MVLA

HIGH SCHOOL DISTRICT

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FACILITIES ASSESSMENT

v1.0
DRAFT
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Mountain View Los Altos Union High School District

Introduction

The Mountain View Los Altos High School District (MVLA) has two comprehensive high schools and three alternative programs to serve the communities of Mountain View, Los Altos and Los Altos Hills.

Mountain View High School
Los Altos High School
Freestyle Academy
Alta Vista Continuation High School
Adult Education Center

The district enrollment is 3,800 high school students.

"We are committed to creating a community of learners with the knowledge, skills and values necessary to combine personal success with meaningful contributions to our multicultural and global society."

MVLA Mission Statement

Background

MVLA has worked diligently to maintain and improve the existing educational facilities, some of which were built in the mid 1950's. The district's long-term maintenance plan continually implements improvements such as painting, classroom finishes and technology, roofs, and site improvements.

Measure A in 2010 provided funds to construct new classroom buildings at both Mountain View HS and Los Altos HS. Additional improvements to each site included upgraded fire alarm systems, improved mechanical systems, including air conditioning, pool improvements and upgrades to locker rooms. Photo-voltaic systems were also installed.

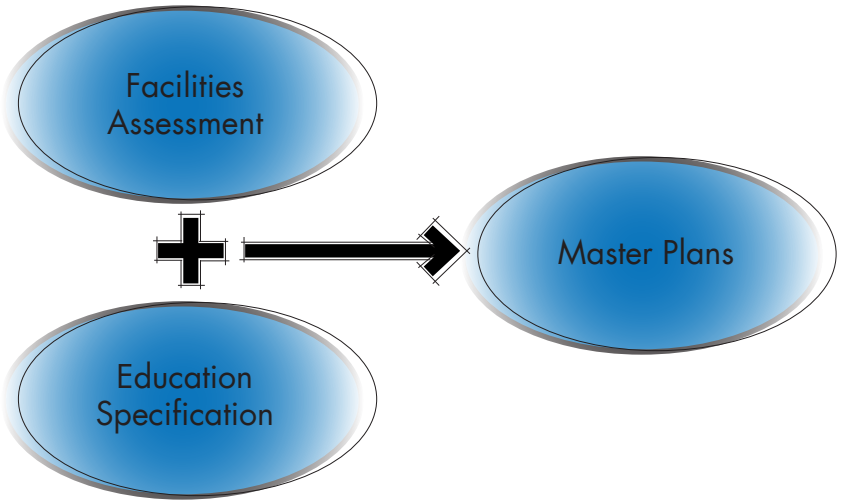
The Demographic Analysis & Enrollment Projections prepared by Jack Schreder & Associates, dated June12, 2016, shows that the district can expect an increase of approximately 500 students in the next five years.

In order to properly plan for future enrollment and maintenance needs, this Facility Assessment is the first step in a comprehensive master planning process. It is intended to help the District set priorities for improvements by summarizing the work which has been done to date, categorizing the condition of the existing campuses, identifying maintenance or modernization issues that should be prioritized in the immediate future, and identifying future improvements.

Facilities Assessment Goals

A Master Planning process is a 3-part process: Facilities Assessment, Educational Specifications, and Master Plans. **The goal of the Facilities Assessment is to evaluate the physical condition of the District's facilities to identify physical, health, fire, life safety, and accessibility issues requiring remediation**. A future master planning process for the Mountain View Los Altos High School District will be developed to ensure that:

- Facilities provide spaces that support the educational programs and goals of the District.
- The school provides a healthy, comfortable learning environment.
- The school provides a safe and secure school environment.
- The school meets current codes and regulations, including requirements for accessibility, fire-life-safety and structural safety.
- Improvements will address sustainability issues, such as energy use, day lighting strategies and better building envelopes.
- The school site has the appropriate features to support community use.

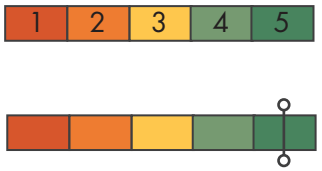


Facility Assessment Process

A comprehensive facilities assessment of each of the school sites included a site walk and review with District personnel to review the conditions of building infrastructure and mechanical systems, including plumbing, HVAC (heating, ventilation and air conditioning) and electrical systems. A civil engineer reviewed all sites for accessibility and storm drainage issues. Existing record drawings were reviewed.

This information was then collated to develop the Building Condition Rating.

Building Condition Rating Metrics



Very Good (5): Building or component is in excellent condition.

- Only campus wide improvements to occur as needed such as fire alarm system, technology upgrages, etc.

Good (4): Building or component is in good condition, having certain building components in need of repair or replacement.

- Minor Renovation / Minor reconfiguration of spaces and selective upgrades of systems or building components.

Fair (3): Building or component is in fair condition, with several building systems in need of repair or replacement.

- Moderate Renovation / This is similar to a major renovation but the work required would not be as extensive and will primarily include addressing code requirements.

Poor (2): Building or component is in poor condition, with several major building systems requiring complete overhaul. Cost of renovations required to bring building back to full operating condition may justify complete replacement in lieu of major renovation.

- Major Renovation / Extensive renovation, replacement and reconfiguration of spaces to meet code requirements as well as current and future educational program requirements.

Very Poor (1): Building or component is in very poor condition, with compromised structural systems or complete degradation.

- Replacement recommended.

Mountain View High School

3535 Truman Avenue
Mountain View, CA 94040

School Data

Date School Opened: 1959

Total Enrollment 2015: 1,848 students

Number of Classrooms: 94

Number of Portable classrooms: 9

The District has consistently improved and expanded the school infrastructure to meet the needs of the educational program and students. The work of the Measure A bond program in 2010 provided several improvements.

Systems:

- Upgraded fire alarms
- Upgraded mechanical systems, including air conditioning.
- Photo-voltaic carports and roof mounted panels.

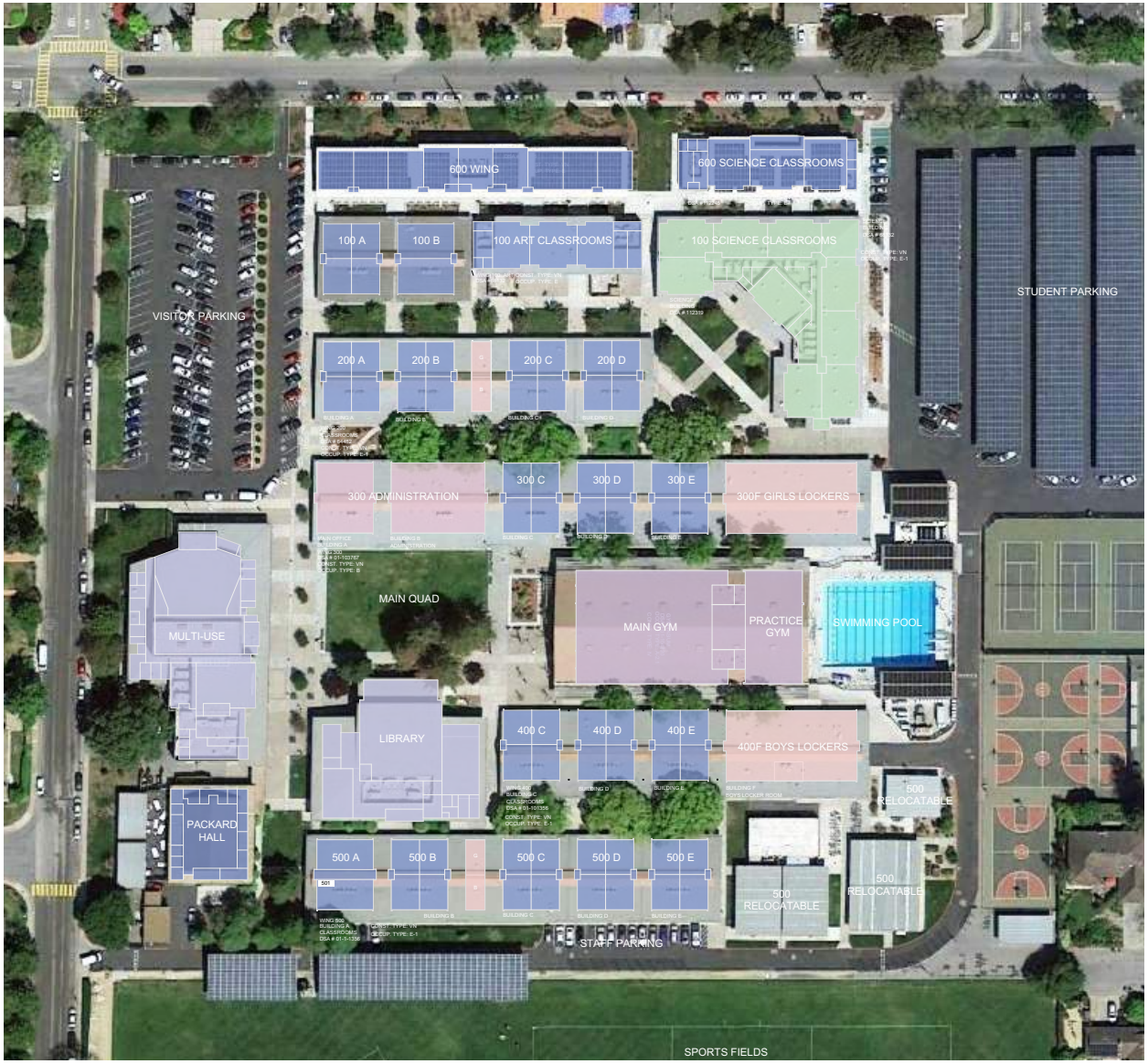
New Construction:

- 12 new Classrooms.
- Pool Replacement and Weight Room

Modernization:

- Boys and Girls Locker Rooms
- Science Building Classroom Conversion
- Library Renovation
- Track & Field Renovations
- Batting Cage Storage Building
- Data Center Expansion
- District Office Renovation

Mountain View High School Existing Campus Plan



Site Summary

The school site is unfenced along the street frontage at Truman Avenue and Bryant Avenue. It is fenced on the east side adjacent to private residences. At the south end, there are numerous gates at the chain link fence which allow access to the fields.

The central campus is open to the fields.

Mountain View High School - Overall Campus

Site Assessment

Arrival

- Visitor Parking entry from Truman Avenue is clearly identified. Visitor parking spaces are clearly signed. The Administration Building is not readily identifiable and is difficult to find the main entrance located between buildings adjacent to the Campus Main Quad.
- A dedicated drop off lane is provided at the west side of the campus.
- Student parking is provided at the northeastern edge. Photo-voltaic carport structures provide shaded parking.

Identity and Way Finding

- Room signage does not allow for unique classroom informational signage.

Accessibility

- Numerous locations along the path of travel are non-compliant with a raised vertical edge greater than ½". Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies and their locations.
- Visitor Parking: non-compliant ADA parking due to ramps with excessive slopes on ramp wings, lack of truncated domes, excessive slope in parking area, missing signage, non-compliant angled parking.
- Areas of non-compliant path of travel north of buildings 100 and 300 with cross slope in excess of 2%.
- Student Parking: sides of accessible ramp with excessive slope, no ADA student drop-off provided, angled parking does not meet current ADA standards.
- Non-compliant ramp to public right of way along Bryant Avenue.
- Inadequate extent of truncated domes at flush walkout curb areas.

Fire/Life Safety

- Fire Hydrant spacing greater than 300' on center through portions of campus.

Sewer, Water, Storm Drain

- Inadequate drainage and ponding noted North of Girls Locker Room building.
- Root intrusion was reported by Facilities staff between the 400 and 500 building wings.

Campus signage


Student Parking


Visitor Parking and drive approach

Mountain View High School - Overall Campus

General Pavement Condition

- On campus paved areas not specifically mentioned below were found to be in acceptable condition, with no immediate needs. Implementation of a pavement management program is encouraged to prolong pavement life.
- Pavement in Visitor parking area and Student parking is in fair to poor condition with significant cracking.

Cracking at walkway surfaces

Administration Office signage

Main Campus Quad

Mountain View High School - Overall Campus

Systems Assessment

Structural

- Due to campus buildings being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observation. No areas of damage or dry rot were noted.

HVAC

- Refer to 'Systems Assessment' section for each individual building.

Plumbing

- Refer to 'Systems Assessment' section for each individual building.

Electrical

- Power Service: the campus is fed with a primary voltage service meter at 12kV. The 12kV system feeds through a District owned transformer to a 4,000 Amp, 277/480V, main switchboard that serves sub-feed loads to the rest of the campus buildings. The service equipment appears to be in good condition, but the labeling of the various sub-feed breakers (in two equipment sections), is not complete or easy to identify. Labels include blue tape and p-touch style labels, or missing identifications. There is also not much physical space left in the distribution sections for future breakers.
- Photovoltaic Power / Battery Storage System: The PV system was installed in 2010. The battery system was installed in 2015. Both systems appear to be operating normally and are in good condition.
- Power Distribution System: power distribution feeders throughout the campus could not be reviewed as part of this visual inspection, but are reported to be operating properly with no issues. All building panels observed appear to have been replaced since original. The condition of the various sub-feed panels at each building appears to be good, with no deteriorating conditions. Most Classrooms include numerous runs of surface mounted raceways around the Classroom perimeter, for power and data wiring. These systems are in good condition.
- Interior Lighting Systems: interior lighting consists primarily of fluorescent sources with T8 lamps. The lighting is generally in good shape.
- Exterior Lighting Systems: emergency lighting does not appear to be up to current code for 1 foot candle average in the paths of egress. Many areas have normally off, stand-alone, wall pack, battery fixtures, but some have non-working batteries. Other areas have integral battery ballasts in fluorescent fixtures. Overall coverage of fixtures appears to be lacking. Exit signs appear to be newer low wattage LED

Administration Office entry door

Administration Building

Staff Parking

style and located as required by code. They are in good condition.

- Telecommunications Systems: fiber infrastructure at the campus is reportedly adequate, but is older style 62.5 multi mode and single mode fiber. Individual station cables are mostly a mix of Category 5 and 5e cabling and jacks, in fair condition. Some Category 6 reportedly exists for recent Wi-Fi upgrades and in the newest Classrooms. There are wireless access routers throughout each building, but not one-for-one in each Classroom. These systems are in good condition, but the bandwidth for overall usage is unknown and may benefit from one router in each Classroom in the future. The campus Main Distribution Frame (MDF) is in good condition. There is no specific IT standard to follow, but the IT Department indicated that Leviton is one of their preferred products.
- Clock / Speaker Systems: the campus clock /speaker system is operational and appears in fair condition. The terminal cabinets at original remote buildings are original, with original wiring and terminal strips with poor labeling.
- AV Systems: most classrooms have wall mounted short throw projectors with AV input cabling and small speakers for additional audio coverage. Some rooms have ceiling mounted projectors with AV cabling installations and small speakers. Rooms with AV systems typically include a Pixie style (infrared based) control plate that allows adjustment of source selection, volume, and other functions. These systems are in good condition.
- Cable TV System: co-axial cable TV distribution still exists at the School, but is reportedly no longer in full use. With the advent of video over the Campus network, the co-axial systems will become obsolete and can be eventually be disconnected and removed.
- Fire Alarm System: the campus fire alarm system was fully upgraded to a new Honeywell system in 2011, to include full smoke detector coverage, horn/strobes, and related devices and wiring. The system is in good condition.

Potential trip hazards found throughout campus

Walkway and landscape between classroom buildings

Landscape seating areas between classroom buildings

Mountain View High School - Overall Campus

Critical Facilities Needs (CFN)

- At Main Switchboard MSL at the front of the Campus, one of the Photovoltaic system circuit breakers in the distribution section was improperly installed at the center of the distribution section. Per National Electrical Code this breaker must be located at the opposite end of the bus from where it receives its supply. This breaker and red engraved label should be relocated to the far end of the bus from where it receives its supply.
- There is a large opening (missing panel cover) directly under the PV breaker. This opening leaves easy access to live 480V bus bars and should be covered immediately.
- Complete labeling or re-label the various sub-feed breakers for easy identification.
- Replace interior and exterior lighting systems with LED sources for increased energy efficiency
- Provide occupancy sensors where they are non-existent or are in poor condition.
- Re-label campus clock/speaker system terminal strips.
- Fire/Life Safety: consult with local fire official to determine locations of additional fire protection hydrants.

Future Facility Needs (FFN)

- Future construction at this campus will require Accessibility compliance upgrades as follows:

    1. Visitor Parking: Saw cut and remove existing concrete ramps and landings and construct new compliant ramps with embedded truncated domes. Repave and restripe ADA stalls to comply with current standards and dimensions.
    2. Where surfaces exceed 1/2" vertical rise along the path of travel, it is recommended to grind asphalt or concrete edges where possible. For larger areas, it is recommended to remove and replace concrete with code compliance accessible walkways.
    3. At landings exceeding 1/2" vertical rise, it is recommended to remove and replace concrete at landings to provide compliant threshold and 2% maximum slope in any direction.
    4. Truncated domes should extend along full length of flush walkout curb. It is recommended to saw cut and remove existing concrete and place concrete embedded truncated domes along walkout locations along drives.
    5. Remove and replace existing ramp with code compliant ramp near Student Parking lot.
    6. Student Parking: provide ADA loading area with ramps, domes and signage to comply with ADA requirements. Restripe angled parking to provide loading areas per ADA

Landscape seating areas between classroom buildings

Circulation between Gym and Classroom Building 300

Circulation between Gym and Classroom Building 400

Mountain View High School - Overall Campus

standards.

7. Remove and replace non-compliant ramp along Bryant Avenue with a sloped walkway or code compliant ramp.

- Sewer, Water, Storm Drainage: at areas of walkway ponding, remove and replace existing concrete, extend storm drain and provide drainage inlet at low point to provide positive drainage.
- At Buildings 400 and 500, perform video inspection of sewer line and replace line sections where roots have entered the sewer line.
- Future construction at this campus will require code compliance upgrades. Provide new Emergency Exit lighting at the path of egress per the current code.
- Implementation of a pavement management program is encouraged to prolong pavement life. Seal cracks, slurry seal asphalt surface and restripe parking as necessary.
- Provide central campus control lighting system for increased energy efficiency.
- Replace lighting systems with new LED sources, which will help improve the energy efficiency of the lighting systems over the existing fluorescent systems.
- Clock / Speaker System: a more modern network based wiring could be provided for the clock/ speaker system to consolidate the system onto the campus data network.
- Telecommunications System: Newer Category 6 or 6A cabling could be installed to provide better network bandwidth on the computer station level. Newer fiber systems could be installed to provide better network bandwidth.
- Remove abandoned co-axial TV cable.
- Re-evaluate District Standards for Security System and install new state-of-the-art system as necessary.

Demographic studies anticipate an increased student population at the campus of approximately 250 students from 2016 to 2022. Enrollment is projected to reach its maximum of 2,098 in 2021and then gradually decrease yearly to 1,945 students in 2025. A thorough Master Planning process to address educational program goals is recommended to ensure that program and facility goals meet expectations.

2016 Enrollment: 1,858

2025 Anticipated Enrollment: 1,945

Sport Fields

Photo-voltaic carport structure at parking lots

Lockers, Gym and pool area

Mountain View High School

The California Plumbing Code requires a minimum number of required plumbing fixture counts based on the building occupancy. The minimum number of fixtures shall be calculated at 50 percent female and 50 percent male.

2016 California Plumbing Code Table 422.1

	Water Closets (toilet) (fixtures per person)	**Urinals** (fixtures per person)	**Lavatories** (fixtures per person)
Male	1 toilet per 50	1urinal per100	1 lavatory per 40
Female	1 toilet per 30		1 lavatory per 40

1,858 occupants based on enrollment / 2 = 929 Males and 929 Females

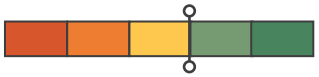
Male	929/50= 19 water closets	929/100= 10 urinals	929/40= 24 Lavatories
Female	929/30= 31 water closets		929/40= 24 Lavatories

The campus has a sufficient number of plumbing fixtures for both female and male. There is an adequate amount of Staff Restrooms fairly well dispersed throughout the campus.

Mountain View High School- Sports Fields, Courts, Pool & Accessory Structures

Assessment Summary

General Condition: Fair to Good



Swimming Pool: 30meter x 25 yard pool is acceptable for short course competition. The pool, pool deck, and bleacher seating are in good condition

Soccer and Practice Fields: poor condition with numerous divots at natural grass surfaces creating a potentially unsafe environment.

Baseball Fields: well-maintained, but susceptible to uneven natural grass surfaces creating a potentially unsafe environment.

Football Field and Track: good condition. Artificial turf and track surface are in good condition.

Basketball Courts: hard surface courts are in good condition.

Tennis Courts: hard surface courts are in very good condition.

Accessory Structures (Storage, Concessions, Press Box, etc.): Well-maintained and in good condition.

General Comments

The Restrooms are well-maintained with finishes in fair condition for their age. There are minor discrepancies with ADA installation dimensions and clearances; although the building(s) were reviewed and approved by DSA, these would have to be corrected during future construction phases.

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing				4	
Exterior Cladding				4	
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring				4	
Walls				4	
Ceiling				4	
Doors				4	
Fields and Courts					
ADA Compliance		2			
Artificial Turf				4	
Grass Fields		2			
Hard Surface Courts				4	
Bleachers		2			
Swimming Pool				4	
Electrical/Lighting			3		

Mountain View High School- Sports Fields, Courts, Pool & Accessory Structures

Fields, Courts and Building Assessment

Building Envelope

- Building Exterior Cladding: portable buildings are clad with T111 plywood siding that appears to be well-maintained and is in good condition for the age of building. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Building Roofs: roofs are in good condition for the age of construction
- Building Doors: doors are in good condition for the age of construction.

Fields & Courts

- Natural grass fields: poor condition. Noted numerous areas with divots that create potentially hazardous conditions.
- Artificial Turf: surface did not appear worn or weathered.
- Basketball courts: surface and goals are in good condition.
- Tennis courts: surface and nets are in good condition.

Fencing & Gates

- Noted a freestanding chain-link fence panel that creates a potentially hazardous condition.
- At the practice baseball/softball field along the 3rd base side, there are a couple of portable structures that are located fairly close to the field that create a potential hazard. Similarly, trees are located close to the field without protective fencing.
- Along the 1st base line at the practice baseball/softball field, there is a wood privacy fence located fairly close to the field that creates a potential hazard.

Accessibility

- Pedestrian Access: storage building entrances are located on the exterior facade with direct access to exterior walkways. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Non-compliant ramps from walkway adjacent to tennis courts, 4 locations.
- Excessive cross slope on path of travel between press box and bleachers.

Hardscape tennis and basketball court area

Field area with numerous divots

Safety hazard: wood fence located too close to field

Mountain View High School- Sports Fields, Courts, Pool & Accessory Structures

- Greater than 4" drop within 2' each side of accessible path of travel adjacent to running track.
- Non-compliant ADA drinking fountains located near sports fields.
- Football/Track Bleachers: "visitors" bleachers appear to have been recently upgraded to be ADA compliant. The "home" bleachers are showing signs of wood deterioration and are unsafe due to non-compliant or missing guardrails. "Home" bleachers currently do not provide for ADA compliant seating.
- Baseball Bleachers: portable bleachers do not provide for ADA compliant seating.

Safety hazard: trees & storage sheds located near fields

PV Canopies, bike parking and practice fields beyond

Press box path of travel

Mountain View High School- Sports Fields, Courts, Pool & Accessory Structures

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

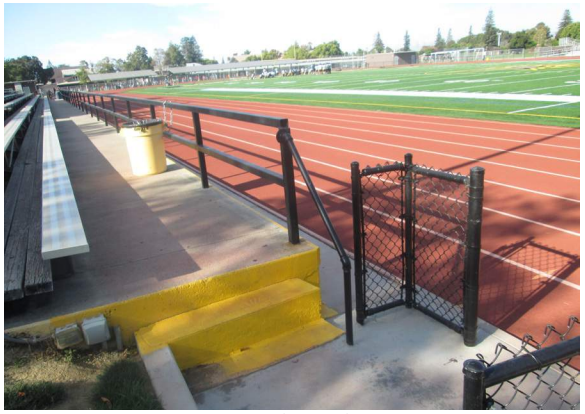
Plumbing

- Systems appear to be in good working condition.

Electrical

- Refer to Campus Summary for further electrical information.

ADA compliant access and bleachers



Non-compliant guardrail at front of bleacher walkway. No ADA seating areas provided.

Non-compliant ramp railing and missing guardrail at sides of bleachers. Deck boards deteriorating

Mountain View High School- Sports Fields, Courts, Pool & Accessory Structures

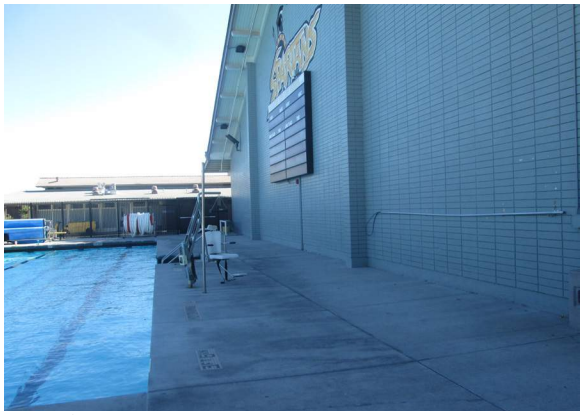
Critical Facilities Needs (CFN)

- When drinking fountains are not installed within an alcove, wing walls (railings) should be installed per code requirements.
- Recommend the freestanding chain-link fence be removed from property or stored in non-public area.

Future Facility Needs (FFN)

- Provide artificial turf at all sport fields to mitigate grass divots.
- Recommend relocating storage sheds that are close to playing fields to avoid potential accidents.
- Future site construction will require Accessibility compliance upgrades.
- Install ADA height drinking fountain at baseball field with wing wall bars/railings.
- Replace "home" bleachers with new ADA compliant bleacher system to match "visitors" side.
- Replace portable bleachers with ADA compliant bleachers.
- Recommend leveling entry gate walking surfaces to mitigate grade differences.
- Non-compliant ramps from walkway adjacent to tennis courts, 4 locations: remove and replace existing ramps with code-compliant ramp.
- Excessive cross slope on path of travel between press box and bleachers: remove and replace concrete walkway with code compliant accessible walkway.
- Greater than 4" drop within 2' each side of accessible path of travel adjacent to running track: regrade adjacent to path to provide 4" maximum vertical elevation change within 2' horizontal of path of travel or provide curb along path of travel.

Outdoor swimming pool



ADA lift at swimming pool

Concessions building

Mountain View High School - Sports Fields, Courts, Pool & Accessory Structures

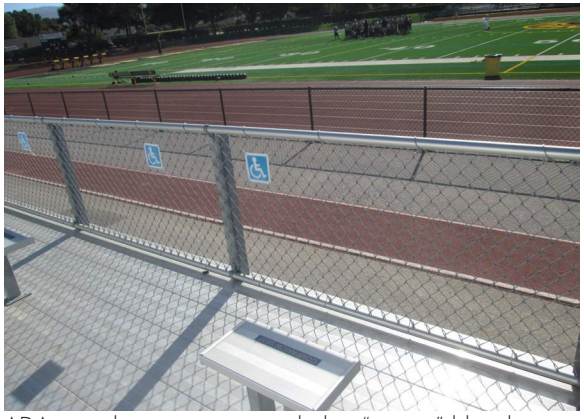
Batting cages and storage building

Restroom relocatable building

ADA compliant access and bleachers at "visitors" side

Freestanding chain-link fence panel

Portable bleachers do not provide ADA seating



ADA compliant seating provided at "visitors" bleachers

Non-compliant accessible drinking fountain

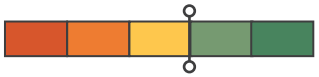
Non-compliant accessible drinking fountain

Non-accessible path of travel due to surface change

Mountain View High School- Buildings 100A & 100B

Assessment Summary

General Condition: Fair to Good



Overall classroom building has been very well-maintained and is in fair condition for its age. There is evidence of normal wear and tear at the classroom interior finishes.

General Comments

The majority of the classrooms in these wings are based on a construction module of 24 feet x 30 feet, with a gross classroom area of 720 square feet. This is below the recommended California Department of Education (CDE) size of 960 square feet.

Building Data

Date of Original Construction: 1959 Application No. 27792 & 64482

Modernization: 1996

Number of Classrooms: 100A= 4 ; 100B= 4

Number of Restrooms: none provided

Building Area: 100A= 2,968 SF; 100B=2,968 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing		2			
Exterior Cladding				4	
Windows			3		
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring				4	
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings		2			
Window Coverings			3		
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics			3		
HVAC		2			
Plumbing					
Electrical/Lighting			3		
Elevator (if applicable)					

Mountain View High School- Buildings 100A & 100B

Building Assessment

Building Envelope

- Roof: built-up roof and faux shake roof are in poor condition and do not meet current Title 24 low-slope roof requirements for cool roof. Classroom building does not contain insulation in the ceiling/roof system. Noted multiple areas of deterioration. Refer to Roof Inspection Report Appendix D for specific deficiencies.
- Exterior Cladding: building is comprised of oversized brick accents and painted T111 plywood siding that appears to be well-maintained and is in good condition for the age of building. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: hollow metal doors are in good condition for the age of construction.
- Windows: single-pane wood windows appear to be in fair condition. Windows appeared operable with no signs of leaks at the time of evaluation.

Interior Finishes

- Finishes: floor is in good condition with fairly new carpeting. The wall and ceiling finishes appear to be in good condition with normal signs of wear and tear.
- Interior doors: the IDF Room's door located in Classroom105 is in good condition. No interior doors are present at other classrooms.
- Cabinetry and Furnishings: built-in cabinetry is limited. Freestanding cabinets/shelves are being used instead and are not properly anchored to the walls.
- Window Coverings: vertical blinds are operational with minor damage. These type of blinds provide limited control of glare and natural daylighting.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Classrooms 101 & 102 have non-compliant door thresholds (greater than ½" vertical) and landings with slopes greater than 2%. Door landing at Classroom 107 exceeds 2% slope. Noted excessive cross slopes on path of travel north of buildings. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Classroom signage is provided in accordance with CBC chapter 11B requirements.

Exterior of Building facing Truman Avenue

Exterior- South Elevation

Exterior- North Elevation

Mountain View High School- Buildings 100A & 100B

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- Each of these classroom wings are heated by a central boiler system. Heating hot water is piped throughout each building to hot water fan coil units. There is one fan coil unit per classroom. Each fan coil also has a DX cooling coil with a roof mounted condensing unit. We do not believe the modernization included the replacement of the heating piping, rather just equipment replacement. There is evidence of this in the number of equipment failures and ongoing problematic maintenance with the fan coil units.
- The boilers are Laars Mighty Max, pumps are Bell & Gossett, fan coil units are Nesbittaire and condensing units are a mix of Trane and Carrier.
- The classroom fan coil units are mounted above soffited ceilings and have short or no ductwork runs.

