	Kitchen
M	Main Office / Front Desk
O	Office
PD	Professional Development
WR	Satellite Faculty Workroom

Leased Spaces

AS	After School Care
----	-------------------

Support Spaces

K	Kiln
X	Storage
T	Toilets
U	Utility
J	Janitor

Drop-Off

Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Gardens

New Fencing with Gates

Teaching Stations:

PS (Preschool)	0
TK (Transitional Kinder)	2
Kindergarten	3
Grades 1-3	7
Grades 4-5	4
SDC mod/sev	2
Sub-Total:	18

Additional Spaces:

Electives (ART/MU, FLEX)	2
Learning Center (3 cr. eq.)	1
Leased Child Care	4
Total:	25



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School Site Cost Summary

TOTAL PROJECT COST (2022\$)

01. Site-Wide: Modernize & Deferred Maintenance	5,584,000
02. Classrooms: Reconfigure	2,921,000
03. Classrooms: New Construction	-
04. Science, Arts & Electives Spaces	1,269,000
05. Multi-Purpose Room and Food Service	4,050,000
06. Library	1,499,000
07. Student Supports & Counseling Services	1,436,000
08. Administration & Staff Support	982,000
09. Physical Education Facilities	-
10. Building Systems: Restrooms & Power Access	270,000
11. Site Utilities	947,000
12. Safety & Security	159,000
13. Parking, Drop-off & Entry Plaza	662,000
14. Outdoor Learning Environments & Quads	890,000
15. Exterior Play Spaces & Hardcourts	1,671,000
16. Flexible Furniture	994,000
17. Technology Infrastructure & Equipment	1,510,000

TOTAL FMP PROJECT COST (2022\$)

24,844,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Temporary classrooms
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)

Costs reflected herein include a combination of repair needs and long-term visioning:

- Repair and replacement costs identified in the Facility Needs Assessments
- Campus improvements to align with the district's vision as developed through extensive stakeholder engagement and the Learning Space Design Standards (long-term visioning)



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School Site Educational Partner Priorities

Documented during the information-gathering phase at the initial Principal interviews and site visits.

The priorities have been translated into scope-of-work categories.

- priority alignment to scope
- 2 occurs when 2 priorities align to the same scope
- indicates greatest overlap in priority

	Principals	Teachers & Staff	Students	Parents & Community	School Site Committee	FMP Committee
1. Site-Wide: Modernize & Deferred Maintenance			●	●		●
2. Classrooms: Reconfigure						●
3. Classrooms: New Construction						
4. Science, Arts, & Electives					●	
5. Multi-Purpose Room & Food Service		●			●	●
6. Library						
7. Student Support & Counseling						
8. Administration & Staff Support						
9. Physical Education Facilities						
10. Building Systems: Restrooms & Power Access		●	●			
11. Site Utilities						
12. Safety & Security		●				
13. Campus Arrival: Parking, Drop-Off & Entry Plaza	●				●	
14. Outdoor Learning Environments & Quads				●		
15. Exterior Play Spaces & Hardcourts	●		●	●		
16. Flexible Furniture						
17. Technology Infrastructure & Equipment						

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Sunnyvale School District
819 West Iowa Avenue
Sunnyvale, California 94086



Vargas School
1054 Carson Drive
Sunnyvale, California 94086

PREPARED BY:

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BV PROJECT #:

143262.20R000-010.354

DATE OF REPORT:

May 14, 2021

ON SITE DATE:

August 12, 2020

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary	1
Campus Overview and Assessment Details	1
Campus Findings and Deficiencies	2
Facility Condition Index (FCI)	5
Immediate Needs.....	6
Key Findings	8
Plan Types.....	11
2. Child Day Care (CDC) – Exterior only.....	12
3. Classrooms K1-K2.....	15
4. Classrooms 1-3.....	18
5. Classrooms 4-6.....	21
6. Classrooms 7-9.....	24
7. Classrooms 10-12.....	27
8. Multipurpose/Classrooms 13-18	30
9. Classrooms 19-22.....	33
10. Classrooms 23-25.....	36
11. Classrooms 26-29.....	39
12. Main Office	42
13. Classrooms K3.....	45
14. Classrooms K4-K5.....	48
15. Site Summary.....	51
16. Property Space Use and Observed Areas	53
17. ADA Accessibility	54
18. Purpose and Scope	56
19. Opinions of Probable Costs	58
Methodology	58
Definitions	58
20. Certification.....	60
21. Appendices	61

