

Santa Clara County Office of Education  
**Executive Summary**

Executive Summary Report

April 6, 2019





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# TABLE OF CONTENTS

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**EXECUTIVE SUMMARY ..... 5**  
*Introduction ..... 5*  
*Acknowledgement..... 5*  
*Overview of Findings..... 5*

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# EXECUTIVE SUMMARY

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## Introduction

Santa Clara County Office of Education entered into a contract with ALPHA Facilities Solutions, LLC (ALPHA) to provide facility condition assessment and related services for their facilities. The project was completed by a team consisting of engineers, architects, and construction professionals. Data collected during the Facility Condition Assessment phase of the project was used to estimate current and future funding requirements for facility sustainment. This predictive approach to asset management is known as Capital Planning and is used to anticipate funding and maintenance needs many years into the future.

The scope of work included the following:

1. Facility Condition Assessment
2. Equipment Inventory and Tagging
3. Scan of Client Drawings
4. Location Drawings

## Acknowledgement

The ALPHA team would like to thank Mr. Craig Wilde, Mr. Richard Reid and their maintenance department for support during execution of this project. Everyone involved provided great support during our school visits, and provided exceptional knowledge of the history of the facilities, including and construction and renovation projects.

## Overview of Findings

The Facility Condition Assessment addressed 14 campuses, with a total of 40 buildings. The total gross square footage assessed was 461,167 GSF.

### Backlog Requirements:

The 2018 current backlog requirements are almost equally split amongst high, medium and low priority requirements. The low priority items are primarily finishes, which do not have any impact on the ability to operate facilities. Approximately 45% of all medium priority items are located at the North and South Buildings at Ridder Park. For high priority items, roughly 56% of all cost items are also located at the North and South Buildings at Ridder Park.

The average cost for backlog items is \$255,000.

Approximately 22% of current backlog consists of concealed systems. Assessment of concealed systems are based on age and interviews with client staff.

For systems, the top four highest percentage of backlog costs are Interior Finishes (35%), Electrical (14%), Plumbing (14%), and HVAC (13%).

For buildings, the top four highest percentage of backlog costs are Ridder Park\_South Building (37%), Snell (18%), Ridder Park\_North Building (17%), and Chandler Tripp\_Main Building (10%).

There is commonality in the older buildings, as many of the major systems and components were installed when the buildings were originally constructed. These systems have either exceeded their predicted useful life, or will do so in the next five years.

Elevator equipment:

The elevator and equipment located at both the Ridder Park South and North Buildings have exceeded their expected 25-year useful life. Due to operational issues reported to ALPHA, this report recommends total replacement of all cabinets and equipment.

Pool equipment:

Swimming pools at Gateway and Walden West were assessed by the ALPHA team. No major concerns were observed at either pool. Access to the pool equipment building at Walden West was not available, but ALPHA was told equipment is in good condition. The inner structure and pool construction could not be thoroughly assessed because both pools were filled with water. The pool equipment at Gateway is older but appears to be operating well. Some corrosive activities were observed on the piping near the flow mete

Accessibility:

For the facilities assessed, accessibility is addressed very well. Where issues exist, some were related to missing pipe insulation under lavatories and sinks. Other issues observed were storage of personal items and equipment blocking wheelchair access to accessible lavatories and sinks. Many pavement markings need to be renewed, and are addressed in system need costs for parking lots.

Life Safety:

For the facilities assessed, no major issues were observed. Some minor issues do exist, including the use of non-electronic exit signs at several facilities. At one school, a marked exit door opened inwards. At several locations, panic hardware should be used instead of turn handles. Fire protection systems have been upgraded in recent years.

The information shown in the figure below shows the current (2018) FCI for all School District facilities in order of "worst first". The farthest right point on the blue bar for each building indicates the current FCI.