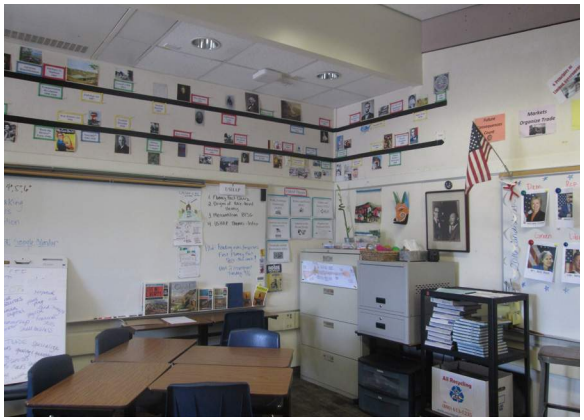
Plumbing

- There are no drinking fountains, toilet, lavatory or sink plumbing fixtures present at these buildings.

Electrical

- Refer to Campus Summary for specific electrical information.

Classroom Signage


Classroom Interior


Classroom Interior at window wall

Mountain View High School- Buildings 100A & 100B

Critical Facilities Needs (CFN)

- Roof maintenance/restoration program is recommended to repair cap sheet blistering, weathered flashing, granular erosion, cracked solder joints at metal cap curbs, and sealing at storm collar vent pipe roof penetration(s).
- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.

Future Facility Needs (FFN)

- Replace the built-up roof and add insulation for increased slope and energy efficiency. This will require siding replacement/modification at the upper parapet walls to accommodate the new flashing height due to an increased roof depth assembly.
- For increased energy efficiency and acoustical mitigation, it is recommended to replace the single pane windows with thermally broken, Low-E dual glazing.
- For classroom daylighting and glare control, it is recommended to replace the existing vertical blinds with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Increase built-in casework to meet storage needs.
- Future construction at this building will require Accessibility compliance upgrades as follows:
    1. Classrooms 101 & 102- saw cut and remove existing concrete landing and reconstruct to provide code compliant threshold and landing.
    2. Classroom107- remove and replace concrete at door landing to provide 2% max slope in any direction.
    3. North of Building- remove and replace area of concrete with code compliant accessible walkway.
- Due to the age of the HVAC piping infrastructure and ongoing maintenance issues, it is recommended to remove all heating hot water piping, fan coil units, and condensing units completely, for each wing. A high efficiency reliable replacement option would be a variable refrigerant flow, (VRF) system with heat recovery. New fan coil units could be located in the existing soffit areas, with some minor modifications. They can be equipped with economizers and demand controlled ventilation. These systems are very quiet, with fan coil units ranging in the 45dba range and extremely efficient boasting up to 21 IEER or better.

Teacher workstation

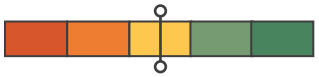
Blistering roofing cap sheet

Weathered flashing at roof

Mountain View High School- Building 100 Art Classrooms

Assessment Summary

General Condition: Fair to Good



Overall classroom building has been very well-maintained and is in good condition for its age. There is evidence of normal wear and tear at the classroom interior cabinets, plumbing/sink fixtures, floors and walls.

General Comments

The Restrooms are well-maintained with finishes in fair to good condition for their age. There are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA, these would have to be corrected during future construction phases.

One of the outdoor classroom areas is currently being used for golf cart storage.

Building Data

Date of Original Construction: 1997 Application No. 68132

Modernization Years: none known

Number of Classrooms: 3

Number of Restrooms:

Students: 1 Boys- 3 Water Closets, 5 urinals, 6 Lavs ; 2 Girls- 8 Water Closets, 6 Lavs

Staff: Mens- 1 Water Closet, 1 Lav; Womens- 1 Water Closet, 1 Lav

Building Area: 5,688 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing		2			
Exterior Cladding				4	
Windows			3		
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring			3		
Walls			3		
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings	1				
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics			3		
HVAC		2			
Plumbing			3		
Electrical/Lighting			3		
Elevator (if applicable)					

Mountain View High School- Building 100 Art Classrooms

Building Assessment

Building Envelope

- Roof: roof is in poor condition. Multiple areas of granular erosion, unflashed penetrations, debris at roof drains, damaged flashing, and unsealed exposed fasteners. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is clad with painted T111 plywood siding that appears to be well-maintained and is in good condition for the age of building. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: hollow metal doors are in good condition for the age of construction.
- Windows: single-pane aluminum windows appear to be in fair condition. Windows appeared operable with no signs of leaks at the time of evaluation.

Interior Finishes

- Finishes: Classroom floor is in fair condition with areas that may require patching/replacement. The wall and ceiling finishes appear to be in fair to good condition. The Restroom finishes are in fair condition, but they are dated in appearance.
- Interior doors: classroom doors are hollow metal in good condition for the age of construction.
- Cabinetry and Furnishings: some cabinets show signs of normal wear and tear, but they are generally in fair to good condition. Countertops are in good condition. Countertops appeared cluttered at the time of evaluation. This could be due to insufficient amounts of storage areas or lack of organization.
- Window Coverings: vinyl roller shades are worn. Chain operator appears to be broken and overall operation is obstructed by the paper towel dispenser mounted at the window wall. These type of blinds provide limited control of glare and natural daylighting.
- Specialty Equipment: Kiln room equipment is in good condition.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Door landings at Restrooms exceed 2% slope. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.

Exterior of Building

Wood fence defining outdoor classrooms

Single-pane windows

Mountain View High School- Building 100 Art Classrooms

- Classroom signage is provided in accordance with CBC chapter 11B requirements. Restroom signage is missing Braille below the text characters per chapter 11B requirements.
- Limited replacement of cabinets may be required for ADA compliance as classroom sinks did not appear to be accessible due to a non-removable base and the depth of the sink not allowing for proper knee clearance. Lack of knee and toe clearance prevents access to the soap and paper towel dispenser mounted behind the sink.
- Restroom grab bar/toilet partition conflict. The current configuration does not meet ADA standards.
- Location of paper towel dispenser in Restroom does not allow for proper ADA clearance.

Braille missing at Restroom signage

Classroom signage

Low hanging ductwork

Mountain View High School- Building 100 Art Classrooms

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

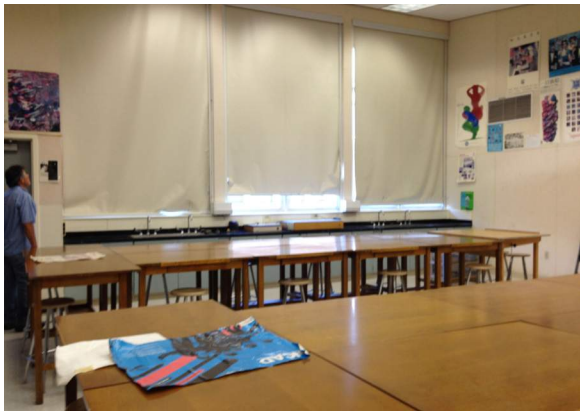
- Rooftop packaged a/c units are original construction, and still have some useful life remaining. However, replacement of these units will likely need to occur within the next 1-4 years. Ductwork and remaining infrastructure are in good condition and no additional work would be required.

Plumbing

- The plumbing fixtures in the toilet rooms appear to be in good order and condition. Lavatory's are Bradly sensor wash stations, toilets are wall mounted flush valve. There is one sensor flush for the ADA stall, the remainder are manual flush valve.

Electrical

- Refer to Campus Summary for specific electrical information.



Solid vinyl window shade

Paper towel dispenser inhibits proper mounting and operation of window shade. Damaged pull chain

Cabinet base (non-removable) and sink depth do not allow for ADA access

Mountain View High School- Building 100 Art Classrooms

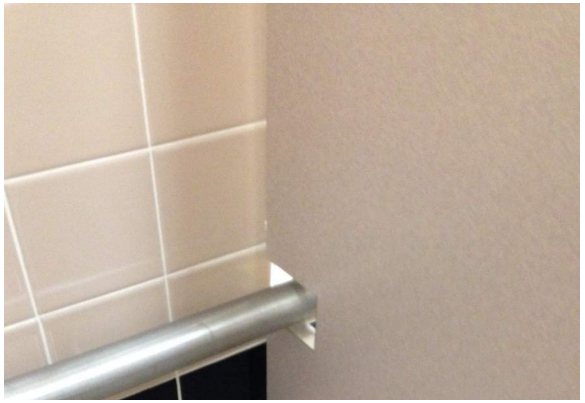
Critical Facilities Needs (CFN)

- Roof maintenance/restoration program is recommended to repair areas of granular erosion, unflashed penetrations, damaged flashing, unsealed exposed fasteners, and removal of debris.
- For classroom daylighting and glare control, it is recommended to replace the existing solid vinyl shades with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Raise and insulate the HVAC ductwork for energy efficiency and increased safety.
- Replace Restroom signage with CBC chapter 11B compliant signs.

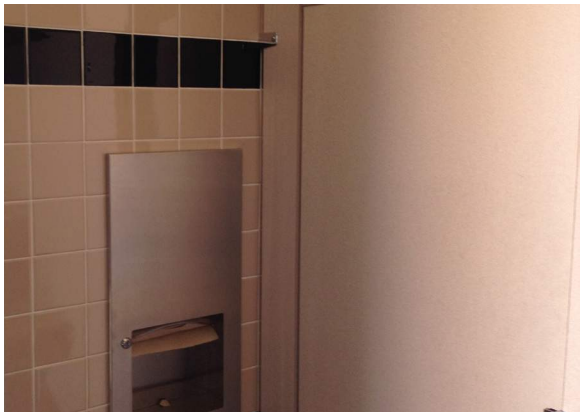
Future Facility Needs (FFN)

- For increased energy efficiency and acoustical mitigation, it is recommended to replace the single pane windows with thermally broken, Low-E dual glazing.
- Increase or re-design casework to meet storage needs.
- Future construction at this building will require the removal of existing classroom sinks and cabinet base to meet ADA clearance/accessibility standards.
- Future construction at this building will require Accessibility compliance upgrades to Restrooms.
- Update the aging Restroom finishes.
- Future construction at this building will require Accessibility compliance upgrades to Restroom entry landings. Remove and replace concrete at door landing to provide 2% max slope in any direction.
- Replacement of the HVAC rooftop packaged units will likely need to occur within the next 2-4 years.
- If the Outdoor Classroom space is deemed necessary for the Educational Program needs, relocate golf carts currently being stored in the fenced area.

Dated finishes. Improper installation of grab bar/ toilet partition



Grab bar continues through toilet partition

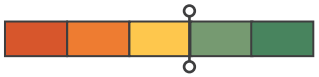


Improper ADA clearance at paper towel dispenser

Mountain View High School- Building 100 Science Classrooms

Assessment Summary

General Condition: Fair to Good



Overall classroom building has been very well-maintained and is in good condition for its age. Biology Classrooms were recently modernized. There is evidence of normal wear and tear at the classroom interior cabinets, plumbing/sink fixtures, floors and walls.

General Comments

Chemicals were improperly stored in open bins and in fume hoods at the time of evaluation.

Emergency Eye Wash Stations and Shower stations should be located within 50 feet or 10 seconds walking distance from all lab science workstations. No drain was provided at existing shower station.

Building Data

Date of Original Construction: 1997 Application No. 68132

Modernization: DSA 112319 partial modernization 2013

Number of Classrooms: 9

Number of Restrooms: none provided

Building Area: 5,900 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing		2			
Exterior Cladding				4	
Windows			3		
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring		2			
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings				4	
Window Coverings		2			
Building Systems					
ADA Compliance			3		
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing			3		
Electrical/Lighting			3		
Elevator (if applicable)					

Mountain View High School- Building 100 Science Classrooms

Building Assessment

Building Envelope

- Roof: roof is in poor condition. Multiple areas of granular erosion, unflashed penetrations, debris at roof drains, damaged flashing, unsealed exposed fasteners, and failing shingles. Roof hatch is missing safety post. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of accent split-face CMU and painted T111 plywood siding that appears to be well-maintained and is in good condition for the age of building. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: hollow metal doors are in good condition for the age of construction.
- Windows: single-pane windows appear to be in fair condition. Windows appeared operable with no signs of leaks at the time of evaluation.

Interior Finishes

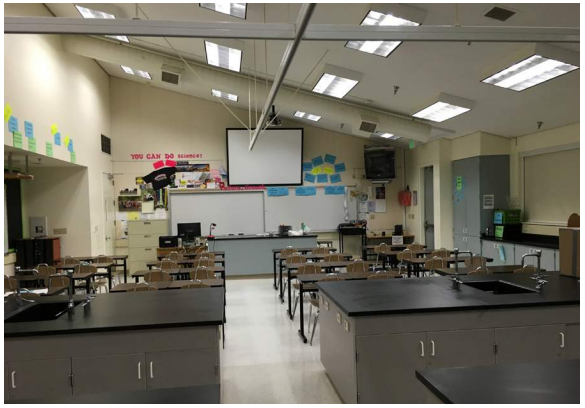
- Finishes: floor is in fair condition with multiple ares of stained or damaged flooring that may require patching/replacement. Areas where newer lab stations were installed have mis-matched flooring. The wall and ceiling finishes appear to be in good condition. Walls could benefit from regular cleaning or painting where chemicals splashing has occurred.
- Interior doors: classroom doors are hollow metal in good condition for the age of construction.
- Cabinetry and Furnishings: some cabinets show signs of normal wear and tear, but they are generally in fair to good condition. Countertops are in good condition.
- Window Coverings: solid vinyl roller shades and vertical blinds are operational with minor damage. These type of blinds provide limited control of glare and natural daylighting.
- Specialty Equipment: Many fume hoods have been recently installed and are in good shape. Older fume hoods are rusted, but are still operational.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Door landings at Classrooms 120,123 and 125 exceed 2% slope. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.

Exterior of Building

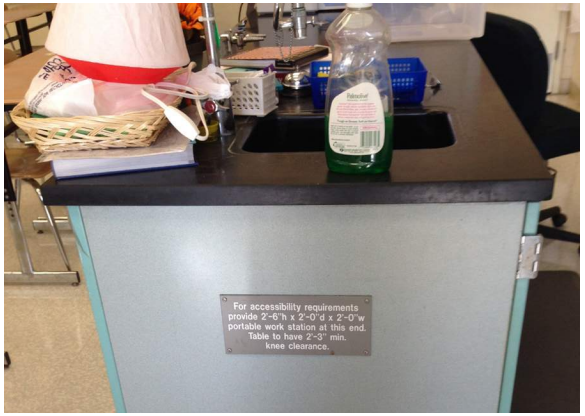

Exterior of Building/ Science Quad


Classroom Interior

Mountain View High School- Building 100 Science Classrooms

- Classroom signage is provided in accordance with CBC chapter 11B requirements.
- Teacher workstations lack proper clearance to access sink. Signage is present indicating an area for an accessible portable workstation, which was not present at the time of evaluation.

Accessible lab workstation



Missing Accessible Work Station

Staining at walls, floors and base

Mountain View High School- Building 100 Science Classrooms

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- Rooftop packaged a/c units are original construction, and still have some useful life remaining. However, replacement of these units will likely need to occur within the next 1-4 years. Ductwork and remaining infrastructure are in good condition and no additional work would be required.

Plumbing

- The plumbing fixtures in the toilet rooms appear to be in good order and condition. Lavatory's are Bradly sensor wash stations, toilets are wall mounted flush valve. There is one sensor flush for the ADA stall, the remainder are manual flush valve.
- Classroom sinks are showing signs of wear and tear.
- No drain is provided at the existing Emergency Shower station.

Electrical

- Refer to Campus Summary for specific electrical information.

Lab sink

Flooring mismatch

Classroom with vertical blinds

Mountain View High School- Building 100 Science Classrooms

Critical Facilities Needs (CFN)

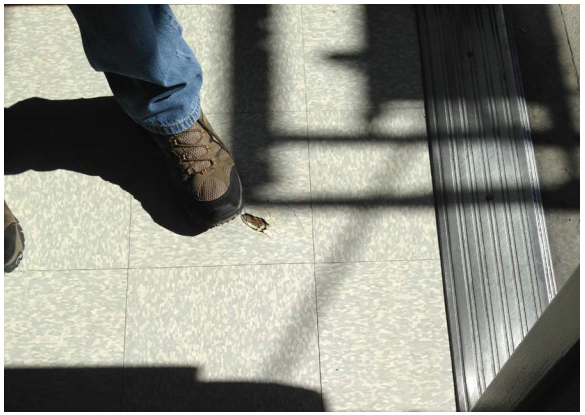
- Roof maintenance/restoration program is recommended to repair areas of granular erosion, unflashed penetrations, damaged flashing, unsealed exposed fasteners, missing parapet shingles and failing shingles, and removal of debris at roof drains.
- Provide additional eye-wash and shower stations within 50 feet or ten seconds walking distance from all lab science workstations. Provide drain for shower station.
- Place all chemicals in the Chemical Storage room. If the size of storage room is inadequate, potentially provide lockable chemical storage cabinets at prep areas.

Future Facility Needs (FFN)

- For increased energy efficiency and acoustical mitigation, it is recommended to replace the single pane windows with thermally broken, Low-E dual glazing.
- Replace stained/damaged and mis-matched flooring.
- Clean and paint interior classroom walls where staining has occurred.
- For classroom daylighting and glare control, it is recommended to replace the existing solid vinyl blinds with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Future construction at this building will require Accessibility compliance upgrades as follows:
    1. Classrooms 120, 123 and 125- remove and replace concrete at door landing to provide 2% max slope in any direction.
    2. Remove existing Teacher Stations to meet ADA clearance/accessibility standards.
- Replacement of the HVAC rooftop packaged units will likely need to occur within the next 1-4 years.

Solid vinyl rolling blinds

Improper chemical storage



Damaged flooring

Mountain View High School- Building 100 Science Classrooms

Emergency shower

Prep area

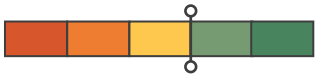
Fume hood used for storage

Rusted fume hood

Mountain View High School- Buildings 200A, 200B, 200C, 200D

Assessment Summary

General Condition: Fair to Good



Overall classroom building has been very well-maintained and is in good condition for its age. There is evidence of normal wear and tear at the classroom interior cabinets, plumbing/sink fixtures, floors and walls.

General Comments

The majority of the classrooms in these wings are based on a construction module of 24 feet x 30 feet, with a gross classroom area of 720 square feet. This is below the recommended California Department of Education (CDE) size of 960 square feet.

The Restrooms are well-maintained with finishes in fair to good condition for their age. There are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA, these would have to be corrected during future construction phases.

Building Data

Date of Original Construction: 1959 (Building A & B); 1963 (Building C & D) Application No. 64482

Modernization Years: 1989, 2016 (Classroom Conversion at rooms 209/211)

Number of Classrooms: 15

Number of Restrooms: 1 Boys- 3 Water Closets, 5 Urinals, 6 Lavs ; 1 Girls- 5 Water Closets, 6 Lavs

Building Area: 12,872 SF total

- 200A= 2,968 SF
- 200B= 2,968 SF
- 200C= 2,968 SF
- 200D= 2,968 SF
- Restrooms= 1,000 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing		2			
Exterior Cladding				4	
Windows			3		
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring				4	
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings		2			
Window Coverings			3		
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics			3		
HVAC		2			
Plumbing			3		
Electrical/Lighting			3		
Elevator (if applicable)					

Mountain View High School- Buildings 200A, 200B, 200C, 200D

Building Assessment

Building Envelope

- Roof: roof is in poor condition. Multiple issues noted: weathering gravel roof edges, worn curb flashings, unsealed or open penetrations, open joints, tree debris, fractured or missing shingles. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of oversized brick accents and painted T111 plywood siding that appears to be well-maintained and is in good condition for the age of building. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: hollow metal doors are in good condition for the age of construction.
- Windows: windows are original single-pane wood windows. Windows appeared operable with no signs of leaks at the time of evaluation.

Interior Finishes

- Finishes: Carpet squares in classrooms are in good condition with areas that may require replacement. The wall and ceiling finishes appear to be in good condition.
- Interior doors: classroom doors are in good condition for the age of construction.
- Cabinetry and Furnishings: built-in cabinetry is limited. Freestanding cabinets/shelves are being used instead and are not properly anchored to the walls.
- Window Coverings: vertical blinds are operational with minor damage. These type of blinds provide limited control of glare and natural daylighting.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Classrooms have non-compliant door thresholds (greater than ½" vertical) and landing with slopes greater than 2%. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Classroom and Restroom signage is provided in accordance with CBC chapter 11B requirements.

Exterior of Building

Classroom interior

Typical threshold

Mountain View High School- Buildings 200A, 200B, 200C, 200D

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- Each of these classroom wings are heated by a central boiler system. Heating hot water is piped throughout each building to hot water fan coil units. There is one fan coil unit per classroom. Each fan coil also has a DX cooling coil with a roof mounted condensing unit. We do not believe the modernization included the replacement of the heating piping, rather just equipment replacement. There is evidence of this in the number of equipment failures and ongoing problematic maintenance with the fan coil units.
- The boilers are Laars Mighty Max, pumps are Bell & Gossett, fan coil units are Nesbittaire and condensing units are a mix of Trane and Carrier.
- The classroom fan coil units are mounted above soffited ceilings and have short or no ductwork runs.

Plumbing

- The plumbing fixtures in the toilet rooms appear to be in good order and condition. Lavatory's are Bradly sensor wash stations, toilets are wall mounted flush valve. There is one sensor flush for the ADA stall, the remainder are manual flush valve.

Electrical

- Refer to Campus Summary for specific electrical information.

Exterior of Building- Sealant missing

Single-pane wood windows

Mountain View High School- Buildings 200A, 200B, 200C, 200D

Critical Facilities Needs (CFN)

- Roof maintenance/restoration program is recommended to repair weathering gravel roof edges, worn curb flashings, unsealed or open penetrations, open joints, fractured or missing shingles, tree debris removal.
- Multiple issues noted: weathering gravel roof edges, worn curb flashings, unsealed penetrations, open joints, tree debris removal, multiple damaged or missing shingles.
- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.

Compliant Restroom signage

Future Facility Needs (FFN)

- Replace the built-up roof and add insulation for increased energy efficiency. This will require siding replacement/modification at the upper parapet walls to accommodate the new flashing height due to an increased roof depth assembly.
- For increased energy efficiency and acoustical mitigation, it is recommended to replace the single pane windows with thermally broken, Low-E dual glazing.
- For classroom daylighting and glare control, it is recommended to replace the existing the vertical blinds with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Update the aging Restroom finishes.
- Increase built-in casework to meet storage needs.
- Future construction at this building will require the removal of existing classroom sinks and cabinet base to meet ADA clearance/accessibility standards.
- Future construction at this building will require Accessibility compliance upgrades to Restrooms.
- Due to the age of the HVAC piping infrastructure and ongoing maintenance issues, it is recommended to remove all heating hot water piping, fan coil units, and condensing units completely, for each wing. A high efficiency reliable replacement option would be a variable refrigerant flow, (VRF) system with heat recovery. New fan coil units could be located in the existing soffit areas, with some minor modifications. They can be equipped with economizers and demand controlled ventilation. These systems are very quiet, with fan coil units ranging in the 45dba range and extremely efficient boasting up to 21 IEER or better.


Typical Restroom finishes

Mountain View High School- Locker Room Buildings 300F and 400F

Assessment Summary

General Condition: Good

Overall buildings have been very well-maintained and are in good condition for their age. Office, lockers and shower area finishes have been recently modernized.

General Comments

The Restrooms were partially modernized in 2015. The existing finishes that remained are well-maintained and in fair to good condition for their age.

Building Data

Date of Original Construction: 1959 Application No. 19462

Modernization Years:

DSA 01-100170 Seismic Strengthening 1998,

DSA 01-104220 Alteration of Boys Locker Room, Small and Large Gyms

DSA 01-114562 Locker Building Renovation 2015

Number of Restrooms:

Students: 1 Boys- 3 Water Closets, 4 Urinals, 3 Lavs ; 1 Womens- 7 Water Closets, 3 Lavs

Staff: 1 Water Closet, 1 Lav

Building Area: 13,700 SF total

300F Girls Locker Room= 6,850 SF

400F Boys Locker Room= 6,850 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing			3		
Exterior Cladding				4	
Windows		2			
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring				4	
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings				4	
Window Coverings					
Building Systems					
ADA Compliance			3		
Specialty Equipment				4	
Acoustics			3		
HVAC				4	
Plumbing				4	
Electrical/Lighting				4	
Elevator (if applicable)					

Mountain View High School- Locker Room Buildings 300F and 400F

General Condition of Building

Building Envelope

- Roof: roof is in fair condition at Building 300 and Good condition at Building 400. At Building 300, noted minor curb flashing deterioration, cracked expansion joints, worn sealant at penetrations, damaged shingles, tree debris and moss growth at gravel roof. At Building 400, noted minor siding deterioration found where roof meets the sidewall, exposed roofing piles, worn sealant at penetrations and equipment fasteners, tree debris, moss growth at gravel roof, damaged and missing shingles. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of oversized brick accents and painted T111 plywood siding and appears to be well-maintained and is in good condition for the age of building. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: new doors are in very good condition. Existing doors are in good condition for the age of construction.
- Windows: windows are original single-pane wood windows. Wood frames had signs of deterioration. Windows appeared operable with no signs of leaks at the time of evaluation.
- Lockers: the exterior lockers are in fair condition. ADA compliant lockers are required.

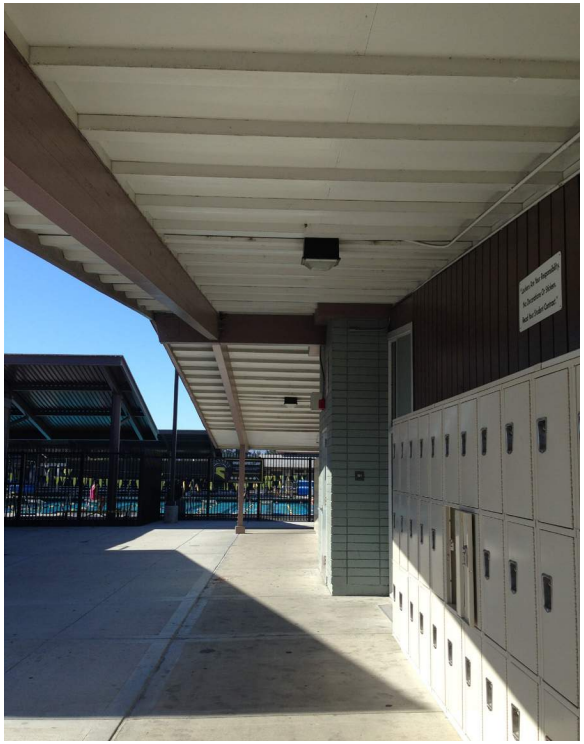
Interior Finishes

- Finishes: floors are in good to very good condition due to recent modernization. Restrooms have some original tile at floor and walls that is in fair condition. The wall and ceiling finishes appear to be in good condition at all locations.
- Interior doors: new doors are hollow metal in very good condition.
- Window Coverings: there are currently no window coverings. Windows have a translucent appearance that obscures the view.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to these buildings.

Exterior of building

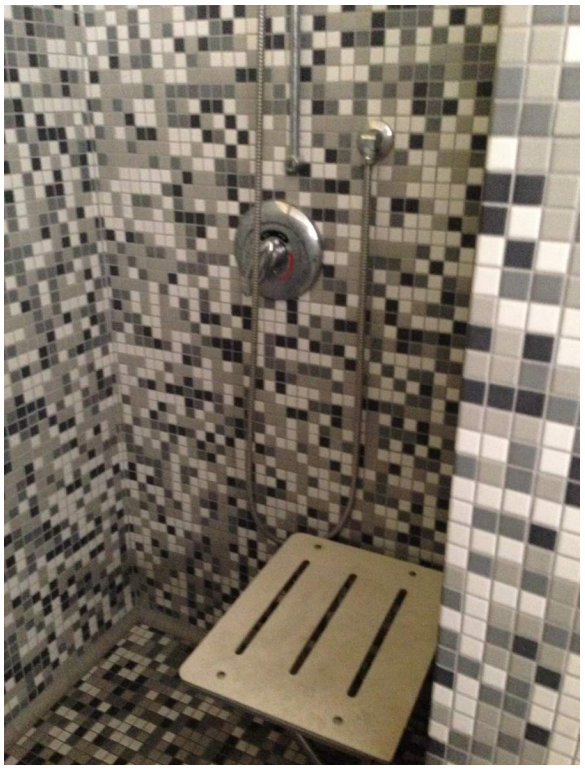


Exterior lockers

Mountain View High School- Locker Room Buildings 300F and 400F

- Building 300F: the Girls Locker rooms doors have non-compliant door thresholds (greater than ½" vertical). Door into 321 has a non-compliant landing with slopes greater than 2%.
- Building 400F: the Boys Locker Room and AD Office also have non-compliant landings with slopes greater than 2%.
- Path of travel along north side lockers have slopes greater than 2%.
- Signage is in accordance with CBC chapter 11B requirements.
- Pavers around trees, adjacent to walkways create a potential tripping hazard.
- Metal threshold/entry ramps installed under previous DSA applications will need to be confirmed with DSA in any future work.

Single-pane windows with translucent glazing



Accessible shower

Mountain View High School- Locker Room Buildings 300F and 400F

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- Roof top packaged units were replaced in the 2016 modernization scope.

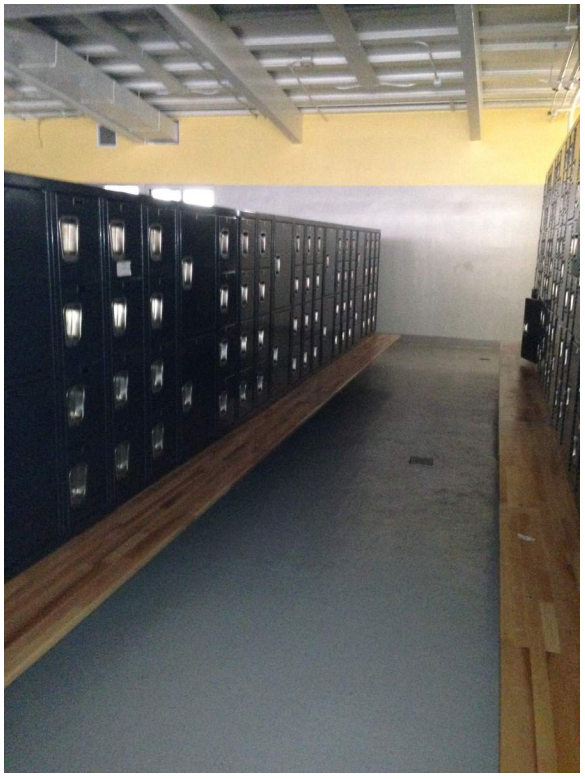
Plumbing

- Fixtures appear in good condition.

Electrical

- Refer to Campus Summary for specific electrical information.