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	13
Main Address	1054 Carson Drive Sunnyvale, California 94086
Site Developed	1956
Current Occupants	Vargas Elementary School
Date(s) of Visit	August 12, 2020
Management Point of Contact	LPA , Andrea Pippin, Design Coordinator I 408.780.7214 apippin@lpadesignstudios.com Sunnyvale School District, Rob Smiley, Chief Operations Officer 408.522.8225 Rob.Smiley@sesd.org
On-site Point of Contact (POC)	Brandt Burns
Assessment and Report Prepared By	Bhaskar Ale and Elton Colbert
Reviewed By	Matt Anderson Program Manager Matt.Anderson@bvna.com 800.733.0660 x7613
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Vargas school was built in 1956. The actual dates are unknown, but it has subsequently been renovated and buildings have also been added over the years. The child day care building is leased to another entity.

Architectural

The majority of the permanent buildings are composed of concrete block. Some of the newer school buildings consist of wood framing with stucco walls. The modified bitumen roofs are fairly new with new reflective coating and added gravel ballast. The bitumen roofs on the Main Office and Multipurpose buildings are in poor condition with roof blisters and cracks were observed throughout in various locations. They will need replacement in the near future. The supplementary roofs consist of PVC/TPO.

All portables have standing seam metal roofs with textured plywood (T1-11) siding.

Windows throughout the site are aluminum framed double pane.

The majority of interior floor finishes consist of carpet, vinyl, and ceramic tile. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Child Day Care (CDC) – Exterior: The building is heated by exterior wall-mounted heat pumps, one for each classroom. Though adequately maintained with no reported issues, these units are aged and past their useful lifecycle, they are in need of replacement in the near future. The building's electrical service consists of circuit breaker subpanels in each classroom.

Classrooms K1-K2: The building is heated by interior furnaces and cooled by rooftop condensing units, one set for each classroom. There are no water heaters for the building. Though adequately maintained with no reported issues, these units are aged and past their useful lifecycle, they are in need of replacement in the near future. The line insulation for the rooftop condensing units is weather worn and deteriorating. The building's HVAC ducting is deteriorating and reportedly leaking. The building is not sprinklered though there were observed fire extinguishers in some of the classrooms. The building's fire alarm system consists of smoke detectors, and horn/strobe alarms. There were no exit signs nor was there any observed emergency lighting systems. Interior lighting is made up of fluorescent light fixtures. The exterior lighting is building mounted, though the fixtures have not yet been upgraded to LEDs. The building's electrical service consists of circuit breaker subpanels in each classroom.

Classrooms 1-3: The building is heated by interior furnaces and cooled by rooftop condensing units, one set for each classroom. There are no water heaters for the building. Though adequately maintained with no reported issues, these units are aged, some past their useful lifecycle; two of the condensing units are in need of replacement in the near future. The line insulation for the rooftop condensing units is weather worn and deteriorating. The building's HVAC ducting is deteriorating and reportedly leaking. The building is not sprinklered and there were no observed fire extinguishers in their respective housing locations. The building's fire alarm system consists of smoke detectors, and horn/strobe alarms. Each exit is marked by a lighted exit sign; there were no observed emergency lighting systems. Interior lighting is made up of fluorescent light fixtures. The exterior lighting is building mounted, though the fixtures have not yet been upgraded to LEDs. The building's electrical service consists of circuit breaker subpanels in each classroom.

Classrooms 4-6: The building is heated by interior furnaces and cooled by rooftop condensing units, one set for each classroom. There are no water heaters for the building. Though adequately maintained with no reported issues, these units are aged, some past their useful lifecycle, one condensing unit and two furnaces are in need of replacement in the near future. The line insulation for the rooftop condensing units is weather worn and deteriorating. The building's HVAC ducting is deteriorating and reportedly leaking. The condensate drain for the furnaces in the mechanical room is clogged leading to overflow onto the floor of the room, BV recommends a water jet cleaning of the line. The building is not sprinklered and there were no observed fire extinguishers in their respective housing locations. The building's fire alarm system consists of smoke detectors, and horn/strobe alarms. Each exit is marked by a lighted exit sign; there were no observed emergency lighting systems. Interior lighting is made up of fluorescent light fixtures. The exterior lighting is building mounted, though the fixtures have not yet been upgraded to LEDs. The building's electrical service consists of circuit breaker subpanels in each classroom.