Figure 1. Current Facility Condition: Santa Clara County Office of Education

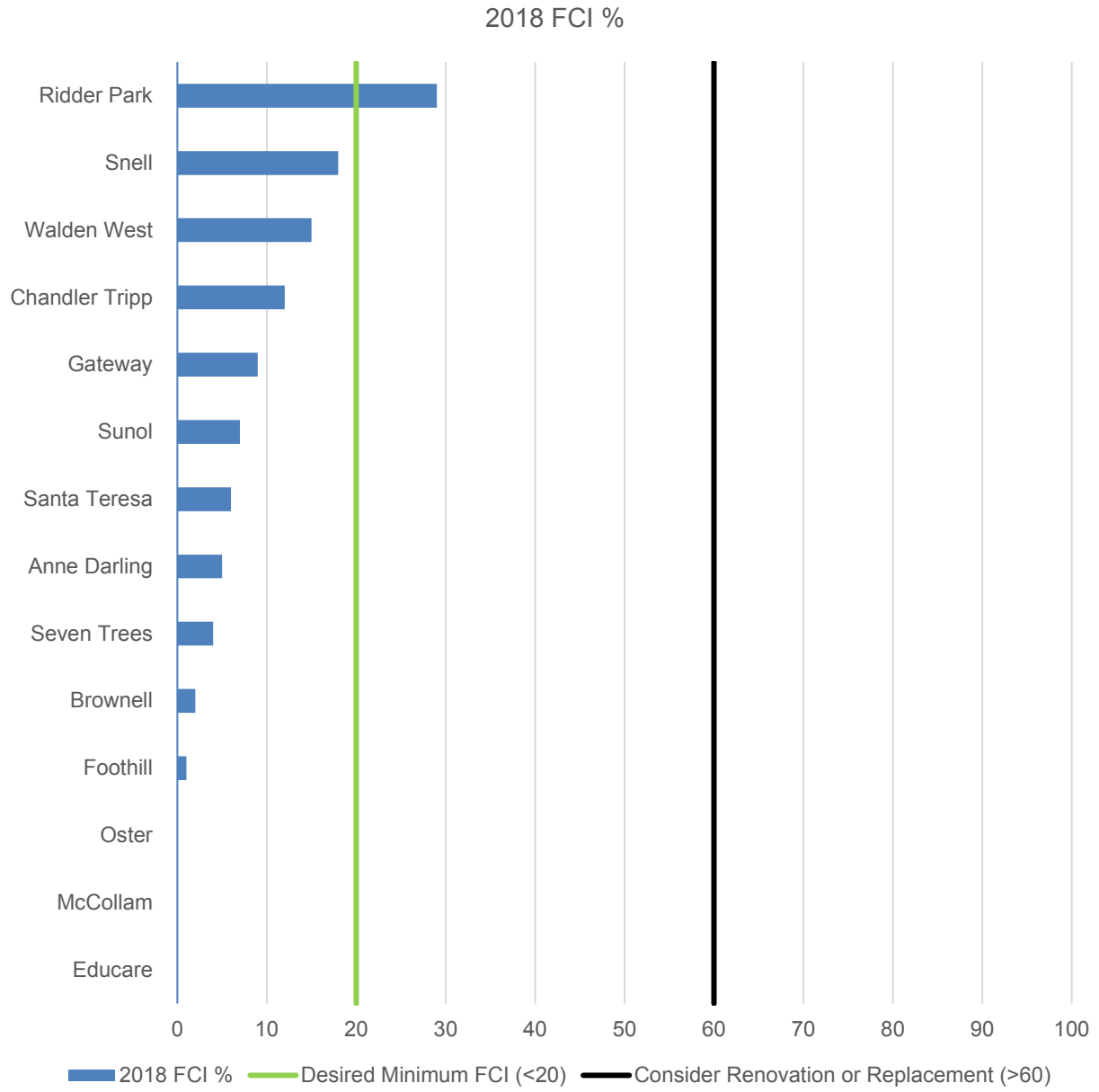
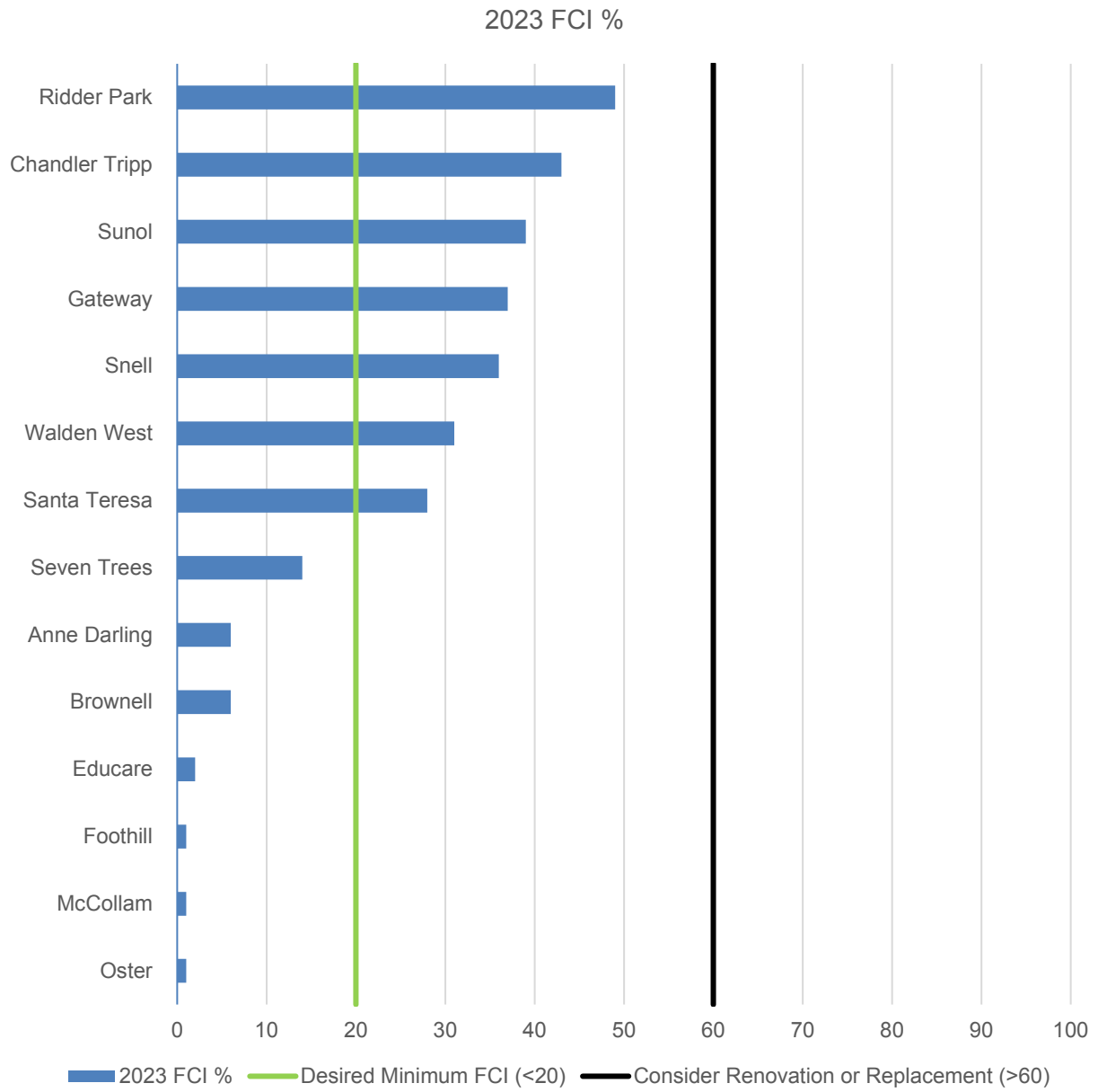