Accessible lockers



Interior lockers

Mountain View High School- Locker Room Buildings 300F and 400F

Critical Facilities Needs (CFN)

- Roof maintenance/restoration program is recommended at Building 300 to repair curb flashing deterioration, cracked expansion joints, worn sealant at penetrations, damaged shingles, tree debris and moss growth at gravel roof.
- Roof maintenance/restoration program is recommended at Building 400 to repair siding deterioration found where roof meets the sidewall, exposed roofing piles, worn sealant at penetrations and equipment fasteners, damaged and missing shingles, tree debris and moss removal.
- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.

Future Facility Needs (FFN)

- At Building 300 and 400, replace the built-up roof and add insulation for increased energy efficiency. This will require siding replacement/modification at the upper parapet walls to accommodate the new flashing height due to an increased roof depth assembly.
- For increased energy efficiency and acoustical mitigation, it is recommended to replace single-pane wood windows with thermally broken, Low-E dual glazing. The new glazing will need to provide a similar amount of obscurity to match the existing.
- Future construction at this building will require Accessibility compliance upgrades. It is recommended to remove thresholds and saw cut and remove existing concrete landing and reconstruct to provide code compliant threshold and landing. Remove and replace concrete to address excessive cross slopes at the path of travel.
- While the Pavers adjacent to the walkway are not officially on the path of travel, ongoing maintenance is required to ensure a relatively level surface.
- Update Restroom finishes to match new shower area tile installed in 2015 modernization.

Accessible bench

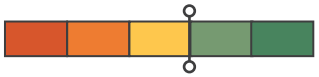
Restroom remodel with some existing finishes

Office area

Mountain View High School- Administration Office Buildings 300A & 300B

Assessment Summary

General Condition: Fair to Good



Overall office building has been very well-maintained and is in good condition for its age. There is evidence of normal wear and tear at interior finishes.

General Comments

The Restrooms are well-maintained with finishes in fair to good condition for their age. There are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA, these would have to be corrected during future construction phases.

The Administration office does not have direct sight lines to the main Visitor parking lot to the West. The existing entrance is on the South facade and is difficult for visitors to locate for a secured visitor reception and check-in.

Building Data

Date of Original Construction: 1959 Application No. 19462

Modernization Year:

DSA 01-100170 Seismic Strengthening 1998

2016 (Office and Classroom Conversion)

Number of Classrooms: N/A

Number of Restrooms:

Staff: Mens- 1 Water Closets, 1 Lav; Womens- 1 Water Closets, 1 Lav

Building Area: 5,936 SF total

300A= 2,968 SF

300B= 2,968 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing			3		
Exterior Cladding				4	
Windows		2			
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring				4	
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings			3		
Building Systems					
ADA Compliance			3		
Specialty Equipment			3		
Acoustics			3		
HVAC				4	
Plumbing				4	
Electrical/Lighting			3		
Elevator (if applicable)					

Mountain View High School- Administration Office Buildings 300A & 300B

Building Assessment

Building Envelope

- Roof: roof is in fair condition. Minor siding deterioration found where roof meets the sidewall. Noted minor curb flashing deterioration, cracked expansion joints, worn sealant at penetrations, damaged and missing shingles, tree debris and moss growth at gravel roof. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of oversized brick accents and painted T111 plywood siding and appears to be well-maintained and is in good condition for the age of building. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: hollow metal doors are in good condition for the age of construction.
- Windows: windows are original single-pane wood windows. Windows appeared operable with no signs of leaks at the time of evaluation.

Interior Finishes

- Finishes: flooring is in good condition with areas that may require patching/replacement. The wall and ceiling finishes appear to be in good condition.
- Interior doors: the hollow metal doors are in good condition for the age of construction.
- Cabinetry and Furnishings: built-in cabinetry is in fair to good condition. Freestanding cabinets/shelves are also being used and are not properly anchored to the walls.
- Window Coverings: vertical blinds are operational with minor damage. These type of blinds provide limited control of glare and natural daylighting.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Rooms A & B have non-compliant door thresholds (greater than ½" vertical). Door landing at Activities Office exceeds 2% slope. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Most of the signage is in accordance with CBC chapter 11B requirements. Several signs are missing the Braille requirement.

Exterior of building adjacent to parking lot

Office signage/way-finding challenges

Exterior covered walkway and office signage

Mountain View High School- Administration Office Buildings 300A & 300B

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- The Administration area HVAC was cut off from the boiler plant, most likely during the previous modernization. High efficiency gas fired condensing furnaces with DX cooling coils and roof mounted condensing units have been installed. The equipment appears to be in good working condition.
- Ductwork is overhead and concealed above ceilings.

Plumbing

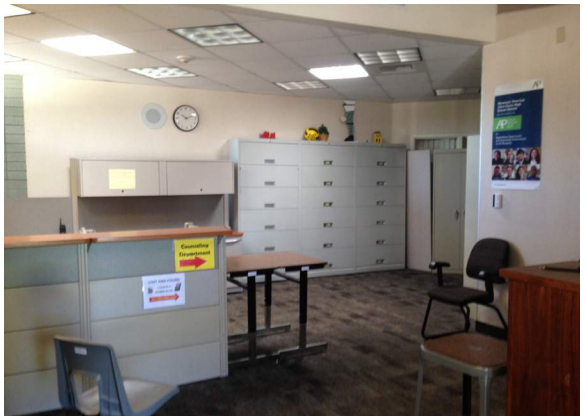
- Fixtures appear in good condition.

Electrical

- Refer to Campus Summary for specific electrical information.

Staff mail slots

Office Interior



Office Interior

Mountain View High School- Administration Office Buildings 300A & 300B

Critical Facilities Needs (CFN)

- Roof maintenance/restoration program is recommended to repair siding deterioration found where roof meets the sidewall, curb flashing deterioration, cracked expansion joints, worn sealant at penetrations, damaged shingles, tree debris and moss removal.
- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.
- Provide ADA compliant signage where Braille has not been included.

Future Facility Needs (FFN)

- Replace the built-up roof and add insulation for increased energy efficiency. This will require siding replacement/modification at the upper parapet walls to accommodate the new flashing height due to an increased roof depth assembly.
- For increased energy efficiency and acoustical mitigation, it is recommended to replace single-pane wood windows with thermally broken, Low-E dual glazing.
- For daylighting and glare control, it is recommended to replace the existing vertical blinds with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Increase built-in casework to meet storage needs.
- Future construction at this building will require Accessibility compliance upgrades as follows:
    1. Rooms A & B- saw cut and remove existing concrete landing and reconstruct to provide code compliant threshold and landing.
    2. Activities Office- remove and replace concrete at door landing to provide 2% max slope in any direction.

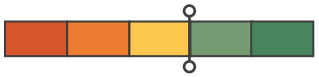
Staff Toilet Room

Interior Corridor

Mountain View High School- Classroom Buildings 300C, 300D, 300E

Assessment Summary

General Condition: Fair to Good



Overall classroom building has been very well-maintained and is in good condition for its age. There is evidence of normal wear and tear at the classroom interior cabinets, plumbing/sink fixtures, floors, ceilings and walls.

General Comments

The majority of the classrooms in these wings are based on a construction module of 24 feet x 30 feet, with a gross classroom area of 720 square feet. This is below the recommended California Department of Education (CDE) size of 960 square feet.

Noted tree roots growing close to building foundation/slab.

Building Data

Date of Original Construction: 1959 Application No. 19462

Modernization Year: 2001

Number of Classrooms: 12

Number of Restrooms: none provided

Building Area: 8,904 SF total

300C= 2,968 SF

300D= 2,968 SF

300E= 2,968 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing			3		
Exterior Cladding				4	
Windows		2			
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring				4	
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings		2			
Window Coverings			3		
Building Systems					
ADA Compliance			3		
Specialty Equipment			3		
Acoustics			3		
HVAC		2			
Plumbing			3		
Electrical/Lighting			3		
Elevator (if applicable)					

Mountain View High School- Classroom Buildings 300C, 300D, 300E

Building Assessments

Building Envelope

- Roof: roof is in fair condition. Minor siding deterioration found where roof meets the sidewall. Noted minor curb flashing deterioration, cracked expansion joints, worn sealant at penetrations, damaged and missing shingles, tree debris and moss growth at gravel roof. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of oversized brick accents and painted T111 plywood siding that appears to be well-maintained and is in good condition for the age of building. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: hollow metal doors are in good condition for the age of construction.
- Windows: windows are original single-pane wood windows. Windows appeared operable with no signs of leaks at the time of evaluation.

Interior Finishes

- Finishes: floor is in fair condition with areas that may require patching/replacement. Carpet squares in classrooms are in good condition. The wall and ceiling finishes appear to be in good condition.
- Interior doors: classroom doors are hollow metal in good condition for the age of construction.
- Cabinetry and Furnishings: built-in cabinetry is limited. Freestanding cabinets/shelves are being used instead and are not properly anchored to the walls.
- Window Coverings: vertical blinds are operational with minor damage. These type of blinds provide limited control of glare and natural daylighting.
- Specialty Equipment: stackable washer/dryer at Life Skills Classroom does not meet ADA height requirements. They also create a potential safety hazard when not secured to the wall.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Classrooms 311, 313, 315 and 317 have non-compliant door thresholds (greater than ½" vertical). Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Classroom signage is provided in accordance with CBC chapter 11B requirements.

Exterior of Building

Exterior soffit

Original single-pane wood windows

Mountain View High School- Classroom Buildings 300C, 300D, 300E

- Pavers around trees, adjacent to walkways create a potential tripping hazard.
- Metal threshold/entry ramps installed under previous DSA applications will need to be confirmed with DSA in any future work.

Threshold/entry ramp

Tree roots growing close to building foundation

Classroom Interior

Mountain View High School- Classroom Buildings 300C, 300D, 300E

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- Each of these classroom wings are heated by a central boiler system. Heating hot water is piped throughout each building to hot water fan coil units. There is one fan coil unit per classroom. Each fan coil also has a DX cooling coil with a roof mounted condensing unit. We do not believe the modernization included the replacement of the heating piping, rather just equipment replacement. There is evidence of this in the number of equipment failures and ongoing problematic maintenance with the fan coil units.
- The boilers are Laars Mighty Max, pumps are Bell & Gossett, fan coil units are Nesbittaire and condensing units are a mix of Trane and Carrier.
- The classroom fan coil units are mounted above soffited ceilings and have short or no ductwork runs.

Plumbing

- Fixtures appear in good condition.

Electrical

- Refer to Campus Summary for specific electrical information.

Freestanding cabinets in classrooms

Life Skills Classroom- prior to remodel

Mountain View High School- Classroom Buildings 300C, 300D, 300E

Critical Facilities Needs (CFN)

- Roof maintenance/restoration program is recommended to repair siding deterioration found where roof meets the sidewall, curb flashing deterioration, cracked expansion joints, worn sealant at penetrations, damaged shingles, and tree debris and moss removal.
- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.
- Replace the stackable washer/dryer at Life Skills classroom with accessible appliances. Per ADA standards, front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches minimum and 36 inches maximum above the finish floor.
- Remove tree roots close to the building to avoid potential damage to foundations and underground plumbing lines.

Classroom signage

Future Facility Needs (FFN)

- Replace the built-up roof and add insulation for increased energy efficiency. This will require siding replacement/modification at the upper parapet walls to accommodate the new flashing height due to an increased roof depth assembly.
- For increased energy efficiency and acoustical mitigation, it is recommended to replace single-pane wood windows with thermally broken, Low-E dual glazing.
- For classroom daylighting and glare control, it is recommended to replace the existing vertical blinds with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Increase built-in casework to meet storage needs.
- Future construction at this building will require Accessibility compliance upgrades. At Classrooms 311, 313, 315 and 317 it is recommended to saw cut and remove existing concrete landing and reconstruct to provide code compliant threshold and landing.
- While the Pavers adjacent to the walkway are not officially on the path of travel, ongoing maintenance is required to ensure a relatively level surface.
- Due to the age of the HVAC piping infrastructure and ongoing maintenance issues, it is recommended to remove all heating hot water piping, fan coil units, and condensing units completely, for each wing. A high efficiency reliable replacement option would be a variable refrigerant flow, (VRF) system with heat recovery. New fan coil units could be located in the existing soffit areas, with some minor modifications.

Life Skills Classroom- prior to remodel

Mountain View High School- Classroom Buildings 300C, 300D, 300E

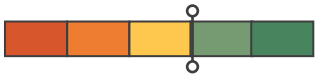
They can be equipped with economizers and demand controlled ventilation. These systems are very quiet, with fan coil units ranging in the 45dba range and extremely efficient boasting up to 21 IEER or better.

Damaged/missing roof shingles

Mountain View High School- Classroom Buildings 400C, 400D, 400E

Assessment Summary

General Condition: Fair to Good



Overall classroom building has been very well-maintained and is in good condition for its age. There is evidence of normal wear and tear at the classroom interior finishes.

General Comments

The majority of the classrooms in these wings are based on a construction module of 24 feet x 30 feet, with a gross classroom area of 720 square feet. This is below the recommended California Department of Education (CDE) size of 960 square feet.

Building Data

Date of Original Construction: 1959 Application No. 19462

Modernization Years: DSA No. 01-101356 1999

Number of Classrooms: 12

Number of Restrooms: none provided

Building Area: 8,904 SF total

400C= 2,968 SF

400D= 2,968 SF

400E= 2,968 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing				4	
Exterior Cladding				4	
Windows		2			
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring				4	
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings		2			
Window Coverings			3		
Building Systems					
ADA Compliance				4	
Specialty Equipment			3		
Acoustics			3		
HVAC		2			
Plumbing					
Electrical/Lighting			3		
Elevator (if applicable)					

Mountain View High School- Classroom Buildings 400C, 400D, 400E

Building Assessment

Building Envelope

- Roof: roof is in good condition. Noted minor siding deterioration found where roof meets the sidewall, exposed roofing piles, worn sealant at penetrations and equipment fasteners, tree debris, moss growth at gravel roof, damaged and missing shingles. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of oversized brick accents and painted T111 plywood siding that appears to be well-maintained and is in good condition for the age of building. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: hollow metal doors are in good condition for the age of construction.
- Windows: windows are original single-pane wood windows. Wood frames had signs of deterioration at this building. Windows appeared operable with no signs of leaks at the time of evaluation.

Interior Finishes

- Finishes: VCT flooring is in good condition with areas that may require patching/replacement. Carpet squares are in good condition. The wall and ceiling finishes appear to be in good condition.
- Interior doors: classroom doors are hollow metal in good condition for the age of construction.
- Cabinetry and Furnishings: built-in casework is limited. Freestanding cabinets/shelves are being used instead. Storage furniture should be reviewed for placement and anchorage.
- Window Coverings: vertical blinds are operational with minor damage. These type of blinds provide limited control of glare and natural daylighting.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Classroom signage is provided in accordance with CBC chapter 11B requirements.

Exterior of Building

Original single pane wood windows

Mountain View High School- Classroom Buildings 400C, 400D, 400E

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted..

HVAC

- Each of these classroom wings are heated by a central boiler system. Heating hot water is piped throughout each building to hot water fan coil units. There is one fan coil unit per classroom. Each fan coil also has a DX cooling coil with a roof mounted condensing unit. We do not believe the modernization included the replacement of the heating piping, rather just equipment replacement. There is evidence of this in the number of equipment failures and ongoing problematic maintenance with the fan coil units.
- The boilers are Laars Mighty Max, pumps are Bell & Gossett, fan coil units are Nesbittaire and condensing units are a mix of Trane and Carrier.
- The classroom fan coil units are mounted above soffited ceilings and have short or no ductwork runs.

Plumbing

- There are no drinking fountains, toilet, lavatory or sink plumbing fixtures present at these buildings.

Electrical

- Refer to Campus Summary for specific electrical information.

Exterior soffit condition with exposed sprinkler pipes

Classroom Interior

Classroom Interior

Mountain View High School- Classroom Buildings 400C, 400D, 400E

Critical Facilities Needs (CFN)

- Roof maintenance/restoration program is recommended to repair siding deterioration found where roof meets the sidewall, exposed roofing piles, worn sealant at penetrations and equipment fasteners, damaged and missing shingles, tree debris and moss removal.
- Replace or repaint to seal any deteriorated single-pane wood window frames as needed.
- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.

Future Facility Needs (FFN)

- Replace the built-up roof and add insulation for increased energy efficiency. This will require siding replacement/modification at the upper parapet walls to accommodate the new flashing height due to an increased roof depth assembly.
- For increased energy efficiency and acoustical mitigation, it is recommended to replace all single-pane wood windows with thermally broken, Low-E dual glazing.
- For classroom daylighting and glare control, it is recommended to replace the existing vertical blinds with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Increase built-in casework to meet storage needs.
- Due to the age of the HVAC piping infrastructure and ongoing maintenance issues, it is recommended to remove all heating hot water piping, fan coil units, and condensing units completely, for each wing. A high efficiency reliable replacement option would be a variable refrigerant flow, (VRF) system with heat recovery. New fan coil units could be located in the existing soffit areas, with some minor modifications. They can be equipped with economizers and demand controlled ventilation. These systems are very quiet, with fan coil units ranging in the 45dba range and extremely efficient boasting up to 21 IEER or better.

Exposed roofing piles

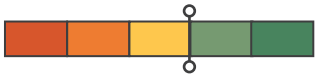
Damaged/missing shingle

Damaged siding at upper roof sidewall

Mountain View High School- Classroom Buildings 500A,500B,500C,500D,500E

Assessment Summary

General Condition: Fair to Good



Overall classroom building has been very well-maintained and is in good condition for its age. There is evidence of normal wear and tear at the classroom interior cabinets, plumbing/sink fixtures, floors, ceilings and walls.

General Comments

The majority of the classrooms in these wings are based on a construction module of 24 feet x 30 feet, with a gross classroom area of 720 square feet. This is below the recommended California Department of Education (CDE) size of 960 square feet.

The Restrooms are well-maintained with finishes in fair to good condition for their age. There are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA, these would have to be corrected during future construction phases.

Building Data

Date of Original Construction: Application No. 19462 & 29372

Building 500A 1959
Building 500B 1959
Building 500C 1959
Building 500D 1967
Building 500E 1967

Modernization Years: 1989 Restrooms

Number of Classrooms: 22

Number of Restrooms:

Student: 1 Boys- 3 Water Closets, 5 Urinals, 6 Lavs; 1 Girls- 5 Water Closets, 6 Lavs

Building Area: 14,840 SF total

500A= 2,968 SF ; 500B= 2,968 SF ; 500C= 2,968 SF ; 500D= 2,968 SF ; 500E= 2,968 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing			3		
Exterior Cladding				4	
Windows		2			
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring				4	
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings		2			
Window Coverings			3		
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics			3		
HVAC		2			
Plumbing			3		
Electrical/Lighting			3		
Elevator (if applicable)					

Mountain View High School- Classroom Buildings 500A,500B,500C,500D,500E

Building Assessment

Building Envelope

- Roof: roof is in fair condition. Noted deteriorating expansion joints, exposed roofing piles, worn sealant at penetrations and equipment fasteners, tree debris, damaged and missing shingles. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of oversized brick accents and painted T111 plywood siding that appears to be well-maintained and is in good condition for the age of building. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: hollow metal doors are in good condition for the age of construction.
- Windows: windows are original single-pane wood windows. Wood frames had signs of deterioration at this building. Windows appeared operable with no signs of leaks at the time of evaluation.

Interior Finishes

- Finishes: flooring is in good condition with areas that may require patching/replacement. The wall and ceiling finishes appear to be in good condition.
- Interior doors: classroom doors are hollow metal in good condition for the age of construction.
- Cabinetry and Furnishings: built-in casework is limited. Freestanding cabinets/shelves are being used instead. Storage furniture should be reviewed for placement and anchorage.
- Window Coverings: vertical blinds are operational with minor damage. These type of blinds provide limited control of glare and natural daylighting.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Classroom 522 has a non-compliant door thresholds (greater than ½" vertical). Noted concrete edge greater than 1/2" adjacent to Classroom 501. Excessive cross slope on path of travel south of Building 500. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Classroom and Restroom signage is provided in accordance with CBC chapter 11B requirements.

Exterior of Building

Original single-pane wood windows

Exterior of Building

Mountain View High School- Classroom Buildings 500A,500B,500C,500D,500E

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- Each of these classroom wings are heated by a central boiler system. Heating hot water is piped throughout each building to hot water fan coil units. There is one fan coil unit per classroom. Each fan coil also has a DX cooling coil with a roof mounted condensing unit. We do not believe the modernization included the replacement of the heating piping, rather just equipment replacement. There is evidence of this in the number of equipment failures and ongoing problematic maintenance with the fan coil units.
- The boilers are Laars Mighty Max, pumps are Bell & Gossett, fan coil units are Nesbittaire and condensing units are a mix of Trane and Carrier.
- The classroom fan coil units are mounted above soffited ceilings and have short or no ductwork runs.

Plumbing

- The plumbing fixtures in the toilet rooms appear to be in good order and condition. Lavatory's are Bradly sensor wash stations, toilets are wall mounted flush valve. There is one sensor flush for the ADA stall, the remainder are manual flush valve.

Electrical

- Refer to Campus Summary for specific electrical information.

Staff parking located south of classrooms

Music Classroom

Music Classroom

Mountain View High School- Classroom Buildings 500A,500B,500C,500D,500E

Critical Facilities Needs (CFN)

- Roof maintenance/restoration program is recommended to repair deteriorated expansion joints, exposed roofing piles, worn sealant at penetrations and equipment fasteners, damaged and missing shingles, and tree debris removal.
- Replace or repaint to seal any deteriorated single-pane wood window frames as needed.
- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.

Future Facility Needs (FFN)

- Replace the built-up roof and add insulation for increased energy efficiency. This will require siding replacement/modification at the upper parapet walls to accommodate the new flashing height due to an increased roof depth assembly.
- For increased energy efficiency and acoustical mitigation, it is recommended to replace all single-pane wood windows with thermally broken, Low-E dual glazing.
- For classroom daylighting and glare control, it is recommended to replace the existing vertical blinds with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Increase built-in casework to meet storage needs.
- Future construction at this building will require Accessibility compliance upgrades to Restrooms.
- Update the aging Restroom finishes.
- Future construction at this building will require Accessibility compliance upgrades as follows:
    1. Classrooms 522- saw cut and remove existing concrete landing and reconstruct to provide code compliant threshold and landing.
    2. Classroom 501- grind concrete edge to eliminate vertical rise exceeding 1/2".
    3. South of Building: remove and replace concrete walkway with code compliant accessible walkway.
- Due to the age of the HVAC piping infrastructure and ongoing maintenance issues, it is recommended to remove all heating hot water piping, fan coil units, and condensing units completely, for each wing. A high efficiency reliable replacement option would be a variable refrigerant flow, (VRF) system with heat recovery. New fan coil units could be located in the existing soffit areas, with some minor modifications. They can be equipped with economizers and demand controlled ventilation.

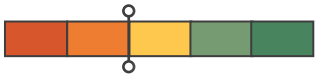
Compliant Restroom signage


Restroom Lavatories


Restroom Interior

Mountain View High School- 500 Relocatable Classrooms & Restrooms

Assessment Summary



General Condition: Poor to Fair

The portable classroom buildings are of an inferior quality and showing multiple signs of aging and deterioration.

General Comments

At Restrooms, there are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA, these may have to be corrected during future construction phases.

Building Data

Date of Original Construction:

Building 519-522= 1992

Building 523-527= 1996

Restrooms= 2008

Modernization Years: No Record

Number of Classrooms: 9

Number of Restrooms: 3 Water Closets, 3 Lavs

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing	1				
Exterior Cladding			3		
Windows			3		
Doors			3		
Soffits/Canopies			3		
Interior Finishes					
Flooring				4	
Walls			3		
Ceiling			3		
Doors			3		
Cabinetry/Furnishings		2			
Window Coverings		2			
Building Systems					
ADA Compliance			3		
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing			3		
Electrical/Lighting			3		
Elevator (if applicable)					

Mountain View High School- 500 Relocatable Classrooms & Restrooms

Building Assessment

Building Envelope

- Roofs: relocatable classroom buildings are in very poor condition. Roofs need to be replaced. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: The relocatable buildings are comprised of plywood panel infill and plywood soffits that are in fair condition. Plywood siding has been well-maintained, but it is starting to show signs of wear and tear.
- Doors: doors and frames are in fair condition with signs of wear and tear.
- Windows: aluminum sliding windows appear to be in fair condition. There are signs of weathering. Windows appeared operable with no signs of leaks at the time of evaluation.

Interior Finishes

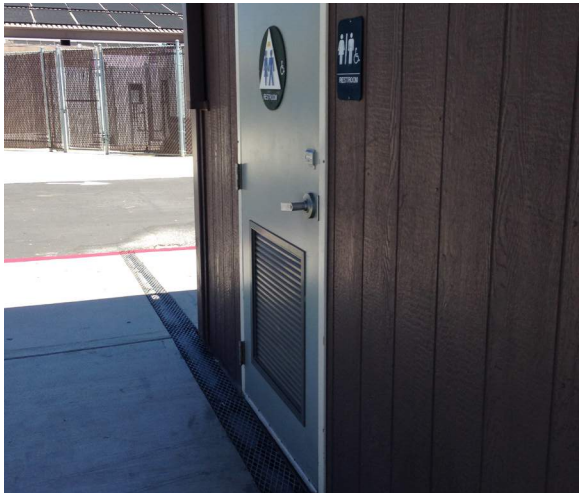
- Finishes: Classroom VCT floor is in good condition. The wall and ceiling finishes appear to be in fair to good condition. The Restroom epoxy floor and FRP wall finishes are in fair condition, but they are not the same quality as other campus Restroom facilities.
- Cabinetry and Furnishings: cabinets are showing signs of normal wear and tear, but they are generally in fair condition. Countertops are in fair condition. Freestanding cabinets/shelves are being are not properly anchored to the walls.
- Window Coverings: Horizontal blinds at windows are functional, with a few worn units. These type of blinds provide limited control of glare and natural daylighting.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Some rooms are accessed by ramps that are not in compliance with ADA requirements for path of travel and contain irregular railing configurations.
- Noted metal grate at Restroom doorway running in the same direction as the path of travel. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Signage is in accordance with CBC chapter 11B requirements.
- Limited replacement of cabinets may be required for ADA compliance as classroom sink did not appear to be accessible due to a non-removable base. Lack of knee and toe clearance prevents access to the soap dispenser mounted behind the sink.

Exterior of Building

Roof condition



Metal grate at path of travel

Mountain View High School- 500 Relocatable Classrooms & Restrooms

Systems Assessment

Structural

- Due to the relatively recent construction of the campus, structural system assessments were based on record documents. No areas of damage or dry rot were noted.

HVAC

- Units are original wall-mounted units properly maintained, but they are nearing the end of their useful life.

Plumbing

- Systems appear to be in good working condition.

Electrical

- Refer to Campus Summary for specific electrical information.

Egress ramp and railing

Special Education Classroom Interior


Classroom Interior

Mountain View High School- 500 Relocatable Classrooms & Restrooms

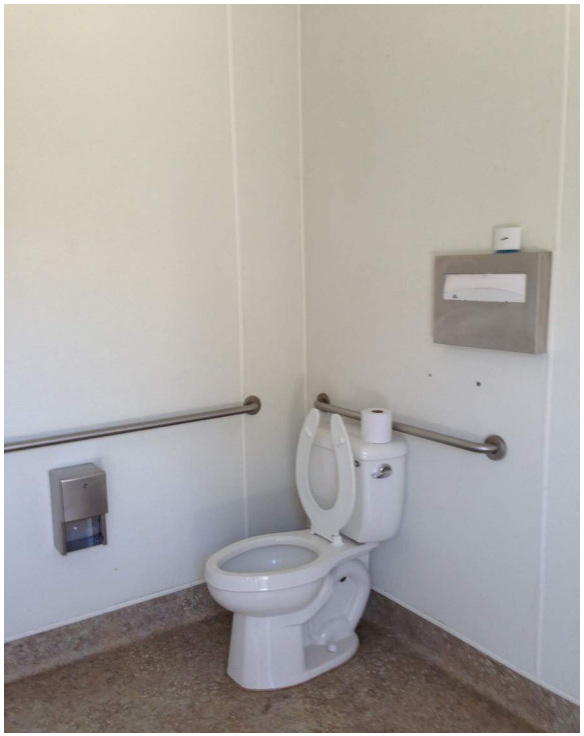
Critical Facilities Needs (CFN)

- Roof replacement.
- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.

Future Facility Needs (FFN)

- To be determined. Overall quality portable construction is inferior. The layout is inefficient, creating limited for future expansion area.
- For increased energy efficiency and acoustical mitigation, it is recommended to replace the single pane windows with thermally broken, Low-E dual glazing.
- For classroom daylighting and glare control, it is recommended to replace the existing solid vinyl shades with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Increase built-in casework to meet storage needs.
- Future construction at these buildings will require the updating of ramps and path of travel elements to meet ADA clearance/accessibility standards.
- Future construction at these buildings will require the removal of existing classroom sinks and cabinet base to meet ADA clearance/accessibility standards.
- Future construction at these buildings will require Accessibility compliance upgrades to Restrooms.
- Update the Restroom finishes to be the same quality of other campus Restroom facilities.

Non-compliant ADA cabinet base



Restroom water closet

Mountain View High School- Classroom Building 600

Assessment Summary

General Condition: Very Good

Classroom buildings are newly constructed and are in very good condition.

Building Data

Date of Original Construction: 2015 Application No. 01-112245

Modernization Years: N/A

Number of Classrooms: 9 classrooms, 3 science labs

Number of Restrooms:

Student: Boys- 4 Water Closets, 4 urinals, 3 Lavs; 1 Girls- 8 Water Closets, 4 Lavs

Staff- Mens- 1 Water Closet, 1 Lav, Womens 1 Water Closet, 1 Lav

Building Area: 13,895 SF total

Classroom Building= 8,840 SF

Science Building= 5,055 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing					5
Exterior Cladding					5
Windows					5
Doors					5
Soffits/Canopies					5
Interior Finishes					
Flooring					5
Walls					5
Ceiling					5
Doors					5
Cabinetry/Furnishings					5
Window Coverings					5
Building Systems					
ADA Compliance					5
Specialty Equipment					5
Acoustics					5
HVAC					5
Plumbing					5
Electrical/Lighting					5
Elevator (if applicable)					

Mountain View High School- Classroom Building 600

Building Assessment

Building Envelope

- Roof: built-up and standing seam metal roofs are in very good condition. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of fiber cement panels, split-face CMU veneer, and cement plaster. All materials are in very good condition.
- Doors: doors are in very good condition.
- Windows: windows are in very good condition.

Interior Finishes

- Finishes: floors, walls and ceilings are in very good condition.
- Interior doors: doors into Prep Rooms are wood in very good condition for the age of construction.
- Cabinetry and Furnishings: built-in casework is in very good condition. Review the anchoring of freestanding shelves/cabinets.
- Window Coverings: mechoshade rolling shutters are in very good condition and provide adequate control of glare and natural daylighting entering into the classrooms.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Classroom and Restroom signage is provided in accordance with CBC chapter 11B requirements.