Classrooms 7-9: The building is heated by interior furnaces and cooled by rooftop condensing units, one set for each classroom. There are no water heaters for the building. Though adequately maintained with no reported issues, these units are aged; one condenser is past its useful lifecycle and in need of replacement in the near future. The line insulation for the rooftop condensing units is weather worn and deteriorating. The building's HVAC ducting is deteriorating and reportedly leaking. The condensate drain for the furnaces in the mechanical room is clogged leading to overflow onto the floor of the room, BV recommends a water jet cleaning of the line. The building is not sprinklered though there were observed fire extinguishers in some of the classrooms. The building's fire alarm system consists of smoke detectors, and horn/strobe alarms. Each exit is marked by a lighted exit sign; there were no observed emergency lighting systems. Interior lighting is made up of fluorescent light fixtures. The exterior lighting is building mounted, though the fixtures have not yet been upgraded to LEDs. The building's electrical service consists of circuit breaker subpanels in each classroom.

Classrooms 10-12: The building is heated by interior furnaces and cooled by rooftop condensing units, one set for each classroom. There are no water heaters for the building. Though adequately maintained with no reported issues, these units are aged; two condensers are past their useful lifecycle and in need of replacement in the near future. The line insulation for the rooftop condensing units is weather worn and deteriorating. The building's HVAC ducting is deteriorating and reportedly leaking. The building is not sprinklered and there were no observed fire extinguishers in their respective housing locations. The building's fire alarm system consists of smoke detectors, and horn/strobe alarms. Each exit is marked by a lighted exit sign; there were no observed emergency lighting systems. Interior lighting is made up of fluorescent light fixtures. The exterior lighting is building mounted, though the fixtures have not yet been upgraded to LEDs. The building's electrical service consists of circuit breaker subpanels in each classroom.

Multipurpose/Classrooms 13-18: The building is heated and cooled by rooftop packaged units (RTU) and supported by one makeup air unit (MAU). Additional cooling and heating are provided by a rooftop condensing unit and interior furnace. One gas and one electric water heater provide hot water to the commercial kitchen and remainder of the building. Though adequately maintained with no reported issues, all the units are aged. The RTU's, MAU, and condensing unit are near the end of their useful lifecycle and in need of replacement in the near future. The line insulation for the rooftop condensing units is weather worn and deteriorating. The building's HVAC ducting is deteriorating and reportedly leaking. Only the kitchen portion of the building is sprinklered though the building contains fire extinguishers throughout. The building's fire alarm system consists of pull stations, smoke detectors, and horn/strobe alarms. The campus's fire alarm control panel is housed in the FACP Room. Each exit is marked by a lighted exit sign; there were no observed emergency lighting systems. Interior lighting is made up of fluorescent light fixtures. The exterior lighting is building mounted, though the fixtures have not yet been upgraded to LEDs. The building's electrical service consists of several primary distribution panels distributing power to individual circuit breaker subpanels in each classroom.

Classrooms 19-22: The building is heated by exterior wall-mounted heat pumps, one for each classroom. There is no cooling or water heaters for the building. All the heat pumps were observed to be adequately maintained with no reported issues. The building is not sprinklered but contains fire extinguishers in each classroom. The building's fire alarm system consists of smoke detectors, and horn/strobe alarms. There are no exit signs nor were there any observed emergency lighting systems. Interior lighting is made up of fluorescent light fixtures. The exterior lighting is building mounted, though the fixtures have not yet been upgraded to LEDs. The building's electrical service consists of circuit breaker subpanels in each classroom.

Classrooms 23-25: The building is heated by interior furnaces and cooled by exterior pad-mounted condensing units, one set for each classroom. In addition there is an interior/exterior split system pairing that provides heating and cooling for a storage space. There are no water heaters for the building. All the equipment was observed to be adequately maintained with no reported issues. The building is not sprinklered but contains fire extinguishers in each classroom. The building's fire alarm system consists of smoke detectors, and horn/strobe alarms. There are no exit signs nor were there any observed emergency lighting systems. Interior lighting is made up of fluorescent light fixtures. The exterior lighting is building mounted, though the fixtures have not yet been upgraded to LEDs. The building's electrical service consists of circuit breaker subpanels in each classroom.

Classrooms 26-29: The building is heated by interior furnaces and cooled by exterior pad-mounted condensing units, one set for each classroom. There are no water heaters for the building. All the equipment was observed to be adequately maintained with no reported issues. The building is not sprinklered but contains fire extinguishers in each classroom. The building's fire alarm system consists of smoke detectors, and horn/strobe alarms. There are two lighted exit signs with two-head emergency lighting in each classroom. Interior lighting is made up of fluorescent light fixtures. The exterior lighting is building mounted, though the fixtures have not yet been upgraded to LEDs. The building's electrical service consists of circuit breaker subpanels in each classroom.