Figure 2. Forecast Facility Condition: Santa Clara County Office of Education





The following table summarizes findings by group. Please note the column labeled "Total Needs 2023" assumes no additional capital renewal funding is provided. A comprehensive list of expired systems and those expected to expire between now and the Year 2027 is shown in the Current and Forecasted Needs: Summarized by System - Santa Clara County Office of Education Table.

Table 1. Facility Description: Summary of Findings: Santa Clara County Office of Education

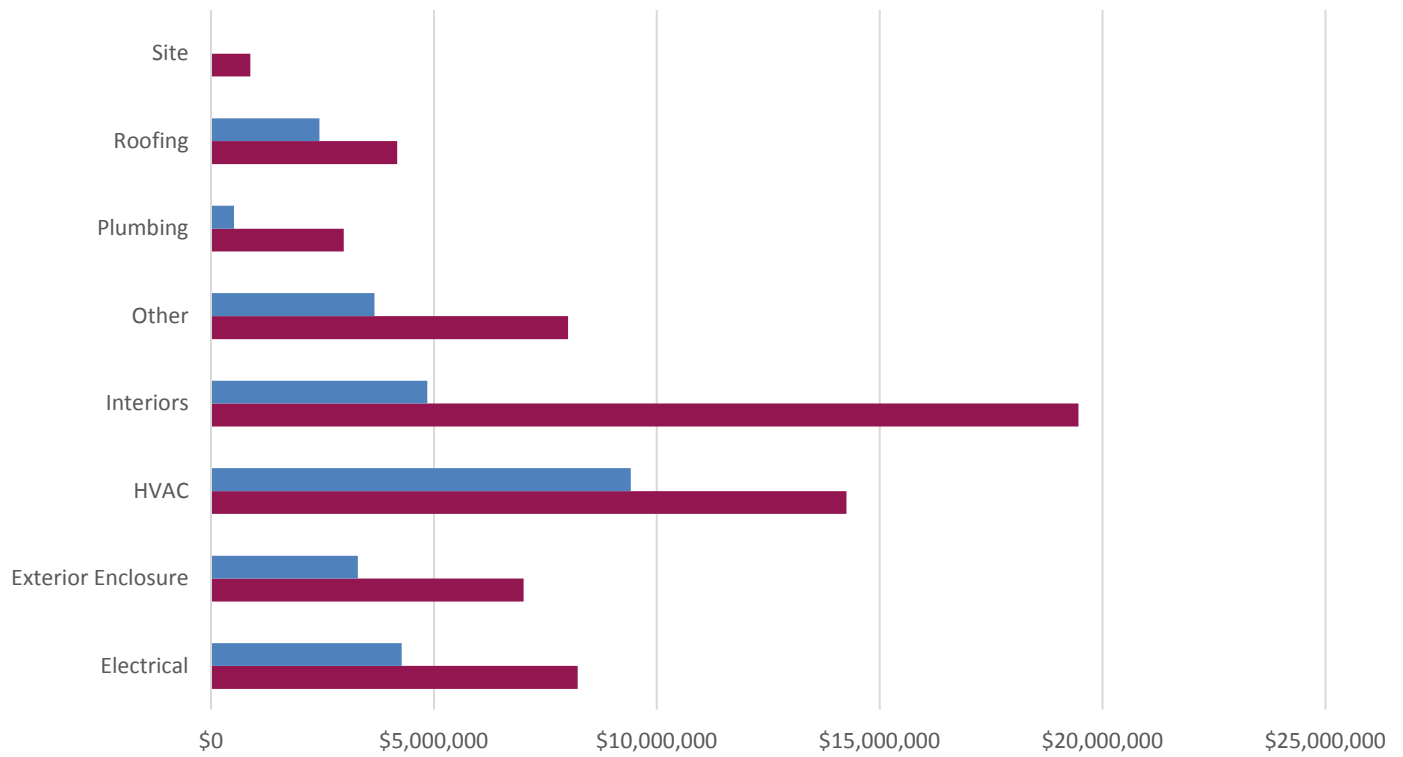
Group	Area (SF)	Total Needs 2018	Current Replacement Value	2018 FCI %	Total Needs 2023	Forecast Replacement Value	2023 FCI %
Administration	217,599	\$21,477,039	\$72,935,758	29	\$41,840,389	\$84,552,533	49
Education	240,092	\$6,985,801	\$76,352,497	9	\$22,281,437	\$88,513,470	25
<b>SUBTOTAL</b>	<b>457,691</b>	<b>\$28,462,841</b>	<b>\$149,288,255</b>	<b>19</b>	<b>\$64,121,826</b>	<b>\$173,066,003</b>	<b>37</b>
Site and Infrastructure (excluded from FCI calculations)		\$3,920			\$884,618		
Portables		\$0			\$0		
<b>TOTALS</b>	<b>457,691</b>	<b>\$28,466,761</b>	<b>\$149,288,255</b>		<b>\$65,006,444</b>	<b>\$173,066,003</b>	