Exterior of Building facing Bryant Avenue

Exterior of Building, Bioswale landscape elements

Science classroom

Mountain View High School- Classroom Building 600

Systems Assessment

Structural

- Due to the recent construction of the building, structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

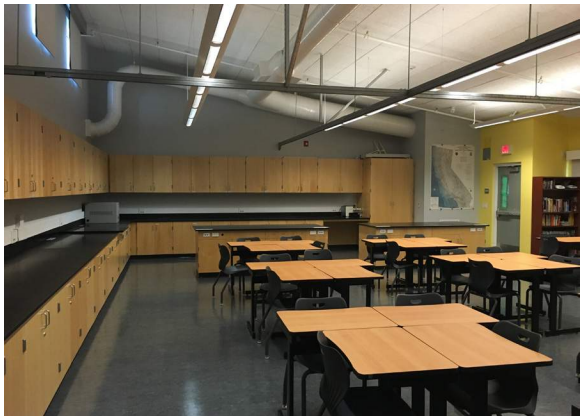
- HVAC appears to be in good condition.

Plumbing

- All fixtures appear to be in good condition.

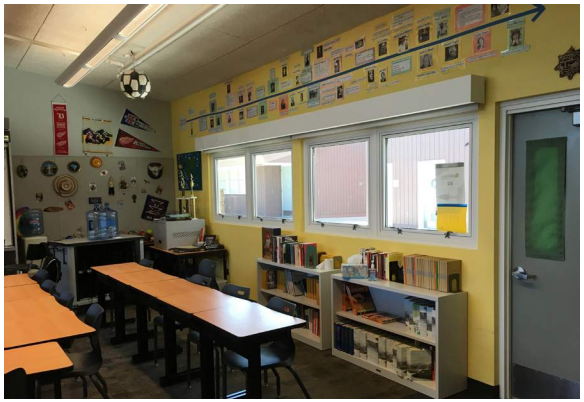
Electrical

- Refer to Campus Summary for specific electrical information.



Science Classroom

Motorized Mechoshades



Freestanding shelves are unanchored

Mountain View High School- Classroom Building 600

Critical Facilities Needs (CFN)

- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of any tall cabinets. See Appendix A- Earthquake Safety.
- Recommend regular roof system maintenance.

Future Facility Needs (FFN)

- None currently identified

Classroom projector mounts

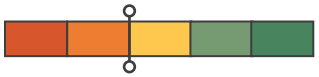
Built-up and standing seam metal roofs

Built-up and standing seam metal roofs

Mountain View High School- Gym Building

Assessment Summary

General Condition: Poor to Fair



The exterior is well-maintained and is in fair condition for its age. There is evidence of normal wear and tear at the interior floor, wall and ceiling finishes.

General Comments

The Restrooms are well-maintained with finishes in fair to good condition for their age. There are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA, these would have to be corrected during future construction phases.

The small practice gym facility has limited clearances between the court perimeter boundaries and the wall surfaces. For safety reasons it is recommended to have a minimum of 3 feet around the perimeter, but 10 feet is ideal.

Building Data

Date of Original Construction: 1959 Application No. 19462

Modernization Years:

1972 (gym floor replacement),

DSA 01-100170 Seismic Strengthening 1998,

DSA 01-104220 Alteration of Boys Locker Room, Small and Large Gyms 2001

Number of Classrooms: N/A

Number of Restrooms: 1

Student: Boys- 1 Water Closet, 3 Urinals, 2 Lavs; Girls- 3 Water Closets, 2 Lavs

Building Area: 18,600 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing		2			
Exterior Cladding			3		
Windows					
Doors			3		
Soffits/Canopies			3		
Interior Finishes					
Flooring			3		
Walls			3		
Ceiling			3		
Doors			3		
Cabinetry/Furnishings		2			
Window Coverings					
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics		2			
HVAC		2			
Plumbing		2			
Electrical/Lighting		2			
Elevator (if applicable)					

Mountain View High School- Gym Building

Building Assessment

Building Envelope

- Roof: shingle roof is in poor condition. The roof assembly is uninsulated without plywood over the plank decking. There are several damaged shingles, missing shingles and granular erosion (at covered walkway). Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of painted oversized brick, exposed steel frames, steel beam soffits and concrete columns. The exterior appears to be well-maintained and is in fair condition for its age.
- Doors: hollow metal doors are in fair condition for the age of construction. Due to the heavy-use environment associated with a gym facility, the doors are showing typical signs of wear and tear.
- Windows: there are no windows.
- Lockers: the exterior lockers are in fair condition, but some doors are missing. ADA compliant lockers were not provided.

Interior Finishes

- Finishes: for the age of construction, the wood floors (replaced in 1972), walls and ceilings are in fair condition and appear to be well-maintained. Surface mounted conduit is prevalent.

  Wall crash padding appears to be sufficient at the Main Gym's East and West ends. At the smaller practice gym, wall crash padding is not provided. Walls are located behind the backstops with very little clearance around the court, creating a potentially dangerous condition.
- Interior doors: hollow metal doors are in fair condition for the age of construction. Due to the heavy-use environment associated with a gym facility, the doors are showing typical signs of wear and tear.
- Furnishings/ Special Equipment: the fixed basketball backstops are in good condition at the Main Gym. The backstops at the smaller practice gym are of inferior quality.

  Bleachers appear to have been replaced fairly recently and provide for ADA accessible seating.

  The freestanding glass trophy case is located within the gym court building. Review proper anchoring to wall. This item may want to be removed/relocated so that it is not in the same space as the gym court where it is susceptible to impact abuse of balls.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior

Exterior of Building

Exterior of Gym

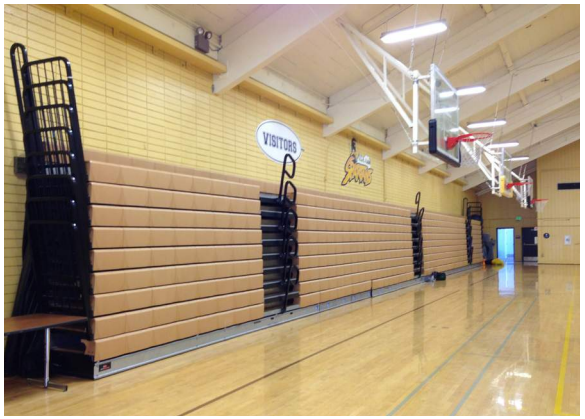
Covered walkway

walkways. The South side entrance has a non-compliant door threshold (greater than ½" vertical). Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.

- Room signage is in accordance with CBC chapter 11B requirements.
- Exit signage is not in accordance with CBC chapter 11B requirements for Braille.

Exterior locker doors missing

Exit signage does not meet ADA standards



Main Gym bleacher seating

Mountain View High School- Gym Building

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. Seismic strengthening project was completed in 1998. No areas of damage or dry rot were noted.

HVAC

- The gym has four gas fired heating units that are close coupled to the supply outlets. The furnaces are industrial quality, manufactured by Jackson & Church HVAC Global, 2002 vintage, with vertical discharge to a single side wall register low returns. They are standard efficiency units, equipped with economizers. They have some useful life remaining, but replacement should be considered within the next 2-4years.
- Gym is a forced air system with no return air. Gravity roof vents allow air to exhaust immediately.

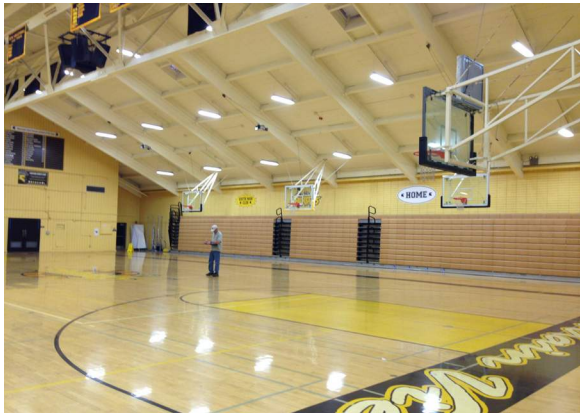
Plumbing

- The toilet room is in fair condition. Fixtures appear to be in good condition but are showing signs of wear. Toilet is a floor mounted flush tank.

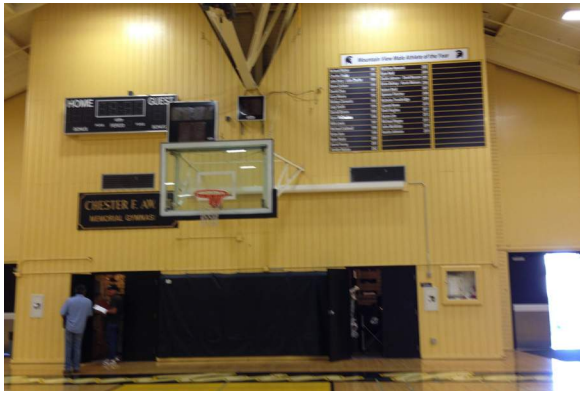
Electrical

- Refer to Campus Summary for specific electrical information.

Accessible spectator seating



Main Gym



Main Gym scoreboard, backboard, wall padding

Mountain View High School- Gym Building

Critical Facilities Needs (CFN)

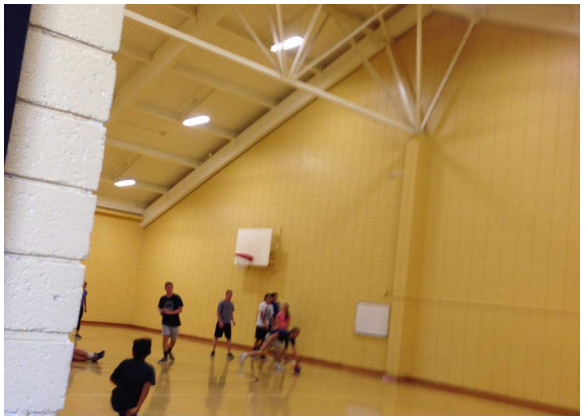
- Roof maintenance/restoration program is recommended to repair damaged shingles, missing shingles and granular erosion (at covered walkway).
- Remove and relocate the trophy case to avoid potential safety hazard. If it needs to remain, properly anchor the trophy case. See Appendix A- Earthquake Safety.
- Replace signage with CBC chapter 11B compliant signs.
- Add wall crash padding behind the backstops at the small practice gym. . If there is less than 3 feet of unobstructed space outside any sideline or end line, a narrow, broken, 1-inch line should be marked on the court parallel with and 3 feet inside each sideline and/or end line.

Future Facility Needs (FFN)

- Replace the roof and add new plywood decking and insulation for increased energy efficiency.
- Evaluate the gym wood flooring for future replacement.
- Future construction at this building will require Accessibility compliance upgrades to Restrooms.
- Update the aging Restroom finishes.
- Due to the age of the HVAC gas fired heating units and the inefficiency of the gravity roof vents, replacement should be considered within the next 2-4years. Air distribution could be improved by adding exposed ductwork and a return air system. Units should be replaced with higher efficiency equipment. If cooling is desired, then the addition of cooling coils and condensing units would also be needed.
- Install CO2 sensors for demand controlled ventilation.
- Evaluate the potential of increasing the size of the small practice gym facility to provide for safer clearances between the court boundaries and wall surfaces.

Restrooms at Gym

Trophy case located near Gym playing surface

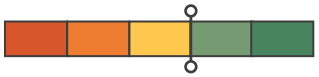


Small practice Gym

Mountain View High School- Library Building

Assessment Summary

General Condition: Fair to Good



Overall Library building has been very well-maintained and is in good condition for its age. There is evidence of normal wear and tear at the exterior. Interior modernizations were in progress at the time of evaluation.

General Comments

The Restroom is well-maintained with finishes in fair to good condition for their age. There are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA, these would have to be corrected during future construction phases.

Building Data

Date of Original Construction: 2000 Application No. 01-101741

Modernization Year: 2015 Library Modernization

Number of Classrooms: 1 College & Career Center, 1 Tutorial Center

Number of Restrooms:

1 Unisex Staff Toilet- 1 Water Closet, 1 Lav

Building Area: 13,173 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing				4	
Exterior Cladding			3		
Windows				4	
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring				4	
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings		2			
Building Systems					
ADA Compliance				4	
Specialty Equipment				4	
Acoustics				4	
HVAC			3		
Plumbing			3		
Electrical/Lighting			3		
Elevator (if applicable)					

Mountain View High School- Library Building

Building Assessment

Building Envelope

- Roof: roof is in good condition. Multiple areas of granular erosion, missing splashblocks at upper downspouts, and debris present at roof area. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of split-face CMU accents and painted T111 plywood siding and appears to be well-maintained and is in good condition for the age of building. Corners show minor signs of wear and tear, and noted locations where siding fasteners were loose at upper roof areas. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: aluminum entry doors and hollow metal doors are in good condition for the age of construction.
- Windows: windows are in good condition. Windows appeared operable with no signs of leaks at the time of evaluation.

Interior Finishes

- Finishes: Carpeting in the Library has been recently installed and in very good condition. The wall and ceiling finishes appear to be in good condition.
- Interior doors: hollow metal doors are in good condition for the age of construction.
- Cabinetry and Furnishings: recent renovations have included interior modernization of the casework and new furniture within the main library space. Casework in secondary spaces appears to be in good condition. Review of freestanding cabinets/shelves is necessary to verify proper wall anchorage.
- Window Coverings: vertical blinds are operational with minor wear. These type of blinds provide limited control of glare and natural daylighting.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Signage is mostly provided in accordance with CBC chapter 11B requirements. Entries should have International Symbol of Accessibility (ISA) and Identity signage.

Exterior of Building

Confined exterior walkway

Mountain View High School- Library Building

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- Rooftop packaged a/c units are 2002 vintage, (Trane model YCD 103) and still have some useful life remaining, however replacement of these units will likely need to occur within the next 1-3years. Ductwork and remaining infrastructure are in good condition and no additional work would be required.

Plumbing

- Systems appear to be in good working condition.

Electrical

- Refer to Campus Summary for specific electrical information.

Library exterior

Library interior

Library workstations

Mountain View High School- Library Building

Critical Facilities Needs (CFN)

- Roof maintenance/restoration program is recommended to repair areas of granular erosion, missing splashblocks at upper downspouts, and debris removal.
- Fasten the loosening siding located at upper roof walls.
- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.

Future Facility Needs (FFN)

- For enhanced daylighting and glare control, it is recommended to replace the existing the vertical blinds with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Future construction at this building will require Accessibility compliance upgrades to Restrooms.
- Replacement of the HVAC rooftop packaged units will likely need to occur within the next 2-4 years.
- Based on the original Code Analysis drawings, the Library Reading/Stacks area has an occupancy load of 106. If the student population grows, an additional area is recommended.

Library interior

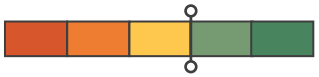
Tutorial Center

Loose fasteners at siding

Mountain View High School- Multi-Use Building (Theater & Dining)

Assessment Summary

General Condition: Fair to Good



Overall building has been very well-maintained and is in good condition for its age. There is evidence of normal wear and tear at the interior finishes.

General Comments

The Restrooms are well-maintained with finishes in fair to good condition for their age. There are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA, these would have to be corrected during future construction phases.

Hard surfaces at Dining Room walls, floor and ceiling have created acoustical challenges for the space.

Faculty dining area does not contain their own dedicated kitchenette area.

Building Data

Date of Original Construction: 2000 Application No. 01-101741

Modernization Years: none known

Number of Classrooms: N/A

Number of Restrooms:

Student: Boys- 4 Water Closets, 3 Urinals, 4 Lavs ; 2 Girls- 8 Water Closets, 5 Lavs

Staff: Mens- 1 Water Closet, 1 Lav; Womens- 1 Water Closet, 1 Lav

Kitchen: Unisex- 1 Water Closet, 1 Lav

Building Area: 16,578 SF total

11,153 SF Theater

5,425 SF Food Service

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing				4	
Exterior Cladding			3		
Windows				4	
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring			3		
Walls			3		
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings		2			
Building Systems					
ADA Compliance			3		
Specialty Equipment			3		
Acoustics		2			
HVAC			3		
Plumbing			3		
Electrical/Lighting				4	
Elevator (if applicable)					

Mountain View High School- Multi-Use Building (Theater & Dining)

Building Assessment

Building Envelope

- Roof: roof is in good condition. Multiple areas of granular erosion, debris at roof drains and flat roof areas, deteriorated curbs, gravel in gutters, weathered flashing, and unflashed penetrations. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of exposed concrete columns, split-face CMU and painted T111 plywood siding that appears to be well-maintained and is in good condition for the age of building. Noted some areas where the siding fasteners are loose. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.

  Vegetation is growing on some of the concrete columns. Some vines contain tendrils that can widen cracks or can become a dense mat that can trap moisture. Vegetation on buildings can also be a transportation network for wood-destroying insects to access wood frames and trim.
- Doors: aluminum entry, hollow metal, and sliding glass exterior doors are in fair condition for the age of construction.
- Windows: double glazed store front /curtain wall windows are in good condition.

Interior Finishes

- Finishes:
  1. Theater carpeting is in fair condition with areas that may require patching/replacement due to normal wear and tear. Hard surface flooring is in good condition. The wall and ceiling finishes appear to be in good condition.
  2. The floor seams at the Dining Room are starting to fail. The Kitchen was undergoing construction upgrades at the time of evaluation. All other flooring surfaces are in good condition. The wall and ceiling finishes appear to be in good condition.
- Interior doors: doors are in good condition for the age of construction.
- Cabinetry and Furnishings: built-in cabinets/countertops are showing signs of normal wear and tear, but they are generally in fair to good condition for their age. Freestanding cabinets/shelves at Staff Dining are not properly anchored to the walls.
- Window Coverings: vertical blinds at Staff Dining are operational with minor wear. These type of

Building Exterior

Building Exterior

Building Exterior- vines at columns

blinds provide limited control of glare and natural daylighting. The Student Dining does not have coverings.

- Specialty Equipment: Kitchen was undergoing upgrades at the time of evaluation. Food service lines have limited circulation area. The equipment is in good condition for its age.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Accessible ramp to theater with cross slopes greater than 2%.
- Signage is provided in accordance with CBC chapter 11B requirements. Entries should have International Symbol of Accessibility (ISA) and Identity signage.
- At the Theater, an interior wood stair and steel railing were added for stage access from the front. Neither meets code requirements. The wood stairs project into the circulation space and create a potential tripping hazard. The railing is not long enough to service the entire stair run.
- Railings at exterior ramps do not continue beyond the slope of the ramp per current ADA standards.
- At the time of construction, the limited location for wheelchair seating was permissible, as was the dependence on back stage access for wheel chair access. Updated ADA requirements for dispersed seating and circulation pathways may be enforced in future upgrades.

Dining entrance

Hi-lo drinking fountain

Railing does not continue beyond sloped ramp

Mountain View High School- Multi-Use Building (Theater & Dining)

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- Rooftop packaged a/c units are 2002 vintage, and still have some useful life remaining, however replacement of these units will likely need to occur within the next 2-4 years. Ductwork and remaining infrastructure are in good condition and no additional work would be required.

Plumbing

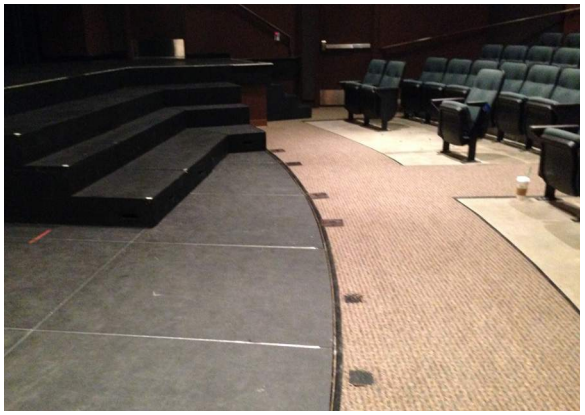
- Systems appear to be in good working condition. Currently there is modernization work occurring in the Kitchen area.

Electrical

- During the site review of the Theater, it was noted that the code required dressing room counter receptacle switches, where installed inside the dressing rooms, in violation of NEC 520.73. This code section requires the pilot light switches to be installed outside the dressing room door, in the Hallway, in order to alert staff that receptacles at the counters / mirrors, may still be energized during or after a performance. Refer to Campus Summary for further electrical information.

Loose fasteners at wood siding

Accessible height ticket windows



Accessible wheelchair seating

Mountain View High School- Multi-Use Building (Theater & Dining)

Critical Facilities Needs (CFN)

- Roof maintenance/restoration program is recommended to repair areas of granular erosion, deteriorated curbs, weathered flashing, unflashed penetrations, removal of gravel in gutters, removal of debris at roof drains and flat roof areas.
- Fasten loose siding.
- Lighting controls at theater do not have front of the house general light switches. While not a code requirement, this is recommended to make it easier for people using the building.
- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.
- Trim vegetation at exterior columns where the vines are near wood building materials.

Future Facility Needs (FFN)

- For enhanced daylighting and glare control at the Dining Rooms, it is recommended to replace the existing the vertical blinds with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Future construction at this building will require Accessibility compliance upgrades to Restrooms.
- Update the aging Restroom finishes.
- Future construction at this building will require Accessibility compliance for the Theater stage by removing the wood stairs and railing. Exterior ramp railings will also need to be upgraded. ADA requirements for dispersed seating and circulation pathways may be enforced in future upgrades.
- Future construction at this building will require the relocation of the Dressing Room counter receptacle switches outside in Hallway per NEC 520.73.
- Future construction at this building will require Accessibility compliance for ramps leading to/from the Theater. It is recommended to remove and replace ramp to reduce the slope.
- Replacement of the HVAC rooftop packaged units will likely need to occur within the next 2-4 years.
- Provide further acoustical analysis at the Dining Room, and add acoustical treatments to mitigate issues as necessary.

Theater interior seating

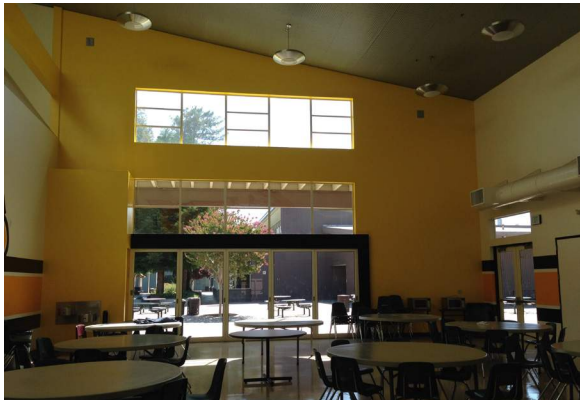
Non-compliant stair and railing at stage access

Dressing room

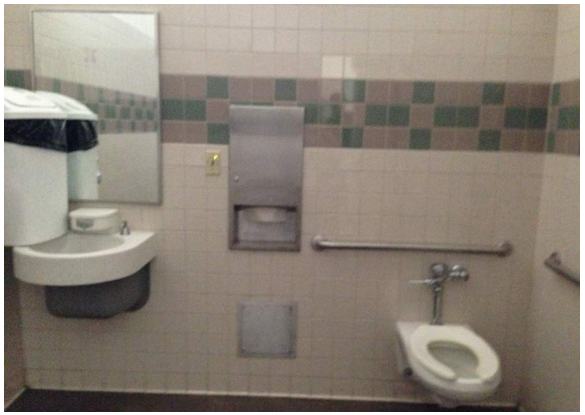
Mountain View High School- Multi-Use Building (Theater & Dining)

- The existing Student Dining and Faculty Dining capacity is 173 persons. When the folding partition is in the closed position, the Student Dining capacity is 125 persons. If the student population grows, an additional space is recommended. Exterior dining areas can be developed with shade structures as well.
- Depending on the student population, the food service lines may want to be increased in size.
- Provide a dedicated kitchenette for Faculty Dining.
- Monitor the flooring at the Dining areas to see if the seams continue to deteriorate. Replace as needed.

Food service line with limited circulation



Student Dining

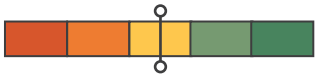


Typical Restroom

Mountain View High School- Packard Hall

Assessment Summary

General Condition: Fair



Overall building has been well-maintained and is in fair condition for its age. There is evidence of wear and tear at the classroom interior cabinets, plumbing/sink fixtures, floors and walls. Evidence of roof leaks.

General Comments

The Restrooms are well-maintained with finishes in fair condition for their age. There are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA, these would have to be corrected during future construction phases.

Practice Rooms and Kitchen area were being used for instrument and clothing storage at the time of evaluation.

Building Data

Date of Original Construction: 1988 Application No. 49706

Modernization Years: none known

Number of Classrooms: 1

Number of Restrooms:

Student: Boys- 1 Water Closet, 1 Urinal, 1 Lav; Girls- 1 Water Closet, 1 Lav

Building Area: 5,116 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing	1				
Exterior Cladding			3		
Windows			3		
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring			3		
Walls			3		
Ceiling		2			
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings	1				
Building Systems					
ADA Compliance			3		
Specialty Equipment			3		
Acoustics		2			
HVAC				4	
Plumbing			3		
Electrical/Lighting			3		
Elevator (if applicable)					

Mountain View High School- Packard Hall

Building Assessment

Building Envelope

- Roof: gravel roof is in very poor condition and is failing. Multiple bare spots are present at gravel roof area, noted loose counterfalshing, and fasteners are missing mastic. Concrete tile roof is in fair condition. Refer to Roof Inspection Report Appendix D.
- Exterior Cladding: building is comprised of exposed concrete columns and painted T111 plywood siding and appears to be well-maintained and is in good condition for the age of building. Upper level siding appears to be in need of new painting since it is showing signs of aging. Relocatable Storage buildings are in good condition. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: hollow metal exterior doors are in good condition for the age of construction.
- Windows: windows are single glazed store front in good condition. Upper clerestory windows are single-pane wood windows that are showing signs of deterioration.

Interior Finishes

- Finishes: floor is in fair condition for its age with areas that may require patching/replacement. The wall finishes are dated, but they appear to be in fair condition. Practice Room finishes are in good condition. The ceiling tiles at the Rehearsal spaces have water stains, which is evidence of a previous roof leak.
- Interior doors: classroom doors are hollow metal in good condition for the age of construction.
- Cabinetry and Furnishings: some cabinets/countertops are showing signs of normal wear and tear, but they are generally in fair condition. Countertops are in good condition. Sink appears to be too deep to allow for required ADA access. Freestanding cabinets/shelves are not properly anchored to the walls.
- Window Coverings: vertical blinds at the Rehearsal space clerestory windows are worn/damaged. The horizontal blinds located in the Lobby are in fair condition. Both vertical and horizontal blinds provide limited control of glare and natural daylighting.
- Acoustics: if the space is used for rehearsals, the current design lends itself to reverberation. It is

Building Exterior

Building Exterior

Yard with relocatable Storage Units

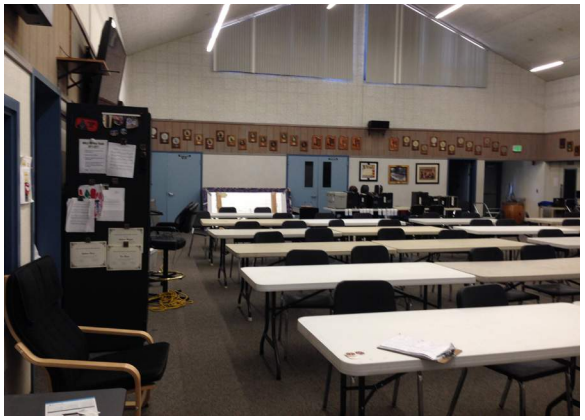
acceptable as an instructional space. Space should be reviewed further for acoustical improvements.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Signage is provided in accordance with CBC chapter 11B requirements. Entries should have International Symbol of Accessibility (ISA) and Identity signage.
- The depth of the sink does not allow for proper knee clearance or ability to access faucet and paper towel dispenser as required by current ADA standards.

Music Storage Unit

Exterior of Relocatable Storage building



Packard Hall interior

Mountain View High School- Packard Hall

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- The a/c units were being replaced at the time of evaluation.

Plumbing

- The plumbing fixtures are in good condition and show normal signs of wear. Toilets are wall hung with flush valves, lavatories have metering faucets.

Electrical

- Noted several burnout fluorescent light fixtures at the time of evaluation. Refer to Campus Summary for further electrical information.

Packard Hall interior

Packard Hall interior

Packard Hall Lobby

Mountain View High School- Packard Hall

Critical Facilities Needs (CFN)

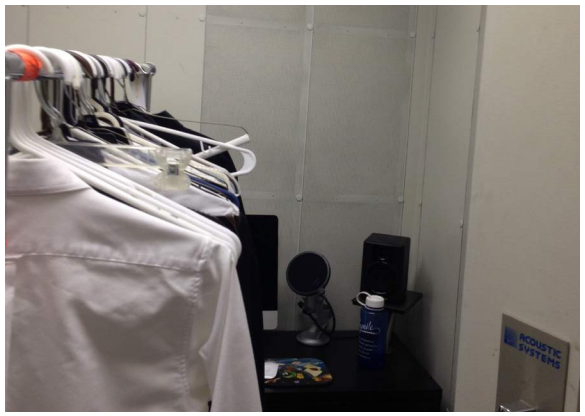
- Roof replacement is recommended at built-up roofing locations.
- Roof maintenance/restoration program is recommended to repair concrete tile roof, weathered or loose counterflashing, unsealed penetrations, downspout extensions, and removal of debris from face-mounted gutters.
- Recommend painting wood siding at upper roof areas to increase product longevity.
- Anchor all freestanding storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.

Future Facility Needs (FFN)

- For enhanced daylighting and glare control, it is recommended to replace the existing the vertical blinds with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed. It is further recommended that the rolling shades at the Rehearsal space clerestory be motorized for easy operation.
- For increased energy efficiency and acoustical mitigation, it is recommended to replace single-pane windows with thermally broken, Low-E dual glazing.
- Future construction at this building will require Accessibility compliance upgrades to Restrooms.
- Update the aging Restroom finishes.
- Provide further acoustical analysis at the Rehearsal space, and add acoustical treatments to mitigate issues as necessary.

Kitchen area being used for instrument storage

Restroom



Practice Room

Los Altos High School

201 Almond Avenue
Los Altos, CA 94022

School Data

Date School Opened: 1955

Total Enrollment 2015: 2,039 students

Number of Classrooms: 89

Number of Portable classrooms: 3 CRs, 2 Other

The District has consistently improved and expanded the school infrastructure to meet the needs of the educational program and students. The work of the Measure A bond program in 2010 provided several improvements.

Systems:

- Upgraded fire alarms
- Upgraded mechanical systems, including air conditioning.
- Photo-voltaic carports and roof mounted panels.

New Construction:

- Two-story twelve-classroom building.
- Weight Room

Modernization:

- Boys and Girls' Locker Rooms

Los Altos High School Existing Campus Plan

Site Summary

The school site is unfenced along the street frontage at Almond Drive. It is fenced on the east and west sides, adjacent to private residences. At the north end, there are numerous gates at the chain link fence which allow access to the fields.

The central campus is open to the fields.