Main Office: The building is heated and cooled by rooftop packaged units (RTU). There are no water heaters for the building. All the equipment was observed to be adequately maintained with no reported issues. The building's HVAC ducting is deteriorating and reportedly leaking. The building is not sprinklered but contains fire extinguishers throughout. The building's fire alarm system consists of smoke detectors, and horn/strobe alarms. Each exit is marked by a lighted exit sign; there were no observed emergency lighting systems. Interior lighting is made up of fluorescent light fixtures. The exterior lighting is building mounted, though the fixtures have not yet been upgraded to LEDs. The building's electrical service consists of a primary distribution panel.

All Buildings: All of the filters in the furnaces and the RTU's have recently been replaced with MERV 13's in the furnaces and MERV 15's in the RTU's. These updated conditions were reportedly reviewed by the maintenance staff to improve the indoor air quality, performance, and lifespan of the equipment. Each building's fire alarm system is connected to the campus's primary fire alarm control panel. Each building is equipped with an intrusion detection system that is connected to the campus's primary alarm system. Bureau Veritas recommends LED replacements on the interior and exterior as lamps and ballasts fail. The electrical equipment in each building is fed by the site's primary electrical switchgear station. Both the primary and secondary electrical equipment are reportedly adequate to serve each building and the entire site.

Site

The site includes asphalt parking lots and playgrounds. The site also includes the play areas with play structures. Site lighting consists of building mounted fixtures and including under the covered walkways, and pole lights in the parking lots. The irrigation for the fields are managed by the city and not part of the school.

Recommended Additional Studies

No additional studies are 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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Vargas School / CDC- Exterior only	\$380	2,600	\$988,000	0.0%	0.9%	7.3%	8.3%
Vargas School / Classrooms 1-3	\$740	3,300	\$2,442,000	0.0%	1.1%	3.0%	12.5%
Vargas School / Classrooms 10-12	\$740	3,300	\$2,442,000	0.0%	1.9%	2.7%	13.0%
Vargas School / Classrooms 19-22	\$740	4,500	\$3,330,000	0.0%	0.0%	1.4%	8.9%
Vargas School / Classrooms 23-25	\$740	4,300	\$3,182,000	0.0%	0.2%	2.5%	9.7%
Vargas School / Classrooms 26-29	\$740	4,800	\$3,552,000	0.0%	0.9%	2.5%	10.3%
Vargas School / Classrooms 4-6	\$740	3,400	\$2,516,000	0.1%	0.8%	3.1%	12.3%
Vargas School / Classrooms 7-9	\$740	3,300	\$2,442,000	0.0%	0.8%	2.8%	10.7%
Vargas School / Classrooms K1-K2	\$740	3,200	\$2,368,000	0.0%	1.1%	5.0%	11.7%
Vargas School / Classrooms K3	\$740	1,900	\$1,406,000	0.0%	1.0%	2.6%	6.0%
Vargas School / Classrooms K4-K5	\$740	3,700	\$2,738,000	0.0%	0.6%	3.2%	5.9%
Vargas School / Main Office	\$740	2,900	\$2,146,000	1.5%	2.0%	4.1%	11.2%
Vargas School / Multipurpose/Classrooms 13-18	\$740	19,600	\$14,504,000	1.5%	2.1%	4.2%	10.7%