Note: The average FCI for the Santa Clara County Office of Education facilities assessed is 19 while the average FCI in 5 years is estimated to be 37 assuming current sustainment levels.

The following Figures show the current and forecasted needs respectively for all facilities. Needs are grouped as follows:

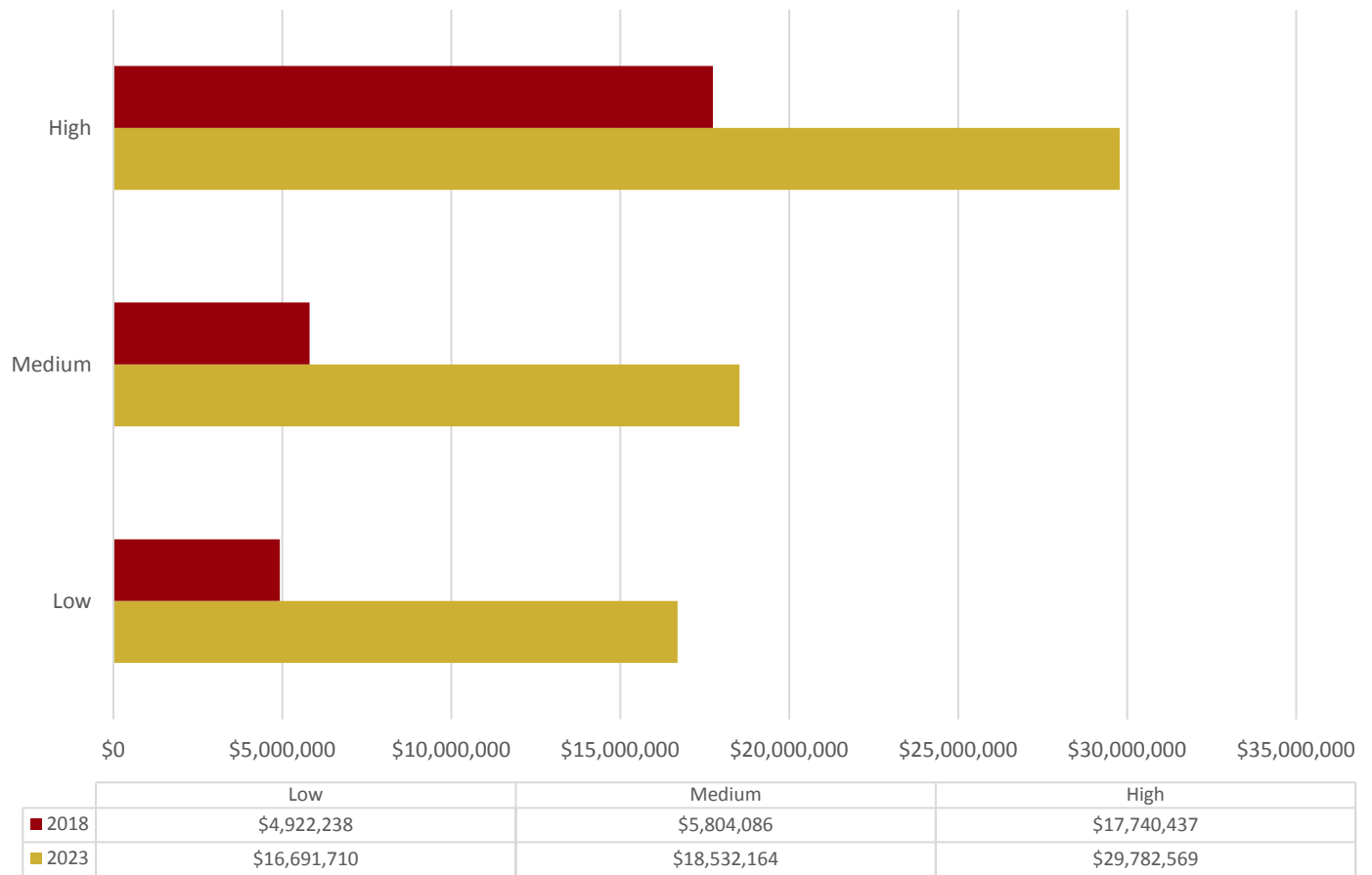
- Electrical
- Exterior Enclosure
- HVAC
- Interiors
- Other
- Plumbing
- Roofing
- Site