Los Altos High School - Overall Campus

Arrival

- Visitor Parking entry from Almond Avenue is not clearly identified. Visitor parking spaces are clearly signed. The Administration Building is visible and easily accessed. However, visitors are to go to Attendance for registration. Staff parking is provided.

  Parking tow-away sign is missing.

  ADA parking has a non- compliant ramp and is missing signage.

- A dedicated drop off lane is provided central to the campus. This is gated during school hours.

  No accessible drop off zone provided.

  Flush curbs require truncated domes along full length of walk out.

- Student parking is provided at the eastern edge. Photo-voltaic carport structures provide shaded parking.

  Parking tow-away sign is missing.

- There are several large areas for bicycle parking. These appear to leave fire lanes clear.

Identity and Way Finding

- Building signage at the classroom wings is practically non-existent.
- Room signage does not allow for unique classroom signage for orientation needs.

Accessibility

- Pedestrian paths of travel from the public right of way to the campus have cross slopes in excess of 2%.

Administration


Drop off

Room Identity Signage

Temporary Building Signage


Student Parking

Los Altos High School - Overall Campus

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations.

HVAC

- Refer to "Systems Assessment" section for each individual building.

Plumbing

- Refer to "Systems Assessment" section for each individual building

Electrical

- The campus is fed with a primary voltage service meter at 12kV. The 12kV system feeds (3) District owned transformers that feed (3) switchboards. Equipment is in good condition but labeling is incomplete.
- Photo-voltaics and battery systems are in good condition.
- Exterior Lighting: No specific dark spots, lacking adequate safety and wayfinding lighting, were noted. No central campus control system.
- Fiber infrastructure is older, but in good condition. Adequacy of band width should be evaluated on a specific basis.
- Clock Speaker systems are in good condition.
- Fire Alarm systems upgraded in 2011 and in good condition.

Site Utilities

- Inadequate inlet capacity on trench drains causes ponding during heavy rains at number locations: to the east of Administration 100, between wings 200 and 300, and in the central quad area.
- Several locations have storm drain lids that have been drilled for drainage. Ponding is common.
- Rain water leaders throughout site are easily plugged without access to provide for maintenance and cleaning.
- Utility boxes are mis-labeled.
- Refer to Civil / Site Assessment & Recommendation Report Appendix C for locations.

Classroom walkway and Courtyard

Center Quad

Path to New Classroom

Los Altos High School- Overall Campus

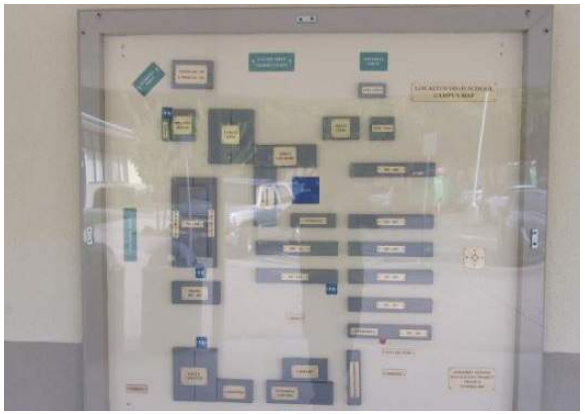
Critical Facilities Needs (CFN)

- A comprehensive roofing maintenance and replacement plan should be developed to address recommendations of roofing report and specific issues addressed in individual building assessments.
- A comprehensive signage review should include site signs, way finding as well as room identification and a signage program implemented.
- A comprehensive accessible path of travel should be developed for the campus. A plan for improvement of issues associated with specific buildings and general campus concerns is necessary.

  Accessible locker locations should be provided.
- At Main Switchboard MSL at the front of the Campus, one of the photovoltaic system circuit breakers in the distribution section was improperly installed at the center of the distribution section. Per National Electrical Code this breaker must be located at the opposite end of the bus from where it receives its supply. This breaker and red engraved label should be relocated to the far end of the bus from where it receives its supply.
- There is also a large opening (missing panel cover) directly under the PV breaker. This opening leaves easy access to live 480V bus bars and should be covered immediately.
- A comprehensive study of the storm drainage systems, evaluating both record drawings and site history is recommended. Review capacity of storm drains and follow recommendations of Civil report. Perform a video inspection of lines to verify condition. Institute a regular maintenance program.

Future Facility Needs (FFN)

- Demographic studies anticipate an increase at the campus of approximately 200 students. A thorough Master Planning process to address educational program goals is recommended to ensure that program and facility goals meet expectations. Additional classroom locations should be selected for efficiency, access, adjacencies and adequacy.
- Clock / Speaker System: More modern network based wiring could be provided for the clock / speaker system to consolidate the system onto the campus data network.



Existing Directory

Non-accessible path of travel

Bicycle parking

Los Altos High School- Overall Campus

Demographic studies anticipate an increased student population at the campus of approximately 350 students from 2016 to 2022. Enrollment is projected to reach its maximum of 2,360 in 2021and then gradually decrease yearly to 2,188 students in 2025. A thorough Master Planning process to address educational program goals is recommended to ensure that program and facility goals meet expectations.

2016 Enrollment: 2,039

2025 Anticipated Enrollment: 2,188

The California Plumbing Code requires a minimum number of required plumbing fixture counts based on the building occupancy. The minimum number of fixtures shall be calculated at 50 percent female and 50 percent male.

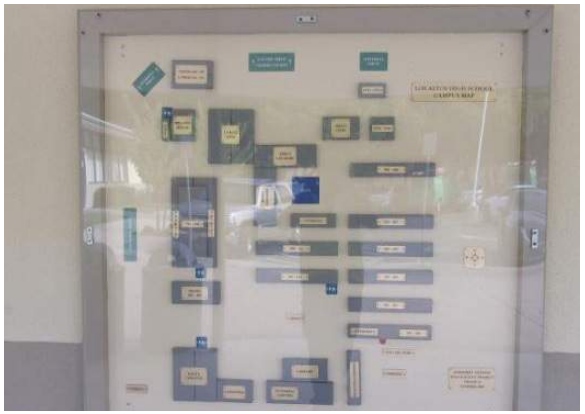
2016 California Plumbing Code Table 422.1

	Water Closets (toilet) (fixtures per person)	**Urinals** (fixtures per person)	**Lavatories** (fixtures per person)
Male	1 toilet per 50	1urinal per100	1 lavatory per 40
Female	1 toilet per 30		1 lavatory per 40

2,039 occupants based on enrollment / 2 = 1,020 Males and 1,020 Females

Male	1,020/50= 21 water closets	1,020/100= 11 urinals	1,020/40=26 lavatories
Female	1,020/30= 34 water closets		1,020/40=26 lavatories

Once the Locker Room remodel project is completed, the campus will have a sufficient number of plumbing fixtures for both female and male. The California Department of Education (CDE) recommends that the location of toilets and water fountains be distributed throughout the campus to ensure access. The minimum number of Staff Restrooms (2M & 4F) should be exceeded to allow for better dispersed locations.



Existing Directory

Non-accessible path of travel

Locker rooms under construction

Los Altos High School- Sports Fields, Courts, Pool & Accessory Structures

Assessment Summary

General Condition: Good to Very Good 

Swimming Pool: DSA Application 01-113915 2014 is acceptable for short course competition and water polo. Pool, pool deck and bleacher seating are in good condition. Permanent shade is needed.

Soccer and Practice Fields: well maintained.

Baseball Fields: well maintained.

Football Field and Track: good condition. The expected wear and tear on field.

Basketball Courts: poor condition with visual signs of asphalt deterioration and worn striping.

Tennis Courts: hard surface courts are in good condition.

Accessory Structures (Storage, Concessions, Press Box, etc.): good condition

General Comments

- The snack shack is a portable building in good condition but is awkwardly located in regard to the new 900 classroom building.
- The weight room was not evaluated due to its eventual replacement being under construction.

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing				4	
Exterior Cladding				4	
Doors			3		
Soffits/Canopies			3		
Interior Finishes					
Flooring				4	
Walls				4	
Ceiling				4	
Doors				4	
Fields and Courts					
ADA Compliance				4	
Artificial Turf					5
Grass Fields					5
Hard Surface Courts			3		
Bleachers					5
Swimming Pool				4	
Electrical/Lighting				4	

Los Altos High School- Sports Fields, Courts, Pool & Accessory Structures

Building Envelope

- Building Roofs: roofs are in good condition for the age of construction.
- Building Exterior Cladding: portable buildings are clad with T111 plywood siding that appears to be well-maintained and is in good condition for the age of building. T111 wood siding has an untreated finish when installed making it prone to damage in extreme weather. It is important to maintain the siding by painting it every 5-10 years in order to provide a longer life span and prevent water intrusion. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Building Doors: doors are in good condition for the age of construction.

Fields and Courts

- Natural grass fields are in very good condition.
- Artificial Turf; surface does not appear worn or weathered.
- Track: surface of track at south end adjacent to landscape areas shows staining and potential signs of deterioration from irrigation overflow.
- Basketball courts: surface and goals are in poor condition.
- Tennis courts: surface and nets are in good condition. There are 5 additional tennis courts compared to Mountain Vista High School.
- Restrooms are well maintained with finishes in good condition.

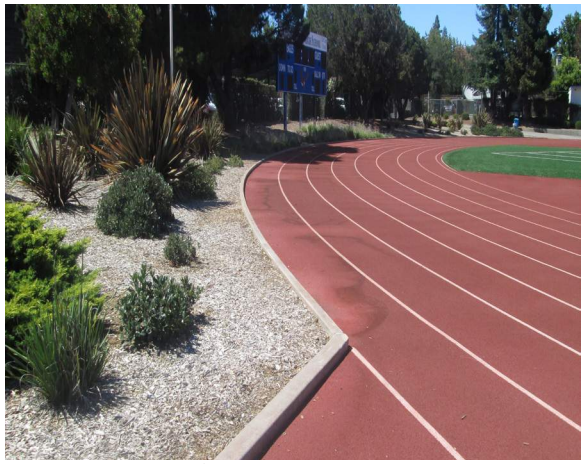
Fencing and Gates

- The fields are completely gated.

Accessibility

- Pedestrian Access: Civil survey identified ramped walks at tennis courts with slopes greater than 1:12.
- The pathway leading to the tennis courts has areas with excessive cross slope.
- Bleachers are new and meet all accessibility requirements.
- Ramp at snack shack in excess of 1:5.

Exterior


Staining at track surface


Interior Windows

Los Altos High School- Sports Fields, Courts, Pool & Accessory Structures

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

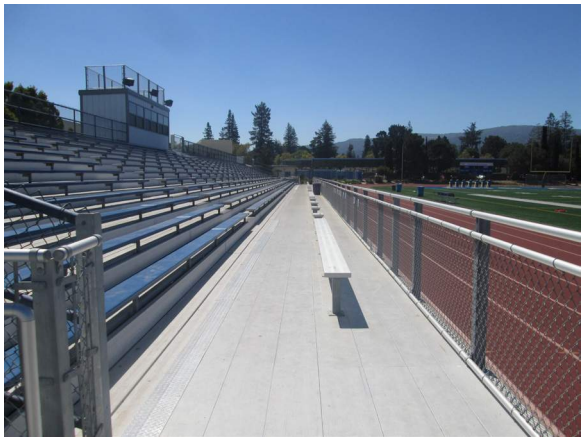
- Not applicable.

Plumbing

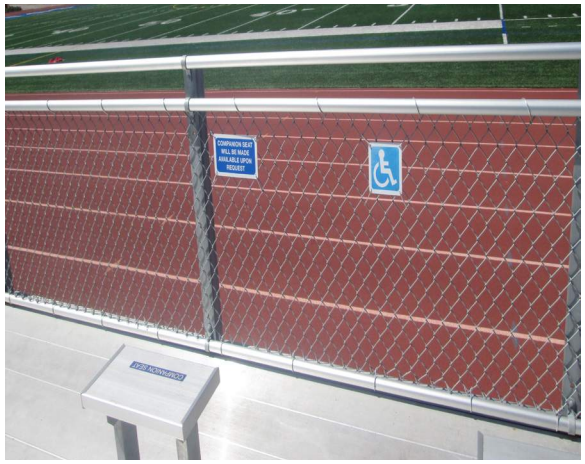
- New hi-lo drinking fountain and water bottle filler provided.
- Systems appear to be in good working order.

Electrical

- Refer to Campus Summary for specific electrical information.



Bleachers



Accessible seating

Drinking fountain

Los Altos High School- Sports Fields, Courts, Pool & Accessory Structures

Critical Facilities Needs (CFN)

- Evaluate irrigation at south end of track to minimize over throw.

Future Facility Needs (FFN)

- Replace non-compliant ramp at tennis court.
- Provide new surfacing and striping at Basketball courts.
- Review the tennis programmatic needs to determine if 12 courts are required. Space may be used for future building locations, if needed.
- Excessive cross slope on path of travel between campus and tennis courts: remove and replace concrete walkway with code compliant accessible walkway.
- Recommend level entry gate walking surfaces to mitigate grade differences. Provide directional signage to accessible entries if required.

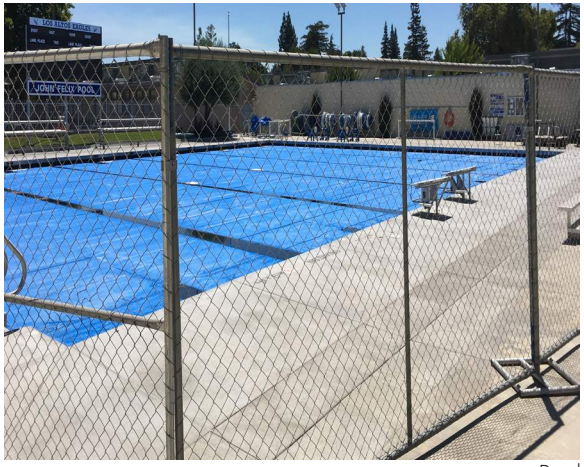
ADA compliant walkways

Excessive ramp slope

Non-accessible path of travel

Los Altos High School- Sports Fields, Courts, Pool & Accessory Structures

Bleachers



Pool

Backside of Weight Room and Snack Shack

Baseball field

Pop up shade at pool

Walkway to Courts

Spectator seating five rows

Los Altos High School - Administration and Wing100 (D) Admin Services

Assessment Summary

General Condition: Fair to Good

The physical condition of the building is good for its age. It has been well maintained.

Building Data

Date of Original Construction: 1955 DSA Application 11512

Modernization Years: A: 1996 and on-going

Number of Classrooms: N/A

Number of Restrooms: Administration- 1 Staff; Building D- 1 Womens and 1 Mens

Building Area:

Building (A) Admin	3,888 SF
Building (D) 100	5,950 SF

(*) refers to building identification per DSA applications.

The administration offices have expanded into two wings which sit at right angles to each other. Building A houses the Principal, Assistant Principals as well as Counseling offices. Building D houses a third Assistant Principal and Student Services such as attendance. Several small offices have been created along the south covered walkway. The configuration requires the administration staff to move between the buildings for consultations.

The Administration office has direct sight lines to the main visitor parking spaces, although there is no physical control of access.

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing			3		
Exterior Cladding				4	
Windows				4	
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring			3		
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings	1				
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing			3		
Electrical/Lighting				4	
Elevator (if applicable)					

Los Altos High School - Administration and Wing100 (D) Admin Services

Building Assessment

Building Envelope

- Roof: roof is in fair condition. There are roof areas, edges, and elements that need to be repaired.
- Exterior Cladding: building exterior is cement plaster and appears to be well-maintained and is in good condition for the age of building. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: doors are in good condition for the age of construction.
- Windows: windows are the original wood single glazed awning windows and appear to be in fair condition for their age. Window operability varied, with no signs of leaks at the time of evaluation. Some window frames have minor deterioration.

Interior Finishes

- Finishes: floor is in good to very good condition. The wall and ceiling finishes appear to be in very good condition.
- Interior doors: classroom doors are very good condition for the age of construction.
- Cabinets and Furnishings: some cabinets show signs of normal wear and tear, but they are generally in fair to good condition. Countertops are in good condition. Limited replacement of cabinets may be required for ADA compliance.

Accessibility

- Pedestrian Access: Main office entry walkway is accessible.
- Attendance and other office entrances are located on the exterior facade with direct access to exterior walkways. Exterior walkways have cross slopes in excess of 2%.
- East end of walkway connection to pedestrian side walk lacks detectable warning truncated domes and has a cross slope in excess of 2%.
- Signage is provided, in compliance with the requirements at time of modernization. Wayfinding signage could be improved.

Administration Entry


100 Wing Offices

Admin Interior

Los Altos High School - Administration and Wing100 (D) Admin Services

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted. Areas where the existing soffits have been repaired were noted.

HVAC

- Systems are relatively new and in very good condition.
- Wing 100 has a series of smaller rooms and /or offices recently outfitted with thru the wall a/c units and seem to be adequately conditioning the rooms.

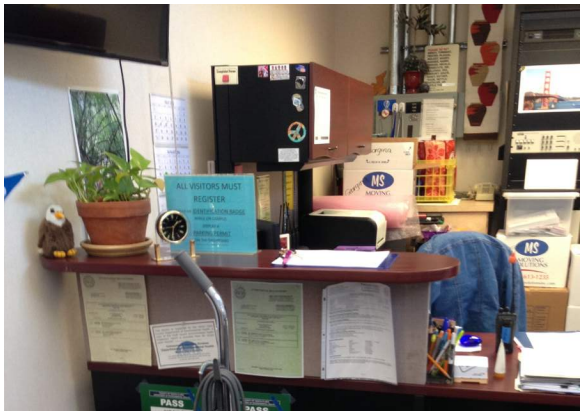
Plumbing

- Interior fixtures appear to be in good and workable condition.
- Repeated sewer blockages in existing sewer line on west end of building 100 due to pipe bend.

Electrical

- Refer to Campus Summary for specific electrical information.

Conference Room



Attendance

Kiln and emergency shutoff

Los Altos High School - Administration and Wing100 (D) Admin Services

Critical Facilities Needs (CFN)

- Repair existing sewer line at west of Admin to eliminate or by pass 90 degree bend.
- Substantial path of travel improvements are required due to excessive cross slope. All walkways for wing 100 will eventually need to be replaced.
- Remove furniture used as storage in restrooms.

Future Facility Needs (FFN)

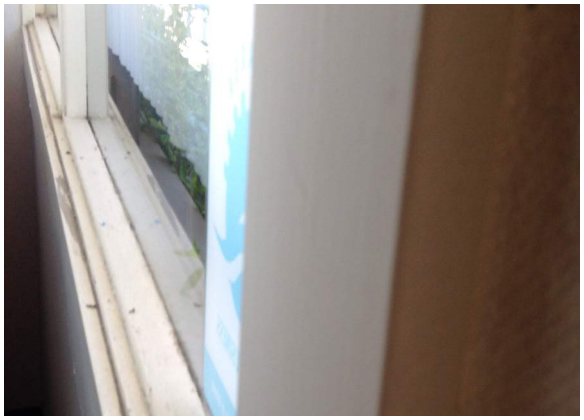
- Future planning should look at providing an integrated administration building to house all administrative functions in a single well placed building with adequate entry over sight.
- An accessible path of travel from the public right of way to the administration entry should be provided.

Admin Roof

Admin courtyard

Parking

Los Altos High School
Administration and Wing100 (D) Admin Services

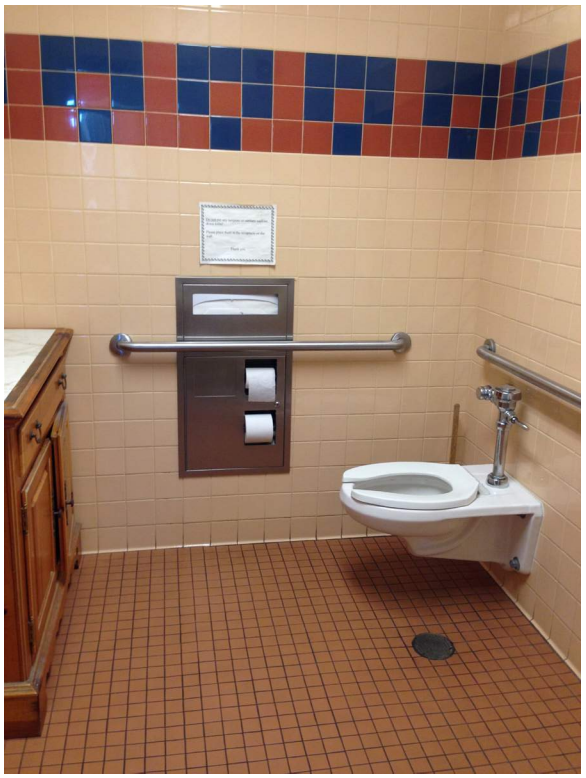


Single pane windows

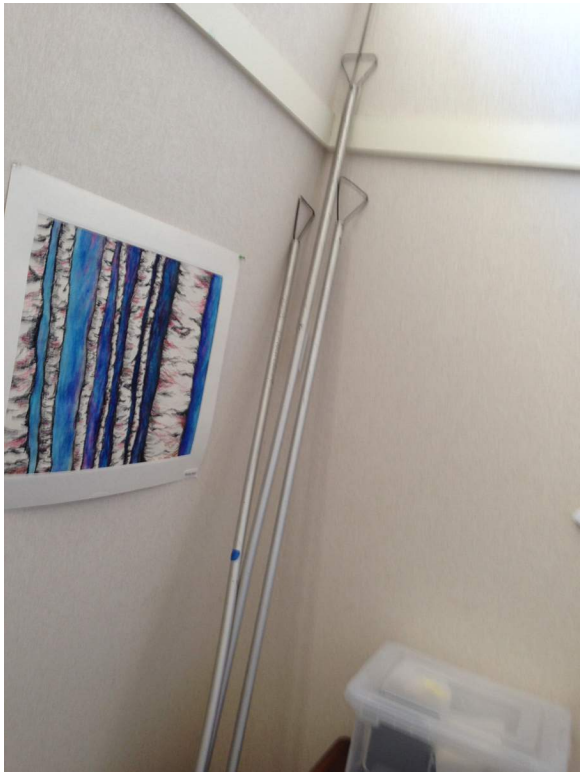
Computer Classroom

Bicycle parking

No wayfinding signage



Storage in Restroom



Window operators

Los Altos High School - Classroom Wings 200, 300, 400, 500

Assessment Summary

General Condition: Good

The physical condition of the building is good for its age. It has been well maintained.

Building Data

Date of Original Construction:

1955 DSA Application 11512 200, 300 East, 400 East

1955 DSA Application 13669 300 West

1957 DSA Application 15643 400 West , 500

Modernization Years: A: 1996 and on-going

Number of Classrooms: 35

7 at 200, 300 East, 400 East

6 at 300 West

4 at 400 West (oversize)

4 at 500

Number of Restrooms:

Wing 300 East:

Staff: Mens- 1 Water Closet, 1 Lav; Womens- 3 Water Closets, 2 Lavs

Wing 300 West:

Student: Boys- 3 Water Closets, 5 Urinals, 4 Lavs; Girls- 8 Water Closets, 6 Lavs

Staff: Mens-1 Water Closet, 1 Lav; Womens- 3 Water Closets, 1 Lav

Building Area:

Building (F) 200 wing east	5,950 SF	Building (M) 300 wing east	5,950 SF
Building (N) 400 wing east	5,950 SF	Building (J) 300 wing west	5,610 SF
Building (K) 400 wing west	5,610 SF	Building (P) 500 wing east	7,480 SF

(*) refers to building identification per DSA applications.

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing			3		
Exterior Cladding				4	
Windows			3		
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring					5
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings				4	
Window Coverings			3		
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics				4	
HVAC					5
Plumbing				4	
Electrical/Lighting				4	
Elevator (if applicable)					

Los Altos High School - Classroom Wings 200, 300, 400, 500

Building Assessment

General Comments

- The majority of the classrooms in these wings are based on a construction module of 24 feet x 32 feet, with a gross classroom area of 768 square feet. This is below the recommended CDE size of 960 square feet.
- The building section allows ample day light opportunities with both low and high clerestory windows.

Building Envelope

- Roof: roof is in fair condition for its age. A summer modernization installed new roof top mechanical equipment, but there are roof areas, edges, and elements that need to be repaired.
- Exterior Cladding: building exterior is cement plaster and appears to be well-maintained and is in good condition for the age of building. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: doors are in good condition for the age of construction.
- Windows: windows are the original wood single glazed awning windows and appear to be in fair condition for their age. Window operability varied, with no signs of leaks at the time of evaluation.
- Window Coverings: the existing vertical blinds do not allow for natural daylighting when in the closed position. The majority of classrooms did not open the blinds at the high clerestory windows.

Typical Classroom Wing

Covered Walkway - Wing 200

Typical Signage

Los Altos High School - Classroom Wings 200, 300, 400, 500

Interior Finishes

- Windows: there are three classroom mock-ups with differing glazing options installed for evaluation:

  Room 201 Mechanized vertical blinds which did not appear to be connected.

  Room 301 Mechanized fabric black out shades with aluminum face frames. The frames are bulky.

  Room 401 Pizeo/SageGlass electric variable smart glass that changes from transparent to translucent. Offers dynamic tinting, but the conclusion is that room darkening is too slow.
- Finishes: carpeted floor is in fair condition with areas that may require patching/replacement.
- Cabinets and Furnishings: some cabinets show signs of normal wear and tear, but they are generally in good condition. Countertops are in good condition. Limited replacement of cabinets may be required for ADA compliance. Freestanding cabinets / shelves are also being used.
- Restroom Interiors are in good condition.

Accessibility

- Pedestrian Access: Classroom entrances are located on the exterior facade with direct access to exterior walkways, some of which have substantial cracking. Exterior walkways have cross slopes in excess of 2%.
- Exterior lockers along sloped walkway are stepped vertically to follow the slope. There do not appear to be accessible lockers provided. Exterior walkways have cross slopes in excess of 2%.
- Signage is provided in accordance with CBC chapter 11B requirements.
- Restrooms have been upgraded in recent modernizations but have minor dimensional discrepancies.

Room 201 with vertical blinds

Room 301 Mechanized black out shades

Room 401

Los Altos High School - Classroom Wings 200, 300, 400, 500

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

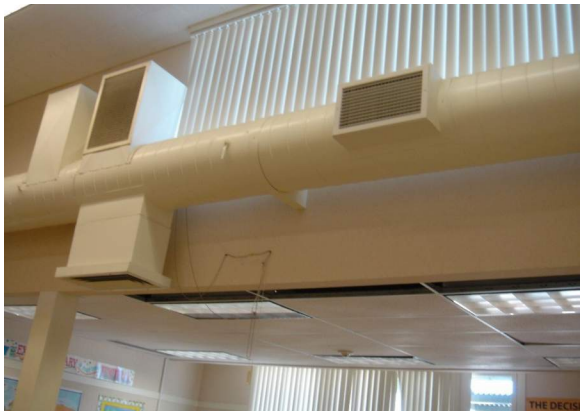
- A/C units on classroom wings were replaced in Summer 2016.

Plumbing

- Plumbing systems appear to be in good working condition.

Electrical

- Refer to campus summary for specific electrical information.



Typical Classroom Ductwork

Restrooms

New roof top HVAC

Los Altos High School - Classroom Wings 200, 300, 400, 500

Critical Facilities Needs (CFN)

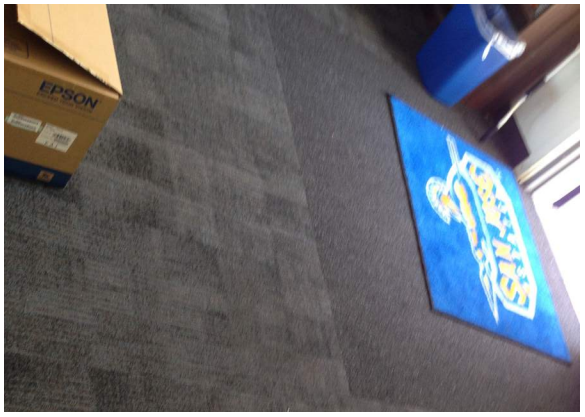
- Roof maintenance program to repair flashing, clean debris, replace roof hatch at Building 200, install support pads where missing. Roof replacement at Wing 300 West side. Refer to roofing report, Appendix D for complete information.
- For classroom daylighting, it is recommended to replace the existing the vertical blinds with visually transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Anchor freestanding furniture/cabinets to walls. Remove unsecured items stored above cabinets.

Future Facility Needs (FFN)

- For increased energy efficiency and acoustical mitigation, it is recommended to replace the single pane windows with thermally broken, Low-E dual glazing.
- Future master planning should analyze the number and size of classrooms to ensure that program needs are met.

Stepped lockers along walkway

Damaged areas requiring repair



Carpets in good condition

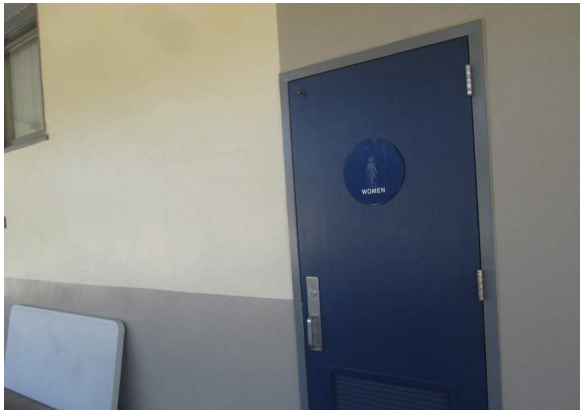
Los Altos High School
- Classroom Wings 200, 300, 400, 500


Exterior courtyard


Typical Walkway


Typical Classroom


Classroom AV



Wall sign is missing


Roof at 200 - Repair


Roof at 300 - Replace


Roof at 400 - Minor Repairs

Los Altos High School- Wing 500 West Maintenance

Assessment Summary

General Condition: Very Poor to Poor

The physical condition of the building is poor. The exterior sheathing is worn, doors are barely functional although the roof was replaced in 2014 and is in good condition.

Building Data

Date of Original Construction: Unknown. No DSA application found

Building Area: 7,480 SF

(*) refers to building identification per DSA applications.

Condition Ratings

	Very Poor	Poor	Fair	Good	Very Good
	1	2	3	4	5
Building Envelope					
Roofing				4	
Exterior Cladding		2			
Windows		2			
Doors	1				
Soffits/Canopies		2			

Los Altos High School - Wing 500 West Maintenance

Critical Facility Needs (CFN)

- Minimal repairs as required to ensure functionality.

Future Facility Needs (FFN)

- Based on its central location and size, demolition and replacement elsewhere of these functions would better serve the campus.

Maintenance Building

Pool Side

Roof

Los Altos High School- Wing 600 Shop, Culinary, Robotics Shop

Assessment Summary

General Condition: Good

The physical condition of the building is good considering the age.

General Comments:

Building 600 contains specialized instruction spaces for automotive shop, culinary arts and a lab focused on small robotics.

Building Data

Date of Original Construction: 1955 DSA App 11512, 36253 (unable to verify)

Modernization Years: Unknown. Culinary Art's Record Drawings were not found

Building Area:

Building (H) 600 wing 7,480 SF

(*) refers to building identification per DSA applications.