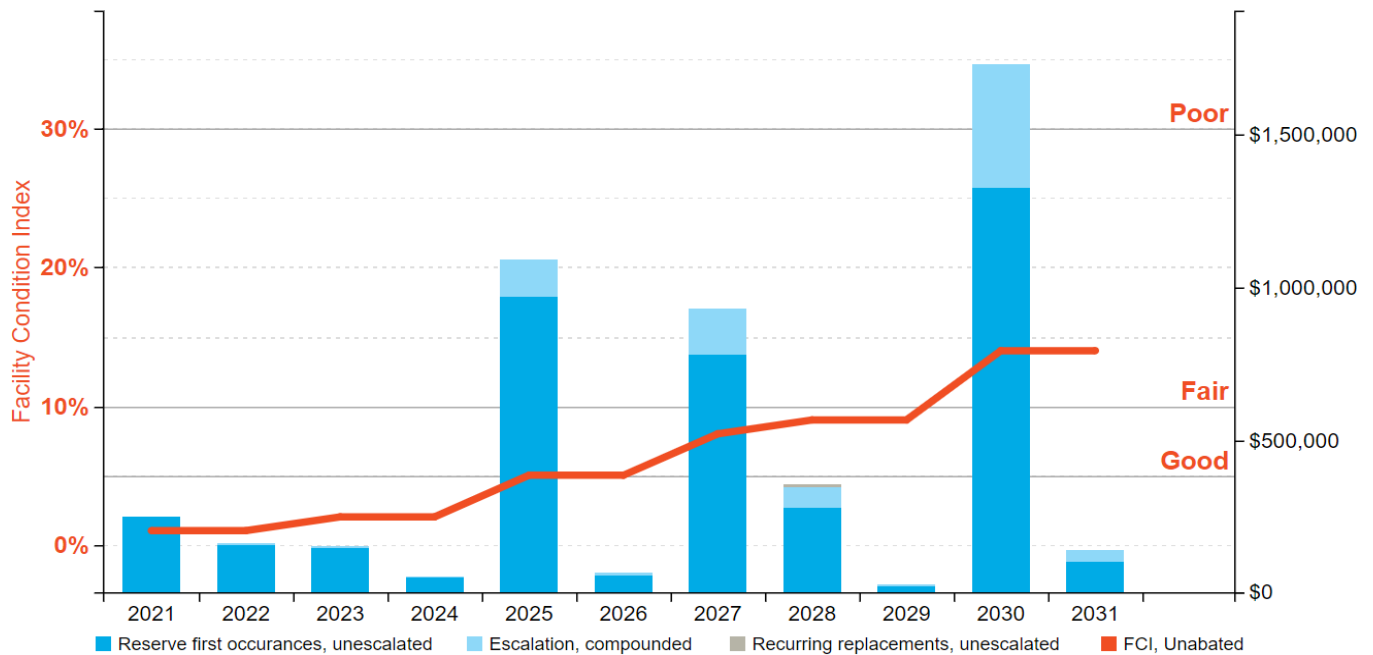
Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Vargas School

▲ Replacement Value: \$ 34,770,000; Inflation rate: 3.0%



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.

Immediate Needs

Facility/Building	Total Items	Total Cost
Classrooms 4-6	1	\$1,300
Main Office	1	\$31,900
Multipurpose/Classrooms 13-18	1	\$215,600
Total	3	\$248,800

Classrooms 4-6

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2015352	Vargas School / Classrooms 4-6	Building 4-6 & 7-9	G3030	Piping & Valves, any type Drain Pipes, Water Jet Cleaning, Cleaning	Poor	Performance/Integrity	\$1,300
Total (1 items)							\$1,300

Main Office

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
2006197	Vargas School / Main Office	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$31,900
Total (1 items)							\$31,900

Multipurpose/Classrooms 13-18

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
2005919	Vargas School / Multipurpose/Classrooms 13-18	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$215,600
Total (1 items)							\$215,600

Key Findings



Roofing in Poor condition.

Modified Bitumen
Main Office Vargas School Roof

Unifomat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$31,900

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The roof is in poor condition. There are lots of bubbling and cracks observed throughout. - AssetCALC ID: 2006197



Roofing in Poor condition.

Modified Bitumen
Multipurpose/Classrooms 13-18 Vargas School Roof

Unifomat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$215,600

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The roof is in poor condition. Multiple bubbles on the underside of the roofs and cracks were observed. - AssetCALC ID: 2005919



Piping & Valves in Poor condition.

any type Drain Pipes, Water Jet Cleaning
Classrooms 4-6 Vargas School Building 4-6 & 7-9

Unifomat Code: G3032
Recommendation: **Cleaning in 2021**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

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Furnace condensate drains are clogged, water is overflowing onto the mechanical room floor - AssetCALC ID: 2015352



HVAC System in Poor condition.

Ductwork, Medium Density
Main Office Vargas School Building Main Office

Unifomat Code: D3055
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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It was reported by POC that ducting is poor and deteriorating - AssetCALC ID: 2015372



HVAC System in Poor condition.

Priority Score: **81.8**

Ductwork, Medium Density
Classrooms 10-12 Vargas School Building 10-12

Plan Type:
Performance/Integrity

Cost Estimate: \$13,200

Uniformat Code: D3055
Recommendation: **Replace in 2022**

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It was reported by POC that ducting is poor and deteriorating - AssetCALC ID: 2015237



HVAC System in Poor condition.