Figure 3. Comparison of 2018 Current Needs vs. 2023 Forecasted Needs by System Group: Santa Clara County Office of Education



	Electrical	Exterior Enclosure	HVAC	Interiors	Other	Plumbing	Roofing	Site
■ 2018	\$4,276,852	\$3,293,227	\$9,419,731	\$4,854,872	\$3,670,640	\$513,163	\$2,434,354	\$3,920
■ 2023	\$8,222,935	\$7,015,574	\$14,259,120	\$19,463,016	\$8,008,121	\$2,975,657	\$4,177,403	\$884,618

Figure 4. Comparison of 2018 Current Needs vs. 2023 Forecasted Needs by Priority: Santa Clara County Office of Education



Note: Forecasted Needs (2023) include Current Needs (2018)

Figure 5. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Santa Clara County Office of Education

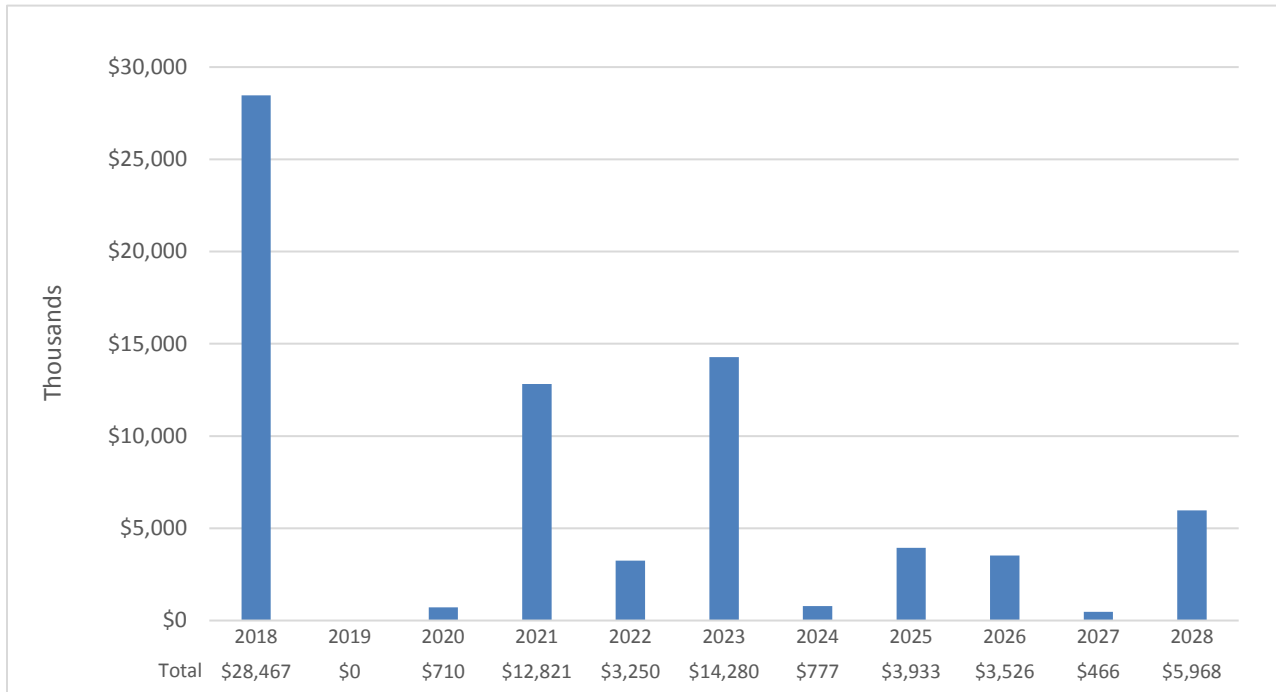


Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): Santa Clara County Office of Education

System	2018	2019	2020	2021	2022	2023
<b>Cumulative Needs by Year</b>	<b>\$28,466,761</b>	<b>\$29,320,763</b>	<b>\$30,910,270</b>	<b>\$44,659,055</b>	<b>\$49,248,979</b>	<b>\$65,006,444</b>
<b>Needs by Year</b>	<b>\$28,466,761</b>	<b>\$0</b>	<b>\$709,884</b>	<b>\$12,821,477</b>	<b>\$3,250,153</b>	<b>\$14,279,995</b>
<b>EXTERIOR ENCLOSURE</b>	<b>\$3,293,227</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,095,659</b>	<b>\$0</b>	<b>\$2,035,436</b>
Exterior Walls_Finishes	\$109,623	\$0	\$0	\$121,024	\$0	\$294,632