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing			3		
Exterior Cladding				4	
Windows			3		
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring			3		
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings	1				
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing			3		
Electrical/Lighting				4	
Elevator (if applicable)					

Los Altos High School - Wing 600 Shop

Building Assessment

Building Envelope

- Roof: fair condition with minor maintenance at roof appurtenances.
- Exterior cladding: building exterior is cement plaster and appears to be well-maintained and is in good condition for the age of building. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: good condition
- Windows: windows are the original wood single glazed awning windows and appear to be in fair condition for their age. Window operability varied, with no signs of leaks at the time of evaluation.

Interior Finishes

- Finishes: exposed concrete slab floor stained with minimal cracks.
- Casework and Furnishings: specialized equipment for the auto shop repair is in fair condition.

Accessibility

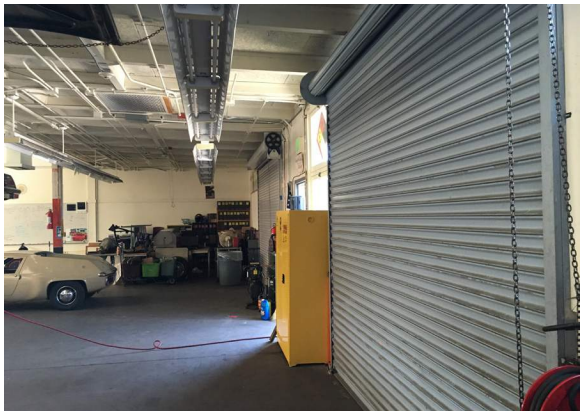
- Pedestrian Access: classroom entrances are located on the exterior facade with direct access to exterior walkways. There are no issues with these walkways.

Critical Facility Needs (CFN)

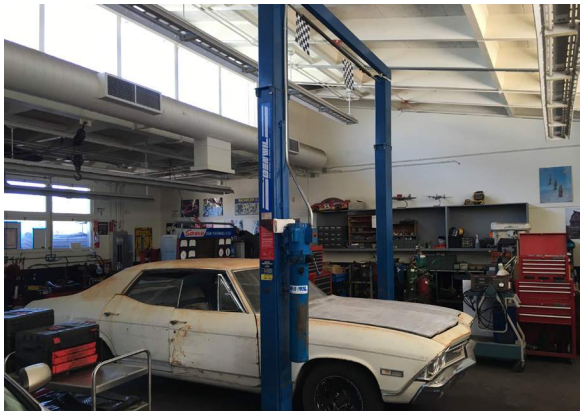
- Exhaust capture system.

Future Facility Needs (FFN)

- To be determined by future program needs.



Shop



Shop Interior

600 wing north exterior elevation

Los Altos High School - Wing 600 Culinary

Interior Finishes

- Finishes: resilient floor, walls and gypsum board ceilings are in very good condition. The room appears to have been recently renovated.
- Casework and Furnishings: specialized equipment is provided for the culinary arts program is in good condition. Equipment appears to be anchored as required. No drawings were found for the improvements in this room.

Critical Facility Needs (CFN)

- None at this time.

Future Facility Needs (FFN)

- To be determined by future program needs.

Culinary Arts Lecture

Culinary Arts Prep

Culinary Arts Clean

Los Altos High School - Wing 600 Robotics

Interior Finishes

- Finishes: VCT walls and gypsum board ceilings are in very good condition. The room appears to have been recently renovated.
- Casework and Furnishings: specialized equipment is provided for the program and is in fair condition.

Critical Facility Needs (CFN)

- Dust / metal collection systems.
- Relocate equipment to clear required access to electrical panels

Future Facility Needs (FFN)

- To be determined by future program needs.

Robotics Classroom

Robotics Lecture

Fabrication

Los Altos High School- Building 700 Science

Assessment Summary

General Condition: Good

The physical condition of the building is in good condition.

Building Data

Date of Original Construction: 1997 DSA Application 68131

Modernization Years: 2013 DSA Application 01-112326 Partial first floor

Number of Classrooms: 12 labs, 8 CRs, Art and Computer

Number of Restrooms:

Student: Boys- 3 Water Closets, 3 Urinals, 3 Lavs; Girls- 6 Water Closets, 3 Lavs

Staff: Mens- 1 Water Closet, 1 Urinal, 1 Lav; Womens- 2 Water Closets, 1 Lav

1 Drinking Fountain each floor

Building Area: Type V 1 Hour with AFSS

First Floor	23,618 SF
Second Floor	10,650 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing				4	
Exterior Cladding					5
Windows				4	
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring			3		
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings			3		
Building Systems					
ADA Compliance			3		
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing			3		
Electrical/Lighting				4	
Elevator (if applicable)					5

Los Altos High School- Building 700 Science

Building Assessment

General Comments

- The Science building is relatively new and has been recently updated to provide additional labs. There are awkward outdoor areas that appear to be under-utilized and difficult to supervise.

Building Envelope

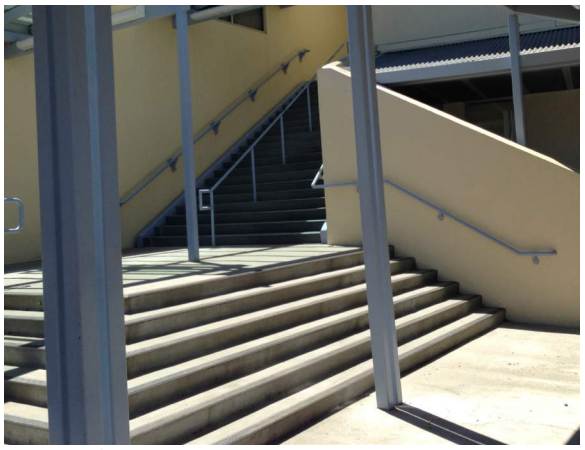
- Roof: roof is in good condition.
- Exterior Cladding: building exterior is cement plaster and appears to be well-maintained and is in good condition. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: doors are in good condition.
- Windows: Typical windows are double-glazed, aluminum-frame, large-format vertical sliding windows which are operable, although awkward to reach in some classrooms. First Floor north classrooms have storefront windows with awning windows. One of the north classrooms has been fitted with remote hand cranked window operators, others appear to be manually operated with rods.

Exterior Stairs

- Exterior metal stairs material is a hazard to the students.
- At circular stairs, odd and unsupervised voids have been created.

Exterior of Building

Typical Signage



Exterior of Building

Los Altos High School- Building 700 Science

Building Assessment

Interior Finishes

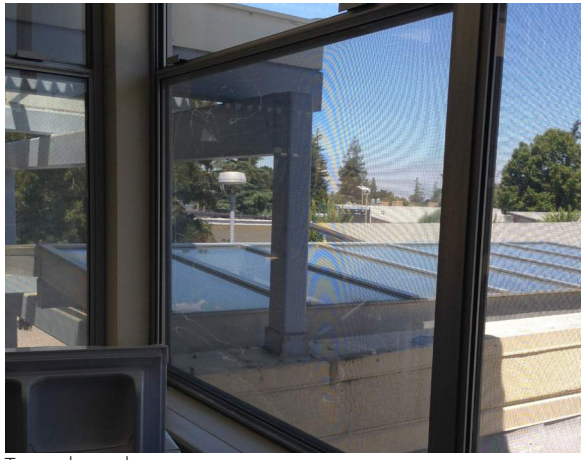
- Finishes: floor is in fair condition with some areas of damage. Joints and cracks are reading through the finish floor, notably at the center prep rooms.
- The wall and ceiling finishes appear to be in good condition.
- Window blinds at windows are in good shape. There is a mix of vertical blinds and roller shades.
- Interior doors: classroom doors are hollow metal in good condition for the age of construction. Some hollow metal door frames have rust at the floor.
- Cabinets and Furnishings: some cabinets show signs of normal wear and tear, but they are generally in fair to good condition. Countertops are in good condition. Limited replacement of cabinets may be required for ADA compliance.
- Restrooms are in very good condition and in compliance with ADA regulations at time of construction.
- Specialized equipment is in good shape. Fume hoods and emergency showers are functional.
- Chemical storage is provided.

Accessibility

- Pedestrian Access: There are multiple entry points. An elevator is provided. Civil identified the exterior doorways at first floor west side as having sloped in excess of 2%.
- Signage is in substantial accordance with code requirements. Additional ISA signage, building entry signage, and directional signage to the elevator / 2nd story access is required.
- There are locations where the location of exterior covered walkway columns were not properly coordinated with exterior stairs which creates conflicts.

High Window operators

Interior



Typical window

Los Altos High School- Building 700 Science

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.. Areas where the existing soffits have been repaired were noted.

HVAC

- Systems are relatively new and in very good condition. At the time of evaluation, new roof top condensing units were being installed. Anticipated completion in December 2016.

Plumbing

- Interior fixtures appear to be in good and workable condition.
- Eyewash stations are provided.

Electrical

- Lighting is in good condition.
- Wireless upgrades were underway at the time of the site visit.

Building identification and ISA should be provided.


Emergency Shower clearance required


Classroom Interior

Los Altos High School- Building 700 Science

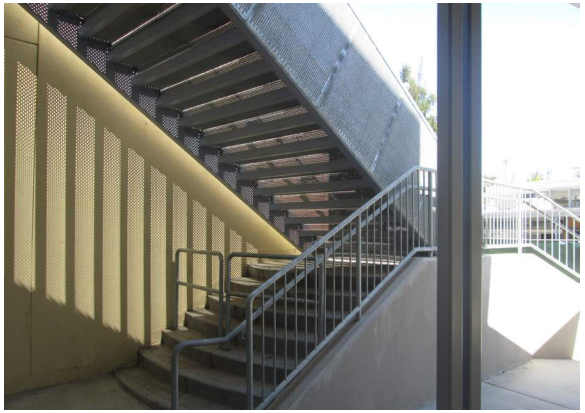
Critical Facilities Needs (CFN)

- Replace both exterior stairs with new concrete treads and traffic coating.
- Reconfigure circular stair to remove unsupervised-able areas.
- Provide supplementary signage program as required.

Future Facility Needs (FFN)

- Address accessibility conflicts at columns - revise stairs as required.

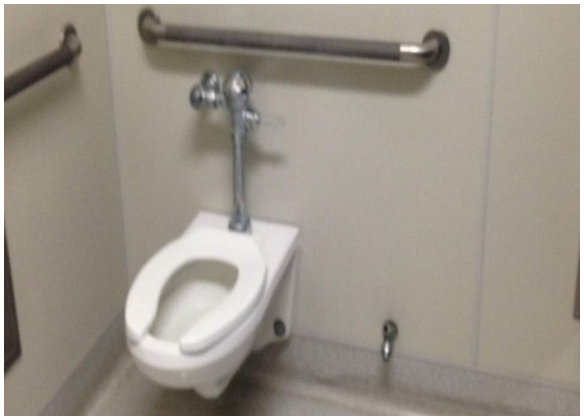
Exterior Metal Stairs



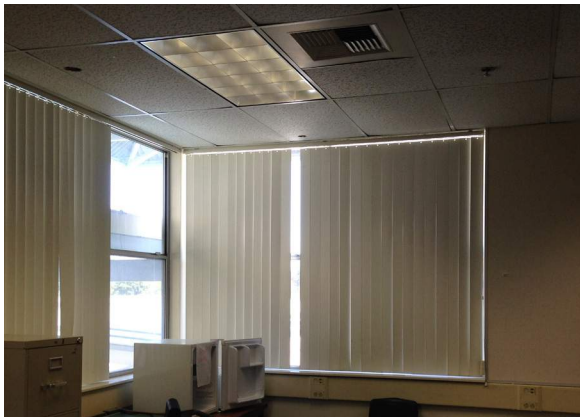
Exterior Circular Stair

Railing and Column Conflict

Los Altos High School
Building 700 Science



ADA Compliant restrooms



Typical Lecture Classroom

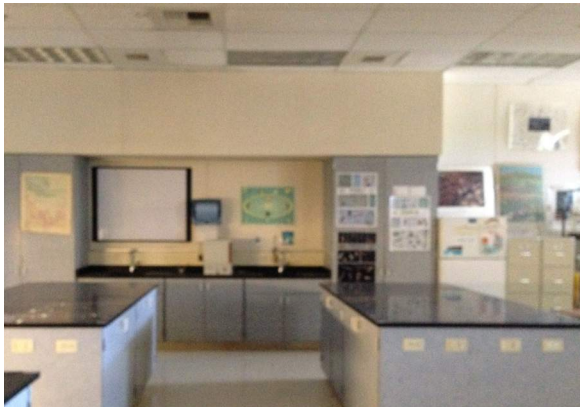
Newer Lab

Accessible Fume Hood

Typical Lab Classroom

Chemical Storage

Accessible work station

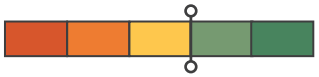


Non-accessible work stations

Los Altos High School- Building 800 Music

Assessment Summary

General Condition: Good



The physical condition of the building is good, with a few specific areas requiring remediation.

Building Data

Date of Original Construction: 1957 DSA Application 16352

Modernization Years: 2013 DSA Application 01-112326 Storage Room Addition

Number of Classrooms: 2 Oversized for Choir and Band

Building Area: Type V N

First Floor 23,618 SF

Condition Ratings

	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing				4	
Exterior Cladding					5
Windows				4	
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring			3		
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings			3		
Building Systems					
ADA Compliance			3		
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing			3		
Electrical/Lighting				4	
Elevator (if applicable)					5

Los Altos High School- Building 800 Music

Building Assessment

Building Envelope

- Roof: roof is in fair condition.
- Exterior Cladding: building exterior is cement plaster and appears to be well-maintained and is in fair condition.
- Doors: doors are in good condition.
- Windows: windows are the original single pane wood windows. Those at the upper clerestory level have areas needing repair.

Interior Finishes

- Finishes: floor is in fair condition with some areas of damage. Joints and cracks are reading through the finish floor, notably at the center prep rooms.
- The wall and ceiling finishes appear to be in good condition.
- Interior doors: classroom doors are hollow metal in good condition for the age of construction.
- Cabinets and Furnishings: some cabinets show signs of normal wear and tear, but they are generally in fair to good condition. Countertops are in good condition.
- It does not appear that the choral risers are fully accessible.
- Storage cabinets are properly used with minimal storage on top, with the exception of trophies.

Accessibility

- Pedestrian Access: classrooms are accessed directly from adjacent walkways and an exterior ramp. There are no issues.
- Interior ramp railing non-compliant.
- Signage is in accordance with code requirements.

Exterior

Windows and Ramp

Damage at upper clerestory window

Los Altos High School- Building 800 Music

Systems Assessment

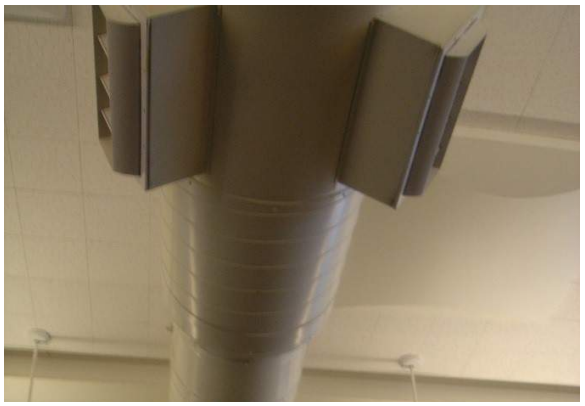
Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- Age and condition of the ac units are unknown.
- Ductwork and remaining infrastructure are in good condition.
- The room is a bit noisy due to high air velocity. Ductwork is exposed.

Typical Signage



Exposed ductwork

Piano Room

Los Altos High School- Building 800 Music

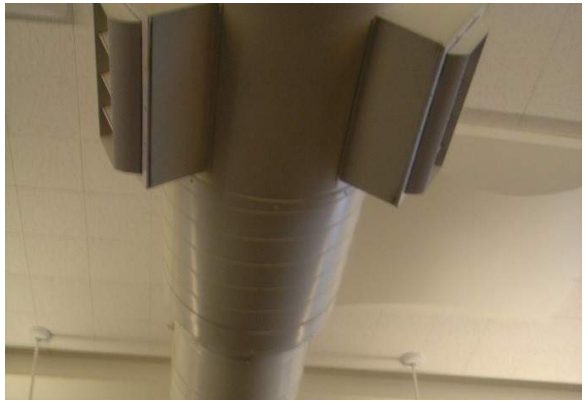
Critical Facilities Needs (CFN)

- Provide earthquake safe trophy storage.
- Window replacement with double glazed thermally broken aluminum windows to address acoustic, energy, and deterioration.

Future Facility Needs (FFN)

- Future modernizations should provide sturdier and abuse resistant finishes at the interior.
- Replace AC units if more than 15 years old. At time of roof top unit replacement, new systems should have acoustic vibration isolation and be designed to reduce air velocity to reduce noise.
- New ramp hand rail will be required.
- Roof replacement within the next five years

Band Room

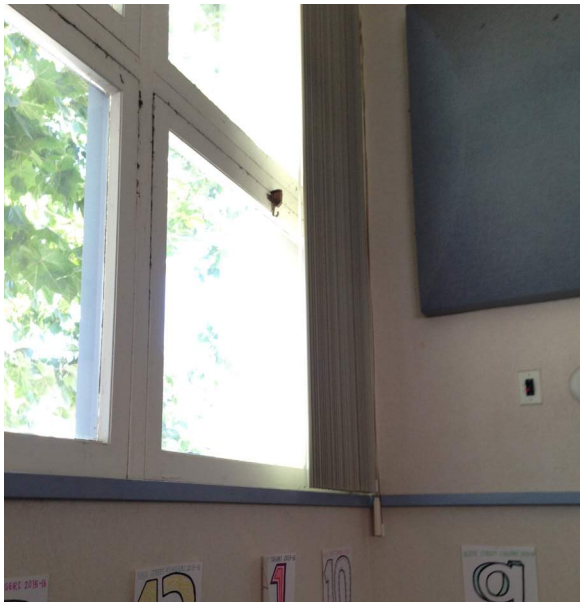

Exposed ductwork


Roof

Los Altos High School

Building 800 Music

Choir



Window Interior - chipped

Wear and tear

Band

Worn interior finishes

Instrument Storage

Accessible work station

Los Altos High School- Building 900

Assessment Summary

General Condition: Very good

The physical condition of the new building is very good. It is included in this assessment for the record.

Building Data

Date of Original Construction: 2014 DSA Application 01-112246

Number of Classrooms: 12: 9 CRs, 3 Oversize Art Classrooms

Number of Restrooms:

Student: Boys- 4 Water Closets, 5 Urinals, 6 Lavs; Womens- 9 Water Closets, 6 Lavs

Staff: Men- 1 Water Closet, 1 Lav; Women- 2 Water Closets, 1 Lav

1 Drinking Fountain

Building Area: Type V B with AFSS

First Floor	8,640 SF
Second Floor	5,810 SF

Areas do not include covered walkways or decks

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing					5
Exterior Cladding					5
Windows					5
Doors					5
Soffits/Canopies					5
Interior Finishes					
Flooring					5
Walls					5
Ceiling					5
Doors					5
Cabinetry					5
Window Coverings					5
Building Systems					
ADA Compliance					5
Specialty Equipment					5
Acoustics					5
HVAC					5
Plumbing					5
Electrical/Lighting					5
Elevator (if applicable)					5

Los Altos High School- Building 900

Building Assessment & Systems Assessment

- As a new building, the exterior is in good condition and does not require any repairs or improvements.

Exterior of Building

Critical Facilities Needs (CFN)

- None at this time

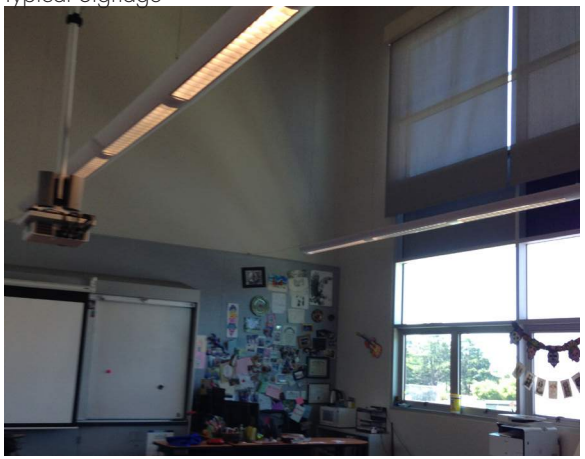
Future Facility Needs (FFN)

- Regular maintenance cycle for exterior finishes.

Typical Signage

Exterior of Building

Exterior of Building

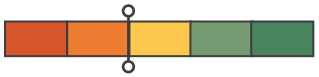


Second Floor Classroom

Los Altos High School- Portable Classrooms

Assessment Summary

General Condition: Poor to Fair



The physical condition of the buildings is fair. Interiors are in better condition than the exteriors.

Building Data

Date of Original Construction: 1996 DSA application 64482 relocating App 36094

Number of Classrooms: 6

Building Area: Type V non-rated

Total: 5,760 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing		2			
Exterior Cladding			3		
Windows			3		
Doors		2			
Soffits/Canopies					
Interior Finishes					
Flooring			3		
Walls			3		
Ceiling			3		
Doors		2			
Cabinetry			3		
Window Coverings			3		
Building Systems					
ADA Compliance	1				
Specialty Equipment					
Acoustics					
HVAC			3		
Plumbing			3		
Electrical/Lighting			3		
Elevator (if applicable)					

Los Altos High School- Portable Classrooms

Building Assessment

Building Envelope

- Roof: roof is in poor condition.
- Exterior Cladding: building is comprised of painted T111 plywood siding and is although well maintained is worn. At the time of evaluation there was no evidence of moisture or insect intrusion. There is substantial surface mounted conduit.
- Doors: doors are in poor condition with substantial wear and tear.
- Windows: windows are aluminum sliding windows in fair condition.

Interior Finishes

- Finishes: VCT floor is in good condition as are the walls and ceiling.
- Casework and Furnishings: limited casework is in good condition.

Accessibility

- Pedestrian Access: entrances are located on the exterior facade with ramps that are not in compliance with ADA requirements for path of travel. Ramps are rusted. Handrails are compromised by conduit locations.
- Asphalt pathways have cross slopes in excess of 2%.
- Signage is not provided in accordance with CBC chapter 11B requirements.

Systems Assessment

No assessments performed at this time. It appears all systems, except for a fire alarm upgrade, are original to the time of placement.

Exterior of Building

Non-complying ramp

Interior

Los Altos High School- Portable Classrooms

Critical Facilities Needs (CFN)

- Storage containers have been placed immediately adjacent to portable classrooms. These must be 20 feet away.
- Clean roofs, repair areas showing damage.
- Substantial improvements required for ADA components including ramps and signage.

Future Facility Needs (FFN)

- To be determined. Overall condition of the portable classrooms is poor. The layout is inefficient given the limited area for expansion at the Los Alto site.

Container location

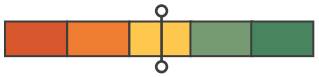
Asphalt paving path adjacent to practice gym

Ramps and Stairs in poor condition

Los Altos High School- Gym

Assessment Summary

General Condition: Fair



The exterior of the building is fairly well maintained, but shows multiple damaged areas. There is evidence of wear and tear on all building finishes. The interior of the gym does not appear to have been upgraded for several years.

Building Data

Date of Original Construction: 1955 DSA Application 13369

Modernization Years: 01-100170 Seismic Strengthening1998,
01-115446 Locker Room Modernization 2016

Number of Classrooms: N/A

Building Area: Type III A, Occupancy A-3
First Floor 13,064 SF

Condition Ratings

	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing		2			
Exterior Cladding				4	
Windows	1				
Doors			3		
Soffits/Canopies				4	
Interior Finishes					
Flooring				4	
Walls			3		
Ceiling				4	
Doors				4	
Cabinetry/Furnishings					
Window Coverings					
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing			3		
Electrical/Lighting				4	
Elevator (if applicable)					

Los Altos High School- Gym

General Condition of Building

General Comments

- Assessment comments in reference to gymnasium only. Adjacent locker rooms are under construction.

Building Envelope

- Roof: roof is in very poor condition. Locker Room remodel scope includes spot repair of the roof as needed.
- Exterior Cladding: building exterior is cement plaster and is in fair condition. Areas of cracking, staining and water damage are evident.
- Doors: hollow metal doors are in fair condition for the age of construction. Due to the heavy-use environment associated with a gym facility, the doors are showing typical signs of wear and tear.
- Windows: windows are single glazed in very poor condition. Blue film has been installed to reduce glare, which does not allow natural daylight, thereby requiring lights to be on for all functions.

Interior

- Finishes: floor is in good condition and appears to be well maintained.
- The wall finishes are in good condition. Surface mounted conduit prevalent. Minimal wall crash padding.
- Equipment - basketball backstops are in good condition.
- Bleachers are original wood bleachers. No ADA seating is provided.
- Restrooms are well maintained with finishes in good condition.

Accessibility

- Pedestrian Access: Exterior walkways could not be evaluated at the time due to adjacent construction.
- Signage is in not accordance with code requirements.
- There are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA in the 1998 modernization, these would have to be corrected during future construction phases.

Exterior

Interior

Interior Windows

Los Altos High School- Gym

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted. Adjacent locker room construction did not appear to require any structural upgrades.

HVAC

- Roof top unit of unknown age and efficiency. Four roof top ventilation hatches as well.

Plumbing

- The toilet room is in fair condition. Fixtures appear to be in good condition but are showing signs of wear.

Electrical

- Refer to Campus Summary for specific electrical information.

Los Altos High School- Gym

Critical Facilities Needs (CFN)

- After adjacent construction is complete, verify condition of existing walkway as required to meet path of travel requirements for cross slope and threshold heights.
- Replace windows with thermally broken diffuse glazing to increase efficiency and allow daylighting.
- An updated and comprehensive signage plan is needed. Exterior tactile signage and ISA (International Symbol of Accessibility) to be provided.

Future Facility Needs (FFN)

- Replace roof, add new plywood decking and insulation for increased energy efficiency.
- Future planning should replace existing bleachers, providing required ADA seating.
- Evaluate the existing roof top units and consider replacement within the next 5 years.
- Install CO2 sensors for demand controlled ventilation.

Los Altos High School- Small Gym

Assessment Summary

General Condition: Poor

The exterior of the building shows multiple damaged and degraded areas.

Building Data

Date of Original Construction: 19 DSA Application 17381

Modernization Years: 01-100170 Seismic Strengthening 1998

Number of Classrooms: N/A

Building Area: Type V N

First Floor 8,163 SF (Gym 61 x 119.5') + Athletic Director Office

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing		2			
Exterior Cladding		2			
Windows	1				
Doors			3		
Soffits/Canopies			3		
Interior Finishes					
Flooring				4	
Walls			3		
Ceiling		2		4	
Doors			3		
Cabinetry/Furnishings			3		
Window Coverings					
Building Systems					
ADA Compliance	1				
Specialty Equipment			3		
Acoustics		2			
HVAC			3		
Plumbing					
Electrical/Lighting			3		
Elevator (if applicable)					

Los Altos High School- Small Gym

Building Assessment

General Comments

- Building contains a single basketball court with minimal side court clearances.

Building Envelope

- Roof: roof is in poor condition.
- Exterior Cladding: building exterior is cement plaster and is in poor condition. The cement plaster is continuous down to the dirt. Areas of cracking, staining and water damage are evident.
- Doors: doors are in fair condition.
- Windows: windows are single glazed in poor condition.

Interior Finishes

- Finishes: floor is in good condition and appears to be well maintained.
- The wall finishes are in good condition. Surface mounted conduit prevalent. Minimal wall crash padding.
- The ceiling spray-on finish in fair condition but is dirty.
- Equipment - fixed basketball backstops are in good condition.

Accessibility

- Pedestrian Access: Exterior walkways show subsidence. Door thresholds at the main entrance have excessive slope. The second exit has a landing and step, which is allowed in existing buildings. The number of exits meets the code requirements (145 occupants @ 50 SF/ Occupant)
- Signage is in not accordance with code requirements.

Exterior walls

Interior

Exterior

Los Altos High School- Small Gym

Systems Assessment

Structural

- Building underwent a seismic strengthening in 1998 in which window panels were infilled with plywood shear wall.
- There appear to be areas that should be investigated for dry rot and deterioration, notably at the base of the wall and overhangs.

HVAC

- A single roof top unit of unknown age and efficiency. Recent roof patches indicate recent replacement.

Electrical

- Ceiling mounted lighting fixtures provide glare.

Roof of Small Gym

Adjacent subsidence evident

Interior

Los Altos High School- Small Gym

Critical Facilities Needs (CFN)

- Clear away shrubs and revise exterior grade. Install mow strip. Cut plaster, install weep screed to be no less than two inches above adjacent finish grade.
- Remove and replace existing walkway as required to meet path of travel requirements for cross slope and threshold height.
- Replace roof, add new plywood decking and insulation for increased energy efficiency.
- Install crash pads all walls.

Future Facility Needs (FFN)

- Install efficient high bay lighting that does not create glare.
- Replace exterior windows to allow ventilation and daylighting, reduce glare.
- Future master planning should evaluate the useful life and functional appropriateness of the small gym. When considered with the adjacent portable classrooms, demolition in this area may allow future growth and facilities that better meet the school's programmatic needs.

Inadequate grade separation

Windows in poor shape

Entry slab subsidence

Los Altos High School- Library

Assessment Summary

General Condition: Good

The physical condition of the building is good to very good.

Building Data

Date of Original Construction: 2000 DSA Application 01-101741

Number of Classrooms: None

Number of Restrooms:

Staff: 1 Unisex, 1 Water Closet, 1 Lav

1 Drinking Fountain

Building Area: Type V 1 non-rated with AFSS

First Floor 13,173 SF

Areas do not include covered walkways

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing					5
Exterior Cladding					5
Windows					5
Doors					5
Soffits/Canopies				4	
Interior Finishes					
Flooring					5
Walls					5
Ceiling					5
Doors				4	
Cabinetry/Furnishings				4	
Window Coverings					5
Building Systems					
ADA Compliance				4	
Specialty Equipment					5
Acoustics				4	
HVAC					5
Plumbing					5
Electrical/Lighting					5
Elevator (if applicable)					

Building Assessment

Building Envelope

- Roof: roof is in good condition for its age.
- Exterior Cladding: building exterior is cement plaster and appears to be well-maintained and is in good condition for the age of building. At the time of evaluation, there was no evidence of moisture or insect intrusion. There are minor cracks in the plaster and the base of the exterior walls shows evidence of repairs.
- Doors: doors are in good condition for the age of construction.
- Windows: windows are double glazed store front /curtain walls in good condition.