Priority Score: **81.8**

Ductwork, Medium Density
Classrooms 1-3 Vargas School Building 1-3

Plan Type:
Performance/Integrity

Cost Estimate: \$13,200

Uniformat Code: D3055
Recommendation: **Replace in 2022**

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It was reported by POC that ducting is poor and deteriorating - AssetCALC ID: 2015310



HVAC System in Poor condition.

Priority Score: **81.8**

Ductwork, Medium Density
Multipurpose/Classrooms 13-18 Vargas School Building 13-18 & MPR

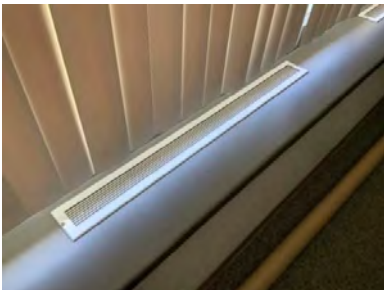
Plan Type:
Performance/Integrity

Cost Estimate: \$78,400

Uniformat Code: D3055
Recommendation: **Replace in 2022**

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It was reported by POC that ducting is poor and deteriorating - AssetCALC ID: 2015232



HVAC System in Poor condition.

Priority Score: **81.8**

Ductwork, Medium Density
Classrooms 7-9 Vargas School Building 7-9

Plan Type:
Performance/Integrity

Cost Estimate: \$13,200

Uniformat Code: D3055
Recommendation: **Replace in 2022**

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It was reported by POC that ducting is poor and deteriorating - AssetCALC ID: 2015404

**HVAC System in Poor condition.**

Ductwork, Medium Density
Classrooms K1-K2 Vargas School Building K1-K2

Uniformat Code: D3055
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,800

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It was reported by POC that ducting is poor and deteriorating - AssetCALC ID: 2015346

**HVAC System in Poor condition.**

Ductwork, Medium Density
Classrooms 4-6 Vargas School Building 4-6

Uniformat Code: D3055
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,600

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It was reported by POC that ducting is poor and deteriorating - AssetCALC ID: 2015380

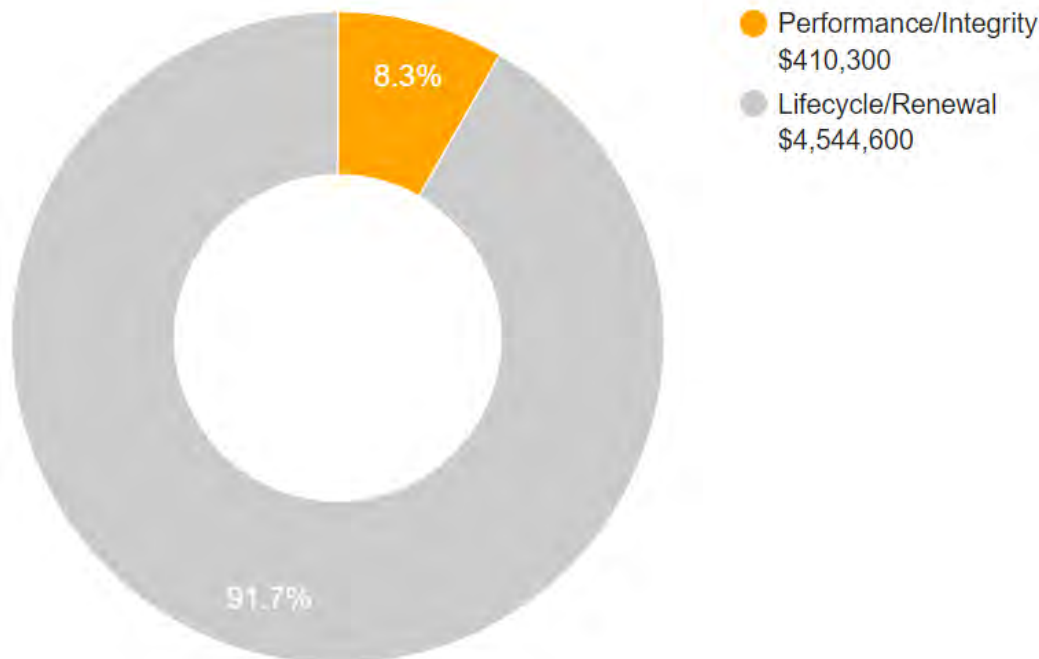
Plan Types

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: \$4,954,900