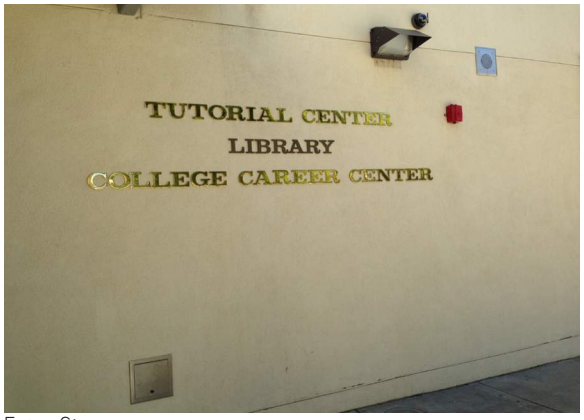
Interior Finishes

- Clerestory windows appear to have a water / weather film. Also create glare.
- Finishes: carpeted floor is in good condition as are the walls and ceiling.
- Cabinets and Furnishings: recent renovations have included interior modernization of the casework and new furniture within the main library space. Casework in secondary spaces is in good condition.
- Restrooms are in good shape.

Accessibility

- Pedestrian Access: entrances are located on the exterior facade with direct access to exterior walkways.
- Signage is provided in accordance with CBC chapter 11B requirements, with minor exceptions.

Exterior of Building



Entry Signage

Main Library Space

Los Altos High School- Library

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- Roof mounted air conditioning with ducts. SEER 12.0
- Data rooms with split system a.c. SEER 10.2 - 11.3
- 15 year old units are approaching replacement age.
- Ductwork and remaining infrastructure are in good repair.

Plumbing

- Plumbing fixtures appear to be in good condition.

Electrical

- Emergency lighting does not appear to be up to current code for 1 foot candle average in the paths of egress.

Minor plaster cracks

Exterior

Clerestory windows

Los Altos High School- Library

Critical Facilities Needs (CFN)

- An updated and comprehensive signage plan is needed. Exterior tactile signage and ISA (International Symbol of Accessibility) to be provided.
- The exterior cement plaster has minor cracks. The base of the exterior walls shows evidence of repairs - a comprehensive program to repair plaster bases to be no less than two inches above adjacent grade with a weep screed is recommended.
- Emergency lighting survey recommended to ensure all fixtures are functional and providing 1 foot candle average in the paths of egress.

Future Facility Needs (FFN)

- Regular maintenance cycle for exterior finishes.
- Replace HVAC units with units of greater efficiency.
- Re-glazing of upper clerestory windows.

Exterior Entry Room identification and ISA required

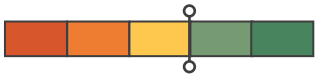
Damaged plaster at grade

Library roof

Los Altos High School- Multi-Use

Assessment Summary

General Condition: Fair to Good



The physical condition of the building is good.

Building Data

Date of Original Construction: 2000 DSA Application 01-101741

Number of Classrooms: None

Number of Restrooms:

Student: Boys- 4 Water Closets, 3 Urinals, 4 Lavs; Girls- 7 Water Closets, 4 Lavs

Staff: Male- 1 Water Closet, 1 Lav; 2 Womens- with 1 Water Closet, 1 Lav

Staff Unisex: 1 Water Closet; 1 Lav

2 Drinking Fountains

Building Area: Type V 1 Hour with AFSS

First Floor 16,578 SF

Areas do not include covered walkways

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing				4	
Exterior Cladding				4	
Windows				4	
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring				4	
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings			3		
Building Systems					
ADA Compliance			3		
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing				4	
Electrical/Lighting			3		
Elevator (if applicable)					

Los Altos High School- Multi-Use

Building Assessment

General Comments

- The Multi-Use building houses both the theater and the dining and kitchen facilities.

Building Envelope

- Roof: roof is in good condition for its age. Minor discoloration from dirt on the light metal roof.
- Exterior Cladding: building exterior is cement plaster and appears to be well-maintained and is in good condition for the age of building. There are minor cracks in the plaster.
- Doors: doors are in good condition for the age of construction.
- Windows: windows are double glazed store front /curtain walls in good condition.
- A sliding glass door at the student dining opens to the exterior, and is in good condition.
- Exterior faculty dining patio is fully exposed to the sun.

Accessibility

- Pedestrian Access: Entrances are located on the exterior facade with direct access to exterior walkways, Accessible routes appear to be in conformance with code requirements.
- Signage is provided in accordance with CBC chapter 11B requirements, with minor exceptions.

Exterior of Theater

Exterior at Dining

Exterior of Building

Los Altos High School- Multi-Use

Building Assessment

Interior - Theater

The interior of the theater is in good condition, although some wear and tear on the stage risers was observed.

At the time of construction, the limited location for wheelchair seating was permissible, as was the dependence on back stage access for wheel chair access. Updated ADA requirements for dispersed seating and circulation pathways may be enforced in future upgrades.

Interior - Restrooms

The interior of the restrooms are in good shape. There are minor ADA discrepancies

Interior -Dining

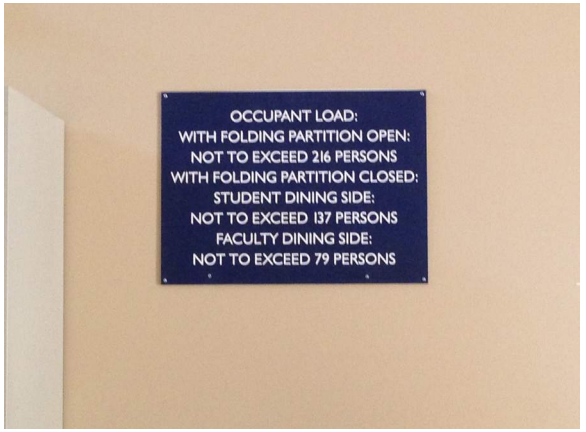
The interior of the large dining area is bright and well maintained. The faculty dining area is immediately adjacent to it, and can be closed off with a folding partition. The large volume depends on the perforated metal ceiling for acoustical softening, but is inadequate.

The faculty kitchenette area is inadequate.

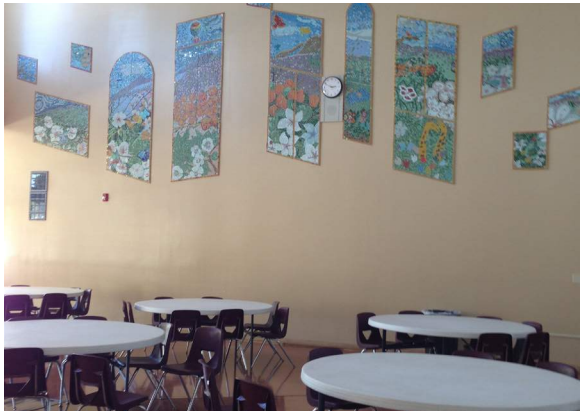
Interior - Kitchen

The Kitchen and Servery were remodeled during the summer of 2016 with finishes and equipment upgrades.

Theater Interior



Ramp



Interior of Student Dining

Los Altos High School- Multi-Use

Systems Assessment

Structural

- Due to campus facilities being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- Roof mounted air conditioning with ducts. SEER 12.0
- Data room with split system a.c. SEER 10.2
- 15 year old units are approaching replacement age.
- Ductwork and remaining infrastructure are in good repair.

Plumbing

- Plumbing fixtures appear to be in good condition.

Electrical

- Lighting controls at theater do not have front of the house general light switches. While not a code requirement, this is recommended to make it easier for people using the building.
- Emergency lighting does not appear to be up to current code for 1 foot candle average in the paths of egress.
- Code required dressing room counter receptacle switches, where installed inside the dressing rooms, in violation of NEC 520.73. This code section requires the pilot light switches to be installed outside the dressing room door, in the Hallway, in order to alert staff that receptacles at the counters / mirrors, may still be energized during or after a performance.

Representative shot of roofing materials

Current Staff "kitchenette"

Staff WC lever handle on wrong side

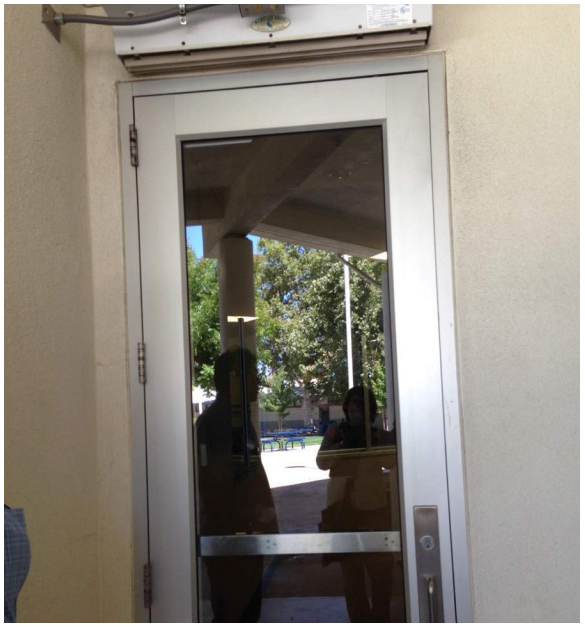
Los Altos High School- Multi-Use

Critical Facilities Needs (CFN)

- An updated and comprehensive signage plan is needed. Exterior tactile signage and ISA (International Symbol of Accessibility) to be provided.
- Relocate dressing room pilot light switch to hallway.
- The base of the exterior walls shows evidence of repairs - a comprehensive program to repair plaster bases to be no less than two inches above adjacent grade with a weep screed is recommended.
- Emergency lighting survey recommended to ensure all fixtures are functional and providing 1 foot candle average in the paths of egress.

Future Facility Needs (FFN)

- The existing student dining capacity is 137. If the student population grows, an additional area is recommended. Exterior dining areas can be developed with shade structures as well.
- Provide shade at the exterior faculty dining patio with large shade structure.
- Provide a dedicated kitchenette for faculty dining.
- Replace HVAC units with units of greater efficiency.



Entry signage and ISA required

Faculty dining patio

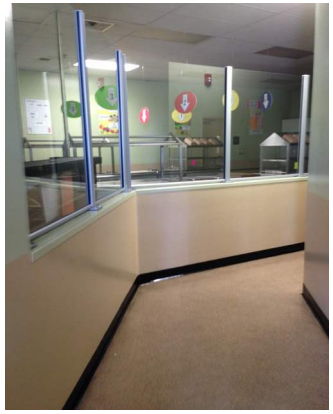
Los Altos High School

Multi Purpose
Theater & Dining

Exterior courtyard

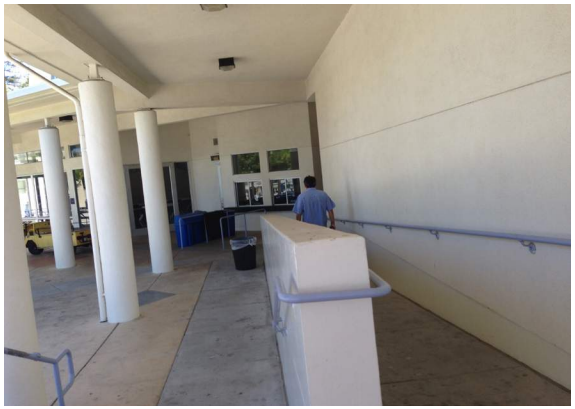
Multi Purpose

Entry Stairs



Servery Line

Lack of exterior shading



Exterior ramp

Alta Vista High School

1325 Bryant Avenue
Mountain View CA 94040

School Data

Date School Opened: 2005

Total Enrollment 2015: 100 students

Number of Classrooms: 10

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Alta Vista High School Existing Site Plan

Site Summary

The campus is located off Bryant Avenue accessed through a long driveway, leading to a dedicated parking lot. Signage at the street identifies the school.

The campus is fenced on the east and south edges, which front private residences. To the east, a fence separates the school from the adjacent fields. A gate secures the access drive west of the MPR. The Administration office has good over view for site visitors.

An exterior basketball court is provided for student use.

Arrival: Pedestrian path from Bryant Street has excessive cross slope.

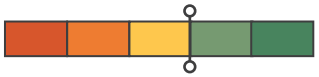
Parking: Non-compliant or missing ADA signage.

Wayfinding: Additional directional signs to the Office is recommended.

Alta Vista High School - Building A Administration

Assessment Summary

General Condition: Fair to Good



All campus buildings have been very well-maintained and are in good condition for their age. There is evidence of normal wear and tear at the interior cabinets, plumbing/sink fixtures, floors and walls.

Restrooms are showing signs of aging and have minor dimensional discrepancies in regard to current ADA standards.

Building Data

Date of Original Construction: 2004

Number of Classrooms: N/A

Number of Restrooms:

Staff: Mens- 1 Water Closet, 1 Lav; Womens- 1 Water Closet, 1 Lav

Building Area: 2,400 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing			3		
Exterior Cladding				4	
Windows				4	
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring			3		
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings			3		
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing			3		
Electrical/Lighting				4	
Elevator (if applicable)					

Alta Vista High School- Building A Administration

Building Assessment

Building Envelope

- Roof: metal standing seam roof is in fair condition for its age. Debris in gutters.
- Exterior Cladding: building exterior is cement plaster and appears to be well-maintained and is in good condition for the age of building. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Windows: windows are single glazed vertical sliding units and appear to be in fair condition. Windows appeared operable with no signs of leaks at the time of evaluation.
- Doors: doors are in good condition for the age of construction. Hardware is code compliant.

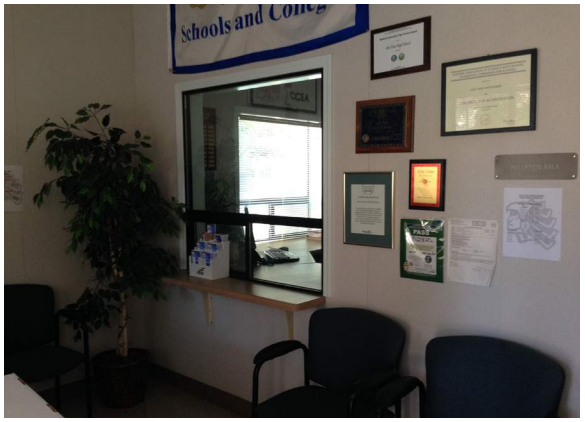
Interior

- Finishes: floor is in fair condition with areas that may require patching/replacement. The wall and ceiling finishes appear to be in good condition.
- Interior doors: classroom doors are hollow metal in good condition for the age of construction.
- Cabinets and Furnishings: some cabinets show signs of normal wear and tear, but they are generally in fair to good condition. Countertops are in good condition.
- Storage: offices appeared cluttered at the time of evaluation. This could be due to insufficient amounts of storage areas or lack of organization.
- Window Coverings: mini blinds are operational, with some damage.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Door thresholds are compliant.
- Signage: provided in accordance with CBC Chapter 11B requirements.
- Staff sinks did not appear to be accessible due to a non-removable base and the depth of the sink not allowing for proper knee clearance. Lack of knee and toe clearance prevents access to the soap and paper towel dispenser mounted behind the sink. Finishes are dated and are showing signs of aging
- Restrooms: finishes are dated and showing signs of aging. Location of storage shelves in restrooms block ADA accessibility clearances.

Exterior of Building

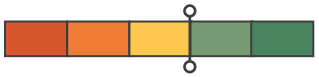

Lobby Entry

Entry Signage

Alta Vista High School - Buildings C, D, & E Classrooms

Assessment Summary

General Condition: Fair to Good



Overall classroom buildings have been very well-maintained and are in good condition for their age. There is evidence of normal wear and tear at the interior cabinets, plumbing/sink fixtures, floors and walls.

Building Data

Date of Original Construction: 2004

Number of Classrooms: 10

Number of Restrooms: none provided

Building Areas:

Building C	3,840 SF
Building D	3,840 SF
Building E	2,880 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing			3		
Exterior Cladding				4	
Windows				4	
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring			3		
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings			3		
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing			3		
Electrical/Lighting				4	
Elevator (if applicable)					

Alta Vista High School - Buildings C, D, & E Classrooms

Building Assessment

Building Envelope

- Roof: metal standing seam roof is in fair condition for its age. Tree debris noted in face mounted gutter system. Gutter seams show signs of leakage.
- Exterior Cladding: building exterior is cement plaster and appears to be well-maintained and is in good condition for the age of building. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Windows: windows are single glazed vertical sliding units and appear to be in fair condition. Windows appeared operable with no signs of leaks at the time of evaluation.
- Doors: doors are in good condition for the age of construction. Hardware is code compliant.

Interior Finishes

- Finishes: floor is in fair condition with areas that may require patching/replacement. The wall and ceiling finishes appear to be in good condition.
- Interior doors: classroom doors are hollow metal in good condition for the age of construction. Hardware is code compliant.
- Cabinets and Furnishings: some cabinets show signs of normal wear and tear, but they are generally in fair to good condition. Countertops are in good condition. Limited replacement of cabinets may be required for ADA compliance.
- Storage: classrooms appeared cluttered at the time of evaluation. Unsafe storage on tall cabinets.
- Window Coverings: mini blinds are operational, with some damage.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Thresholds meet accessibility requirements. Refer to Appendix C for civil engineering findings regarding accessible routes.
- Classroom Sinks: ADA required knee space is used for storage. Lack of knee and toe clearance prevents access to the soap and paper towel dispenser mounted behind the sink.
- Signage: provided in accordance with CBC Chapter 11B requirements.

Exterior of Building

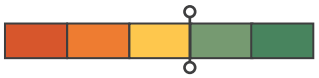
Classroom Interior

Roof

Alta Vista High School - Building M Multi-Purpose Building

Assessment Summary

General Condition: Fair to Good



Overall building has been very well-maintained and is in good condition for its age. There is evidence of normal wear and tear at the interior cabinets, plumbing/sink fixtures, floors and walls.

The Multi-Purpose Room is very worn, with stains and damaged finishes.

The Kitchen has minor damaged areas where it appears equipment has been relocated.

The Restrooms are well maintained, bright, with good finishes. There are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA in future work these would have to be corrected.

Building Data

Date of Original Construction: 2004

Number of Classrooms: N/A

Number of Restrooms:

Student: Boys- 3 Water Closets, 3 Urinals, 3 Lavs; Girls- 6 Water Closets, 3 Lavs

Building Area: C: 4,497 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing			3		
Exterior Cladding				4	
Windows				4	
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring		2			
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings			3		
Building Systems					
ADA Compliance			3		
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing				4	
Electrical/Lighting			3		
Elevator (if applicable)					

Alta Vista High School - Building M Multi-Purpose Building

Building Assessment

Building Envelope

- Roof: metal standing seam roof and single ply roof is in fair condition for its age. Parapet shows staining indicative of roof cap failure.
- Exterior Cladding: building exterior is cement plaster and appears to be well-maintained and is in good condition for the age of building. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Windows: windows are single glazed vertical sliding units and appear to be in fair condition. Windows appeared operable with no signs of leaks at the time of evaluation.
- Doors: doors are in good condition for the age of construction. Hardware is code compliant.

Interior Finishes

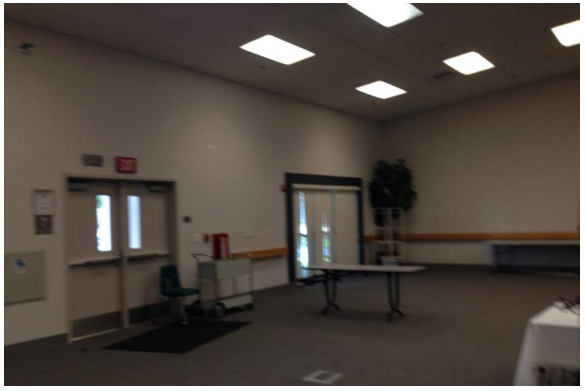
- Finishes: floor is in fair condition with areas that may require patching/replacement. The wall and ceiling finishes appear to be in good condition.
- Interior doors: doors are hollow metal in good condition for the age of construction.
- Casework and Furnishings: some cabinets show signs of normal wear and tear, but they are generally in fair to good condition. Countertops are in good condition. Limited replacement of cabinets may be required for ADA compliance.
- Kitchen: damaged areas where equipment has been relocated.
- Restroom interior damaged tile walls.

Accessibility

- Pedestrian Access: building entrances are located on the exterior facade with direct access to exterior walkways. Thresholds are in conformance.
- Stage ramp handrail compliant at time of construction, no update required at this time.
- Signage: provided in accordance with CBC Chapter 11B requirements.
- Restrooms: Restroom finishes are dated and showing signs of aging. Current configurations do not meet ADA standards. Location of paper towel dispenser in Restroom does not allow for proper ADA clearance.
- Drinking fountains: updated ADA compliant water bottle fillers.

Exterior of Building


Parapet mastic in need of repair


MPR Interior

Alta Vista High School Campus Summary

Systems Assessment

Structural

- Due to the relatively recent construction of the campus, structural system assessments were based on record documents. No areas of damage or dry rot were noted. Minor repair required at exterior soffit fascias.

HVAC

- All mechanical units are original to the date of construction, are in good condition. An additional 5-7 years of service is appropriate before replacement.
- Building A Administration – Fan coil in attic, ground mounted condensors, ducted delivery and return air
- Classrooms, Typical – Bard units with integral return air, ducted delivery,
- Multi Purpose – Roof Mounted Fan coil and condensors, ducted supply.

Plumbing

- All fixtures appear in good condition.

Electrical

- The campus is fed with 1,200 amp, 120/208V exterior electric service in good condition.
- Power distribution feeders and panels are in good condition.
- Interior classroom lighting with fluorescent T8 lamps in good condition.
- Multi-Purpose Room lighting in good condition.
- Exterior lighting fixtures are in poor condition, with aging and yellowed lenses.
- Interior lighting controls include occupancy sensors and exterior lighting controls are on a time clock. All are in good condition.
- Data/ clock speaker / AV systems are all in good condition.
- Fire alarm is in good condition, although classrooms lack strobe light alarm devices per the most recent code. No change is required at this time.

Kitchen

MPR HVAC

Classroom lighting and AV

Alta Vista High School - Campus Summary

Critical Facilities Needs (CFN)

- Roof maintenance program including debris removal and tree trimming is recommended. Repair all gutter leaks.
- Building M- repair parapet cap.
- Anchor all storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets.
- Replace exterior lighting fixtures.
- Provide compliant ADA signage at parking lot.
- Verify ADA wheelchair space at exterior drinking fountain.

Future Facility Needs (FFN)

- For increased energy efficiency and acoustical mitigation, it is recommended to replace the single pane windows with thermally broken, Low-E dual glazing.
- Increase or re-design casework to meet storage needs.
- Replace flooring in Multi-purpose Room.
- Future modernization work will require DSA review and approval of restroom dimensions as built.
- Future construction at this site should remove and replace Bryant Street pedestrian access concrete walkway with code compliant accessible walkway as well as the creation of an accessible loading zone.
- Provide HVAC upgrade at Administration and Multi-purpose Room for increased energy efficiency.
- Replace exterior lighting fixtures.

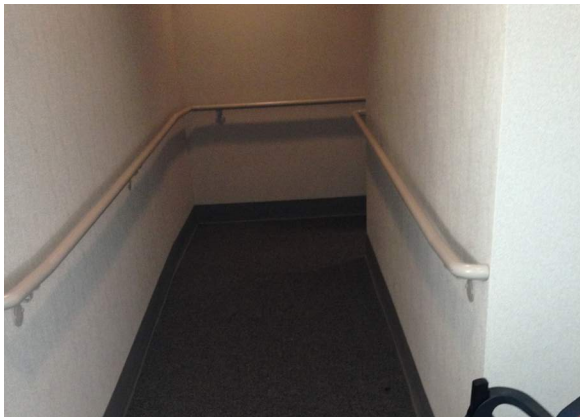
Minor issues in mounting heights and locations

Drinking fountain wheelchair space clearances

ADA parking signage required

Alta Vista High School

MPR Interior



Ramp to Stage - interior corner non-conforming

Entry walkway excessive cross slope

Classroom Interior

Building soffit - minor water stains

Ponding at walkway

Water bottle filler and fountain

Stained carpet at MPR

MVHS Freestyle Academy of Communication Arts & Technology

1299 Bryant Street
Mountain View CA 94040

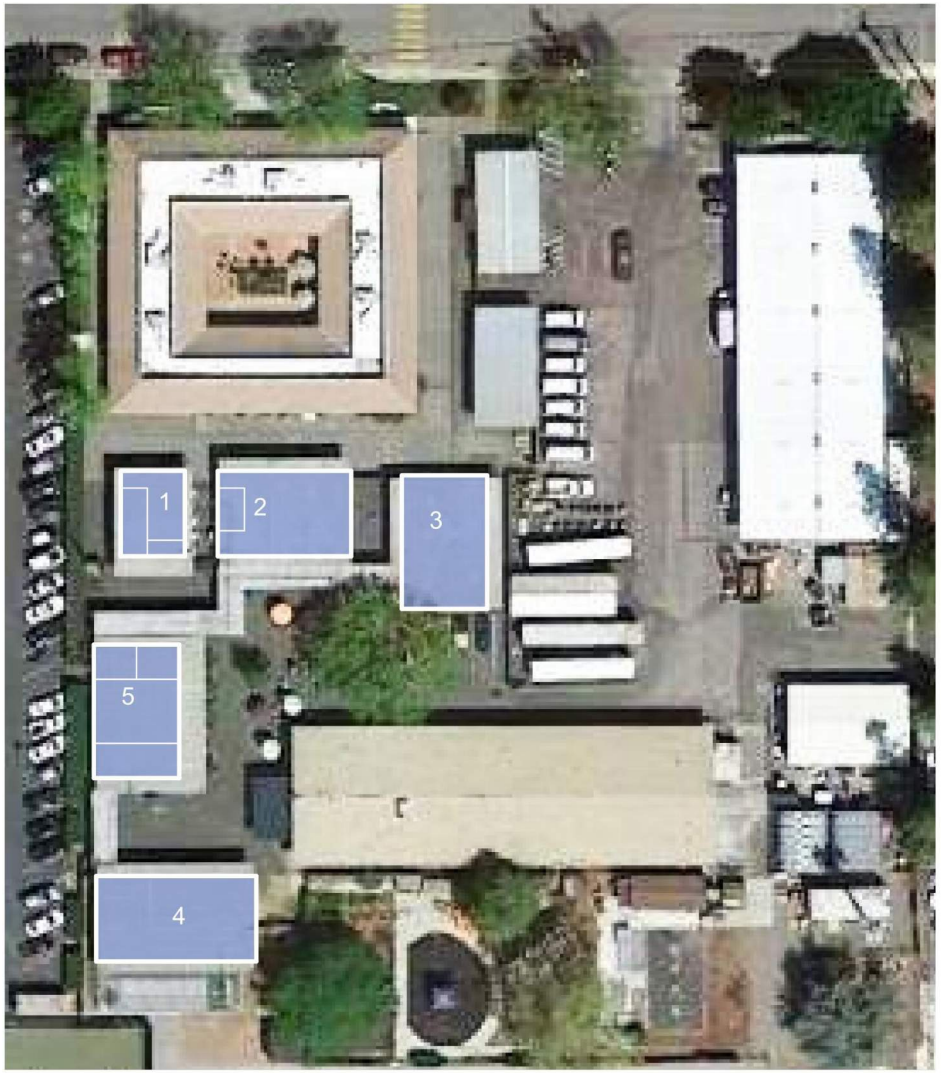
School Data:

Date Academy Opened: 2006

Total Enrollment 2015: 144 maximum

Number of Classrooms: 5

MVHS Freestyle Academy of Communication Arts & Technology - Existing Site



Site Summary

The Academy campus is located behind the District Office, between the District Corporation yard and a fence edging the Mountain View High School parking lot.

Within the campus, the students and staff have upgraded the spaces with chairs, tables and art work.

Arrival: There is no public identity or easily identified point of entry. Access is through gates in the chain link fence, none of which are accessible.

There are no information signs identifying where visitors should go.

MVHS Freestyle Academy of Communication Arts & Technology

Assessment Summary

General Condition: Very Poor to Poor

The Academy is housed in five portable classroom buildings showing multiple signs of aging and deterioration. The specialized programs are compromised by the limited floor plan and classroom volume available. A covered walkway links four of the buildings.

Equipment is in fair condition and appears to have been installed specifically for the program. Some of the improvements do not appear to be installed under DSA applications. Additional input from the users is recommended to ensure functionality.

Restrooms do not meet current ADA standards. A single drinking fountain does not comply with ADA requirements.

Building Data

Date of Original Construction: Relocated from previous sites. Buildings 1,2, and 5 placed in 1973. Buildings 3 and 4 placed in1986.

Modernization Years: No Record

Number of Classrooms: 5 specialized classrooms

Building 1	Audio Studio,
Building 2	Audio Production / Computer Classroom;
Building 3	Design Studio
Building 4	Multi-Media Studies
Building 5	Video Product & Classroom

Number of Restrooms: Boys- 2 Water Closets, 1 Urinal; Girls- 3 Water Closets

Building Area:

Building 1	960 SF
Building 2	1,600 SF
Building 3	1,600 SF
Building 4	1,920 SF
Building 5	1,920 SF

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing	1				
Exterior Cladding	1				
Windows		2			
Doors		2			
Soffits/Canopies		2			
Interior Finishes					
Flooring			3		
Walls			3		
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings		2			
Building Systems					
ADA Compliance	1				
Specialty Equipment				4	
Acoustics			3		
HVAC			3		
Plumbing			3		
Electrical/Lighting				4	
Elevator (if applicable)					

MVHS Freestyle Academy of Communication Arts & Technology

Building Assessment

Building Envelope

- Roof: buildings are in fair to poor condition. All roofs have multiple patches and need to be replaced. Flashings have failed. Exterior panel joints show evidence of water damage. Edge metal is rusted.
- Exterior Cladding: The relocatable buildings have exposed steel frames, steel edge soffits and plywood panel infill. Plywood siding shows aging. Steel canopies and flashings are bent and damaged.
- Windows: windows are single pane horizontal sliding units which appear to be in fair condition. Windows appeared operable with no signs of leaks at the time of evaluation. Many need to be cleaned.
- Doors: doors are in fair condition for the age of construction.
- The buildings have a ventilated crawl space which relies on ducted exhaust. At the time of evaluation, the underfloor area was not examined.

Interior Finishes

- Finishes: floor is in fair condition with areas that may require patching/replacement. The wall and ceiling finishes appear to be in good condition.
- Interior doors:
- Cabinets and furnishings: most of the classrooms use furniture instead of built-in cabinets. Classrooms appeared cluttered at the time of evaluation. This could be due to insufficient amounts of storage areas or lack of organization.
- Equipment: Styrofoam baffles in Audio Studio should be verified as meeting FLS requirements.
- Window Coverings: horizontal mini blinds at windows are functional, with a few damaged units.
- The large classroom is oversized. It requires two exits with panic hardware and powered exit signs.

Main Entry


Exterior of Building from District Office

Campus Classroom Entry

MVHS Freestyle Academy of Communication Arts & Technology

Building Assessment

Accessibility

- Pedestrian access: Many of the exterior doors have asphalt landings that are excessively steep.
- Buildings 4 and 5 have wood decks with non compliant handrails. Building5 has accessible exits, signed.
- Signage: a complete signage program for room identification and way finding is required.
- Restrooms: water closets do not meet ADA requirements. Location of paper towel dispenser in Restroom does not allow for proper ADA clearance.

Drinking fountain

Audio Studio Ceiling

Water closet flush handle on wrong side

MVHS Freestyle Academy of Communication Arts & Technology

Systems Assessment

Structural

- Portable classroom buildings use modular structural systems specific to the building type and manufacturer. It does not appear that the exterior wall systems have been compromised by reconfiguration. Interior floor loading capacity is 50 pounds / square foot. At Unit 1 subsequent construction may have exceeded this allowance.

HVAC

- Buildings are served by through the wall PTAC, (packaged terminal a/c) heat pumps, ductless mini splits and Bard heat pumps. Little can be done to improve these units except for replacement in kind.
- Air conditioning condensors for Room 1 are located on grade.

Plumbing

- Restroom fixtures are in good condition and working order. Faucets have metering valves.

Electrical

- The campus is fed from the adjacent District office building. Connections are in fair condition.
- Interior classroom lighting with fluorescent T8 lamps is in generally good condition. Interior lighting controls are switches, no occupancy sensor systems.
- Exterior lighting are wall mounted, yellowed in fair to poor condition.
- Data fiber infrastructure at the campus is older single mode. Individual station cables are Category 5e in fair condition.
- Clock speaker / AV systems are in good condition.
- Fire Alarm is in good condition, with full smoke detector coverage and horn /strobe devices in the classrooms as well as manual pull stations.

Wall PTAC - Interior

Wall PTAC - Exterior

Classroom Lighting

MVHS Freestyle Academy of Communication Arts & Technology

Critical Facilities Needs (CFN)

- Roof replacement all buildings. Verify condition of structural deck, install rigid insulation, new modified bitumen roof, edge metal and gutters.
- Comprehensive exterior finish repair, including removal of rust and damaged areas, new flashings, new paint.
- Anchor all storage cabinets and shelving units. Remove and relocate unsecured items at top of tall cabinets.
- Replace exterior lighting fixtures.
- Full accessibility improvement program required for entries, travel path, signage, restrooms and drinking fountains. Unlike other sites there are no equivalent facilitation possibilities.

Future Facility Needs (FFN)

- To be determined. Recommend full replacement of aging portables for easier maintenance, full accessibility and energy efficiency. This would also allow the program needs to be met.

The California Plumbing Code requires a minimum number of required plumbing fixture counts based on the building occupancy. The minimum number of fixtures shall be calculated at 50 percent female and 50 percent male.

2016 California Plumbing Code Table 422.1

	Water Closets (toilet) (fixtures per person)	**Urinals** (fixtures per person)	**Lavatories** (fixtures per person)
Male	1 toilet per 50	1urinal per100	1 lavatory per 40
Female	1toilet per 30		1 lavatory per 40
154 occupants based on enrollment / 2 = *77* Males and *77* Females			
Male	*77*/50= 2 water closets	*77*/100= 1 urinal	*77*/40= 2 Lavatories
Female	*77*/30= 3 water closets		*77*/40= 2 Lavatories

Minimal requirements are met for female and males. There are no dedicated Staff Restrooms provided.

Exterior

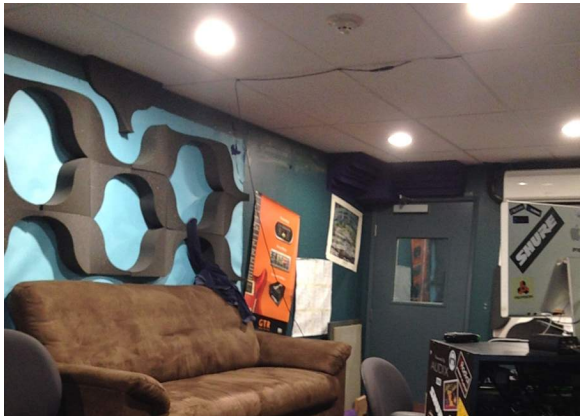
Audio Production Studio

Studio Entry

MVHS Freestyle Academy of Communication Arts & Technology

Non accessible door landing

Exterior

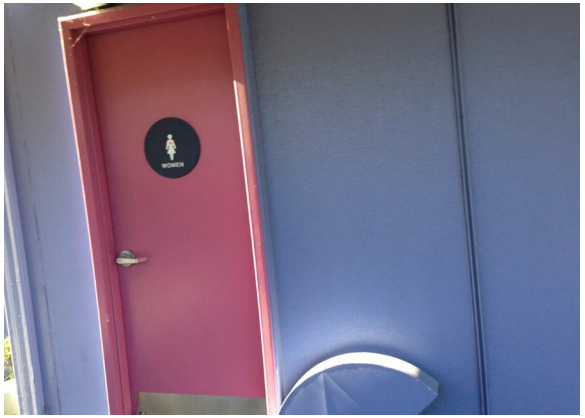


Audio Control Room

Window at interior

Classroom exit signs at Building 5

Courtyard



Restroom signage lacking

Mountain View - Los Altos - Adult School

333 Moffett Blvd
Mountain View, CA 94043

School Data:

Date Opened: 1991

Number of Classrooms: 17

Mountain View - Los Altos - Adult School Existing Site Plan

Site Summary

The building is located at the corner of Moffett Boulevard and Cypress Point Drive. The building has two main entrances that address pedestrian access along Moffett Boulevard as well as visitors entering the building from the parking lot to the East.

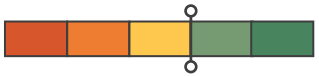
The Administration Office is located at the front of the building adjacent to Moffett Boulevard. This allows for good overview of site visitors from the Moffett entrances. Visitors entering from the parking lot, are not currently visible from the Administration Offices.

Digital signage is located at the corner of Moffett Boulevard and Cypress Point Drive. Building signage also exists at the main entrances to identify the school and district.

Mountain View - Los Altos - Adult School

Assessment Summary

General Condition: Fair to Good



Overall building has been well-maintained and is in fair condition for its age. Some of the original building materials and systems remain. There is evidence of normal wear and tear at the exterior and interior finishes.

General Comments

The parking lot is overflowing during school hours. Many students are forced to illegally park at adjacent apartment, condominium, or shopping center parking lots.

Administration Office has limited visibility to visitors entering from the doors adjacent to the parking lot.

The Restrooms are well-maintained with finishes in fair condition for their age. There are minor discrepancies with ADA installation dimensions and clearances; although the building was reviewed and approved by DSA, these may have to be corrected during future construction phases.

Tables and chairs were being stored in the Dining Room between the stair and exterior wall. This potentially suggests inadequate storage space.

Light fixtures at the Lounge were inoperable and/or missing the glass lens. One fixture is reachable from the 2nd Level guardrail creating a potential safety concern.

Building Data

Date of Original Construction: 1991

Modernization Years: 2012 HVAC

Number of Classrooms: 16, 1 Daycare Center Classroom

Number of Restrooms:

3 Mens- 5 Water Closets, 4 urinals, 7 Lavs; 3 Womens- 9 Water Closets, 7 Lavs

1 Boys- 1 Water Closet, 1 Lav; 1 Girls- 1 Water Closet, 1 Lav

Building Area: 23,854 sf

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing				4	
Exterior Cladding				4	
Windows			3		
Doors				4	
Soffits/Canopies		2			
Interior Finishes					
Flooring					
Walls			3	4	
Ceiling			3		
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings		2			
Building Systems					
ADA Compliance		2			
Specialty Equipment		2			
Acoustics			3		
HVAC				4	
Plumbing				4	
Electrical/Lighting			3		
Elevator (if applicable)			3		

Mountain View - Los Altos - Adult School

Building Assessment

Building Envelope

- Roof: overall is in good condition. Small cap blisters were noted. Minor ponding and debris were present at the time of evaluation. Noted, improper mounting of satellite dish, lack of crowning at pitch pockets and missing gas line support at elbows. No visible leaks were detected at the time of evaluation. Refer to Appendix D for full Roof Inspection Report
- Exterior Cladding: building is clad with painted cement plater (stucco) and appears to be well-maintained and is in good condition for the age of building. At the time of evaluation, small cracks were present at the stucco. Weathering and deteriorating plywood at mechanical roof screenwall. There was no visual evidence of moisture or insect intrusion at the time of evaluation.
- Doors: aluminum entry and hollow metal doors are in good condition for the age of construction.
- Windows: double glazed store front /curtain walls are in fair condition. Several windows had an applied reflective film at the Lounge. This suggests the windows may not be energy efficient, allowing for overheating of spaces due to direct sunlight.

Interior Finishes

- Finishes: the majority of floor finishes were in fair condition, but starting to show signs of wear and tear. Some classrooms had newer carpet or tile flooring. The walls were in good condition and appeared to have been fairly recently painted. Numerous ceiling tiles had visible water stains, but no leaks were present at the time of evaluation.
- Interior doors: classroom doors are in good condition for the age of construction.
- Cabinetry and Furnishings: built-in cabinets and countertops at the Administration Office and Staff Lounge are in good condition for the age of construction. Built-in casework is limited at classrooms. Freestanding cabinets and shelves are used instead. These items are not properly anchored to the walls.
- Window Coverings: horizontal blinds are operational with minor wear. Excessive glare was noted at classrooms with south-facing openings. These type of blinds provide limited control of glare and natural daylighting. No window coverings were provided at the Lounge.
- Specialty Equipment: ceiling mounted projectors did not appear to be properly anchored.

Main Entry from parking lot

Exterior of Building along Moffett Boulevard

Inaccessible egress along Moffett Boulevard

Mountain View - Los Altos - Adult School

Accessibility

- Pedestrian Access: sidewalks are provided around the perimeter of the building, but multiple areas of excessive slopes create non-compliant ADA access to the building. The main entrances were architecturally defined by column and projected building elements. The main entrance off of the parking lot felt constricted and unwelcoming. Refer to Civil/Site Assessment & Recommendations Report Appendix C for specific site deficiencies adjacent to this building.
- Non-compliant ramp at main entrance along Moffett Boulevard – greater than 5% slope without handrails, portions of ramp exceed 8.3%.
- Non-compliant ADA access to the exit door located at the northwest corner of the building. The accessible route is non-existent and lacks the proper clearance for an Area of Refuge.
- Non-compliant ramp to public right of way from the parking lot along Cypress Point Drive.
- Excessive cross slope on path of travel adjacent to parking lot.
- Accessible parking stall to the north is non-compliant due to excessive slopes, non-compliant ramp and missing ADA signage.
- The access aisle adjacent to the main entrance at the handicapped parking area is not properly marked with blue painted borderline. Changes in level are not permitted at the access aisle.
- Classroom signage appears to be provided in accordance with CBC chapter 11B requirements.
- Exit signs did not include the ADA tactile lettering per California Title 24 requirements for exit and stair signs.

Main entry doors from parking lot


Main Level Corridor


Main Level Classroom Corridor

Mountain View - Los Altos - Adult School

Systems Assessment

Structural

- Due to the building being designed and constructed per Field Act safety requirements, the structural system assessments were based on record documents and observations. No areas of damage or dry rot were noted.

HVAC

- HVAC modernization work was performed in the summer of 2012 (DSA application 01-112297). Systems appear to be functioning and operating well. No problems noted by the staff.

Plumbing

- Systems appear to be operating well and in good condition.

Electrical

The purpose of our review was to evaluate the condition of the various systems and to comment on their ability to support future use:

- Power Service: The building is fed with 1,600 amp, 120/208V interior electric service board. The service equipment appears to be in good condition and is properly labeled, but has no space for future added load breakers.
- Power Distribution System: based on the age of the building and visual inspection of the panels, the power distribution system is in good condition.
- Interior Lighting Systems: interior lighting consists primarily of fluorescent sources with T8 lamps. The lighting is generally in good shape.
- Exterior Lighting Systems: exterior lighting systems include a mix of pole mounted HID (at parking) and wall mounted HID at entrances. These exterior lighting fixtures are in fair condition. The parking lot tree canopies have grown into most of the light pole, blocking much of the useful light in the parking lot, from the pole mounted fixtures.
- Lighting Controls: interior lighting controls include occupancy sensors in Classrooms on the 2nd floor only. First floor rooms do not have occupancy sensors. Exterior lighting controls are via a single time clock control with contactors at the main electric room. The controls are in good condition.
- Emergency Lighting: emergency lighting does not appear to be up to current code for 1 foot candle average in the paths of egress. Most EM sources are integral battery ballasts in fluorescent fixtures. Overall coverage of fixtures appears to be lacking. Exit signs appear to be compact fluorescent style.

Administration Office

Older style projector mounted at ceiling

Damaged/stained ceiling tiles

Exit signs are in fair condition.

- Telecommunications Systems: there is a main telecom rack at the 1st Floor Staff area, in a closet with other signal systems. Individual station cables are Category 5, with some newer Category 6 cabling. The telecom systems are in good condition.
- Clock / Speaker System: the building clock /speaker system is operational and appears in fair condition. Clocks are reportedly run through a computer console at the main office area. Speakers are run from an amplifier rack at the 1st floor signal closet. The clocks and speaker systems are in fair condition.
- AV Systems: classrooms have older style ceiling mounted projectors, without any special AV speakers or control systems. These systems are in fair condition.
- Cable TV System: co-axial cable TV distribution still exists at the building, but may no longer be in use. Many of the cables are disconnected at the signal closet on the first floor, but there are conventional TV's in various Classrooms.
- Fire Alarm System: the building has a Simplex 4002 fire alarm system, as originally installed in the early 90's. The system includes manual pull stations and older style alarm notification horn/strobes in public areas. There are no fire alarm devices in the Classrooms. The system is in fair condition.

Staff Restroom

Lounge


Classroom cabinets not secured to walls

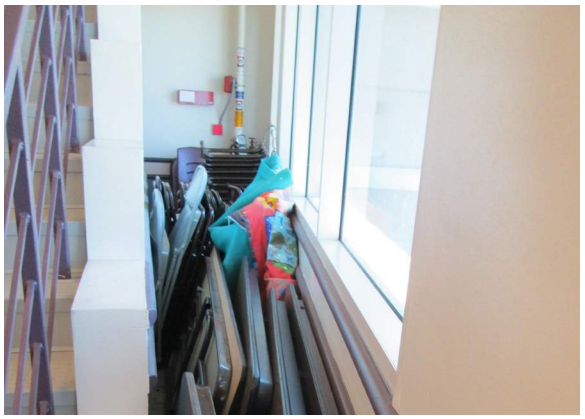
Mountain View - Los Altos - Adult School

Critical Facilities Needs (CFN)

- Roof maintenance/restoration program is recommended to repair the following items:
    1. Install support pads under satellite dish frame to protect the roofing material.
    2. In order to increase the roof longevity, correct the roof slope in areas where ponding has occurred.
    3. Provide supports at the gas line elbows located at the roof.
    4. Recommend crowning the roof area pitch pockets with mastic
    5. Repair roof blisters (approximately 10 locations).
    6. Clear debris from the roof area and roof drains.
- Verify no leaks are currently present at the roof and replace the damaged/stained ceiling tiles.
- Freestanding shelves/cabinets should be reviewed for placement and anchorage. Remove and relocate unsecured items at top of tall cabinets. See Appendix A- Earthquake Safety.
- Properly anchor ceiling mounted projectors if not already provided above the ceiling.
- Repair inoperable light fixtures at the Lounge space and provide glass lenses where missing.
- Upgrade fire alarm system to match other district facilities.
- Provide fire alarm devices in the Classrooms.
- Patch and paint exterior stucco cracks at the upper walls.
- General maintenance repair, sealant and paint is recommended at Mechanical screenwalls.
- Trim tree canopies located at the parking lot to allow for proper lighting levels from the pole mounted fixtures.

Future Facility Needs (FFN)

- Replace carpeting in areas where excessive wear and tear is evident.
- For better control of classroom daylighting and glare, it is recommended to replace the existing horizontal blinds with visually-transparent rolling shades (Mechoshade) and room-darkening shades, if needed.
- Remove or relocate light fixture at Dining Room where reachable from 2nd level balcony.



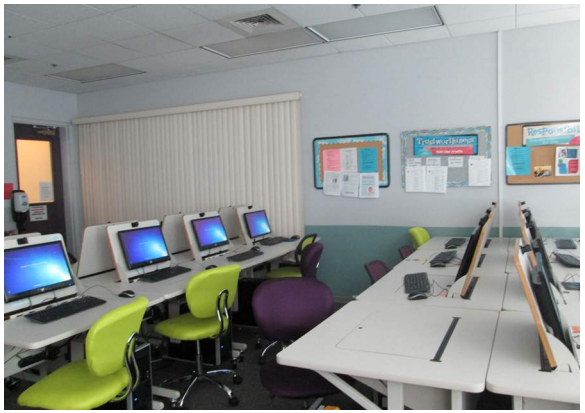
Stored items between stairs and window

Health classroom

Blistering and minor ponding present at the roof

Mountain View - Los Altos - Adult School

- Provide additional parking via a new parking structure.
- Evaluate storage needs at the Lounge and provide additional storage options if needed.
- Provide shading devices (awnings/canopies) at South-facing window openings to reduce direct solar heat gain and glare issues.
- A modern network based clock / speaker system could be provided to consolidate the system onto the campus data network.
- Provide occupancy sensors at First Floor rooms.
- Future construction at this building will require Accessibility compliance upgrades. Add tactile exit and stair signs per Title 24 and CBC chapter 11B requirements.
- For more efficient lighting, replace exterior HID lighting fixtures with LED fixtures.
- Upgrade ceiling mounted projectors to have AV speakers or control systems.
- For improved oversight of the East entrance from the parking lot, address the visibility from the Administration Office.
- Evaluate the educational program's schedule to determine the need for additional Classroom spaces. A thorough Master Planning process to address educational program goals is recommended to ensure that program and facility goals meet expectations.
- Future construction at these buildings will require the updating of ramps and path of travel elements to meet ADA clearance/accessibility standards:
    1. Moffett Boulevard Entry- remove existing ramp and construct new code compliant ramp.
    2. Northwest Exit- remove Pavers and rework grading to provide new code compliant ramp.
    3. Public Right of Way at Cypress Point Drive- remove and replace non-compliant ramp with a sloped walkway or code-compliant ramp with handrails.
    4. East Sidewalk along Parking Lot: remove and replace concrete walkway with code compliant accessible walkway.
    5. Handicap Parking: remove and reconstruct to provide code compliant slopes on parking and loading area. Provide ADA signage and striping of parking, loading and accessible path to the ramp. Consider relocation of ADA parking and combining with other site ADA parking.
- Implement a pavement management program to prolong the campus pavement life.



Computer Classroom

Computer Classroom with south-facing window openings

Health Classroom

Mountain View - Los Altos Union High School District Office

District Office
1299 Bryant Avenue
Mountain View, CA 94040

Mountain View - Los Altos Union High School District Office and Corporation Yard Existing Site Plan

Site Summary

The District Office functions are housed not only in the main District Office building but in adjacent portable buildings and the north end of a warehouse building.

The Corporation Yard for the District is immediately adjacent to the District office. It has two warehouse buildings, several small support buildings, work areas and a large parking lot for buses and district vehicles.

The District MDF is located at the west end of Warehouse 2.

Freestyle Graphics Academy is located to the south of the D.O. Refer to separate assessment.

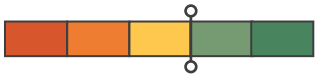
Arrival: Street parking is available for visitors. The main entry is visible from the street.

Parking: Staff parking is in the lots to the west with service yard parking next to the warehouse.

Mountain View - Los Altos Union High School District Offices

Assessment Summary

General Condition: Fair to Good



Overall buildings have been well-maintained and in are fairly good condition.

Building Data

Date of Original Construction: DSA Application 28731(District Office)

Modernization Years: Multiple

Number of Restrooms:

Mens- 1 Water Closet, 1 Lavatory

Womens- 2 Water Closets, 2 Lavatories

+2 Water Closets

Building Area: 7,968 SF

Portable 1: Unknown 960 SF

Portable 2: Unknown 960 SF

Students may not enter non-DSA approved buildings.

Condition Ratings

	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing		2			
Exterior Cladding				4	
Windows				4	
Doors				4	
Soffits/Canopies				4	
Interior Finishes					
Flooring					5
Walls					5
Ceiling				4	
Doors				4	
Cabinetry/Furnishings					5
Window Coverings				4	
Building Systems					
ADA Compliance		2			
Specialty Equipment			3		
Acoustics				4	
HVAC					5
Plumbing			3		
Electrical/Lighting				4	
Elevator (if applicable)					

Building Assessment

Building Envelope

- Roof: synthetic shake roof at mansard is in poor condition. Built up roof at interior is in good condition.
- Exterior Cladding: building is clad with painted wood siding and appears to be well-maintained and is in good condition for the age of building. At the time of evaluation, there was no evidence of moisture or insect intrusion.
- Doors: doors are in good condition for the age of construction.
- Windows: windows are fixed single pane glazing in wood stops. Windows appear to be in good condition for their age.

Interior Finishes

- District office interior refurbished summer 2016. Limited to upgrades in finishes. Minor renovations to restrooms.

Accessibility

- Pedestrian Access: A single accessible ramp is at the street frontage. Front entry stairs handrails non-compliant with current code.
- Some of the secondary side stairs do not have handrails. These are not required to be accessible but any stair must have railings.
- Secondary exit doors have on compliant thresholds. These are not required to be accessible.
- Ramp at Portable P- slope in excess of 2%.

Street Facade


Exterior of Building


Exterior of Building

Systems Assessment - District Office

HVAC

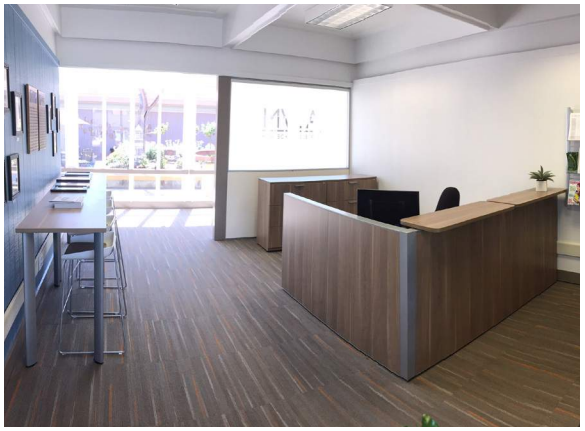
- District Office main building has a mechanical upgrade underway. Half of the roof top units are being replaced, ducts cleaned, and a simplified system of zoning will be in place. Existing units remaining were replaced with the last few years and are in very good condition.
- Portable buildings have BARD units.

Plumbing

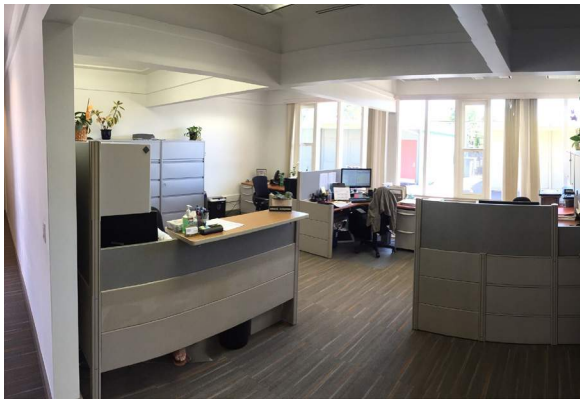
- Plumbing systems are in good condition and working order.

Electrical

- The District office facility has several different electrical services for the multiple buildings. All are in good condition. Refer to Appendix B for further electrical assessment.



Reception area



Office interior

Office interior

Mountain View - Los Altos Union High School District Offices

Critical Facilities Needs (CFN) _ District Office

- Synthetic shake roof complete replacement with new sheathing and roof materials.
- Clean and repair built up roof areas.
- ADA improvements at entry. Railings at side stairs.
- Portable 1: replacement of ramp will be required if building is to remain in service.
- Regrade / repair asphalt paving to reduce ponding.

Future Facility Needs (FFN)

- Satellite offices make it difficult for administrative staff to work collaboratively. Enlarge existing facilities to meet all administrative office needs within the same building.

P1

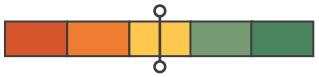
P2

Office in warehouse

Mountain View - Los Altos Union High School Warehouses

Assessment Summary

General Condition: Fair to Good



Overall buildings have been well-maintained and in are fairly good condition for building type/use.

Building Data

Warehouse 1: 1976, no DSA Application

Warehouse 2: Unknown, no DSA Application

Students may not enter non-DSA approved buildings.

Condition Ratings	Very Poor 1	Poor 2	Fair 3	Good 4	Very Good 5
Building Envelope					
Roofing			3		
Exterior Cladding			3		
Windows			3		
Doors			3		
Soffits/Canopies			3		
Interior Finishes					
Flooring			3		
Walls				4	
Ceiling				4	
Doors				4	
Cabinetry/Furnishings			3		
Window Coverings			3		
Building Systems					
ADA Compliance			3		
Specialty Equipment			3		
Acoustics			3		
HVAC			3		
Plumbing			3		
Electrical/Lighting				4	
Elevator (if applicable)					

Mountain View - Los Altos Union High School Warehouses

General Condition of Building

Building Assessment

Building Envelope

- Roof: built-up roof is in good condition.
- Exterior Cladding: building is clad with painted wood siding and appears to be well-maintained and is in fair condition for the age of building. At the time of evaluation, areas of dry rot were noted at overhangs and siding.
- Doors: doors are in fair condition for building type/use and the age of construction. Noted areas of deterioration or dry rot.
- Windows: windows appear to be in fair condition for their age.

Interior Finishes

- Finishes are industrial in nature and are in good condition for building type/use and the age of construction. No improvements are needed.

Warehouse 1

Deterioration at doors and siding

Window repair- untreated wood

Systems Assessment

HVAC

- Shop areas of building are heated by gas fired unit heaters of original vintage and are in poor condition.
- MDF/ Data Room outfitted with dedicated cooling with horizontal split systems in good condition. Fan coil condensate drain pipe needs to be insulated to prevent condensation and dripping.
- IT department is conditioned by rooftop gas fired packaged a/c units and vertical gas fired furnaces with exposed ductwork throughout. The roof equipment was not inspected, however looking at the age and vintage of the furnace unit, it is likely in need of replacement.

Plumbing

- Plumbing systems are minimal. Fixtures are suitable for usage type.
- Restrooms appear to be compliant with circa 2007 CBC requirements. Non School buildings are exempt from DSA review except for accessibility.

Electrical

- The District Office facility is fed with several different 120/240V, single phase metered electric services. One is rated 400 Amps, one is rated 200 Amps, and (1) is rated 100 Amps, each serving different areas of the facility. All service equipment appears to be in good condition.
- Main telecom data center has been recently upgraded. Room does not have a code required "emergency power off" feature required for Information Technology Rooms.

Warehouse interior

IT office

IT breakroom with work stations

Mountain View - Los Altos Union High School Warehouses

Critical Facilities Needs (CFN)

- MDF / Data room install code-required emergency power off feature.
- Insulate condensate drain at MDF room.
- Repair dry rot areas to prevent further

Future Facility Needs (FFN)

- Replacement of Shop unit heaters.
- Replacement of IT roof top unit.

Condensation Drip at MDF

Interior Warehouse 2

Deterioration at overhangs

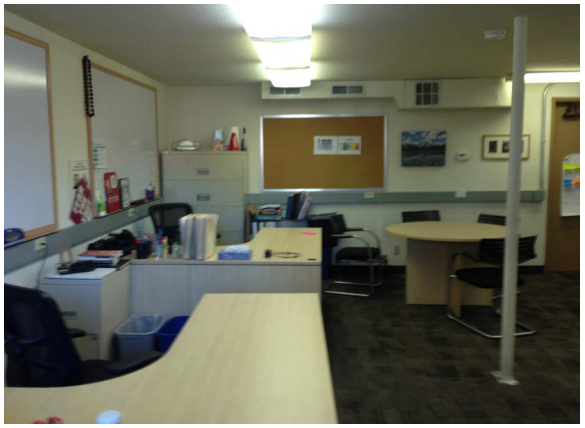
Mountain View - Los Altos Union High School

District Office and Corporation Yard

Splash damage at portable

Informational Signage

Parking immediately adjacent to buildings



Instructional Support Office

Gate beyond leads at edge of Freestyle

District work yard

Backside of Warehouse 1

Facilities Needs

Each of the individual district sites are reviewed in detail.

The report recommendations contains two categories for improvements:
Critical Facility Needs (CFN)
Future Facility Needs (FFN)

Educational Program Needs are not addressed at this time. While the facility assessment forms the basis for the facilities portion of the educational specifications, a confirmation of the desired educational programs and goals at each site should be matched with corresponding facility requirements.

Critical Facilities Needs

Improvements to meet code requirements, student safety, building infrastructure systems and preservation of buildings from the deleterious impacts of the environment. Examples include:

- ADA – Americans with Disabilities Act code compliance*
- FLS - Fire Life Safety code compliance, including building construction, exits, hardware, fire alarm
- SSS - Structural Safety code issues
- Improvements for student safety such as pedestrian paths or unsafe vehicular traffic crossing, fencing
- Building envelope improvements such as weather protection, re-roofing or energy efficiency improvements for windows, siding & exterior doors.
- Mechanical, plumbing, electrical, utility systems repair or replacement
- Notification systems (phones and intercoms)

Future Facilities Needs

Improvements that will address long-term requirements of the school site are categorized as FFN. This may include enrollment growth, energy efficiency upgrades, site improvements for storm drainage or pavement. It may also include aesthetic considerations, optional upgrades or other non-critical but desired work to each school. For example, the basic signage requirements of the building code may be met, but additional wayfinding directional and identity signage is recommended. Learning environments may be adequate, but could be enhanced.

*Understanding Accessibility:

The Division of the State Architect (DSA) adopts the California Building Code every three years incorporating state-specific amendments. The language of these amendments has frequently differed from that of the Americans with Disability Act enacted in 1991. It is only in the 2013 code that the elements constructed under the previous 2010 code were deemed as meeting mandated requirements. Additionally, for several years prior to 2010 DSA utilized a Universal Design document which differed from both the ADA and the CBC in detailed requirements and scoping.

Therefore, improvements made under previous codes and approved by DSA are required to be upgraded to current code if they serve an area that is being remodeled. Additionally, there may be new requirements that must be met as well. These required improvements may be implemented in conjunction with future projects.

Acknowledgments

Quattrocchi Kwok Architects would like to sincerely thank all of the participants for their time, effort, and expertise. Public schools are an integral part of local communities and we deeply value the opinions and insights offered by the people whose lives are lived daily in these facilities:

MVLA

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Mike Mathiesen, MVLA Associate Superintendent, CBO

Irene Aguilar, MVLA Assistant to Associate Superintendent

Rick Kramer, Kramer Project Development Company, Inc.

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Consultant Team

Architect: Quattrocchi Kwok Architects, Santa Rosa, CA

Civil Engineer: Brelje & Race Consulting Engineers, Santa Rosa, CA

Plumbing and Mechanical: Costa Engineers, Inc, Napa, CA

Electrical Engineer: O'Mahony & Myer, San Rafael, CA

Assessments

Appendices