Exterior Windows	\$3,130,589	\$0	\$0	\$726,494	\$0	\$298,155
Exterior Doors	\$53,016	\$0	\$0	\$248,141	\$0	\$1,442,649
<b>ROOFING</b>	<b>\$2,434,354</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,048,359</b>	<b>\$0</b>	<b>\$243,116</b>
Roof Coverings	\$2,434,354	\$0	\$0	\$1,048,359	\$0	\$243,116
<b>INTERIOR CONSTRUCTION</b>	<b>\$159,718</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,577,993</b>	<b>\$0</b>	<b>\$4,533,143</b>
Interior Doors	\$91,258	\$0	\$0	\$131,793	\$0	\$3,132,607
Fittings	\$68,460	\$0	\$0	\$1,446,200	\$0	\$1,400,536
<b>STAIRS</b>	<b>\$69,748</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,521,190</b>	<b>\$0</b>	<b>\$0</b>
Stair Finishes	\$69,748	\$0	\$0	\$1,521,190	\$0	\$0
<b>INTERIOR FINISHES</b>	<b>\$4,625,407</b>	<b>\$0</b>	<b>\$73,338</b>	<b>\$3,430,911</b>	<b>\$0</b>	<b>\$2,293,830</b>
Wall Finishes	\$1,476,942	\$0	\$73,338	\$296,045	\$0	\$387,857
Floor Finishes	\$2,679,309	\$0	\$0	\$582,258	\$0	\$1,061,493
Ceiling Finishes	\$469,156	\$0	\$0	\$2,552,609	\$0	\$844,481
<b>CONVEYING</b>	<b>\$3,150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Elevators and Lifts	\$3,150,000	\$0	\$0	\$0	\$0	\$0
Lifts	\$0	\$0	\$0	\$0	\$0	\$0
<b>PLUMBING</b>	<b>\$513,163</b>	<b>\$0</b>	<b>\$35,548</b>	<b>\$752,881</b>	<b>\$361,128</b>	<b>\$1,171,222</b>
Plumbing Fixtures	\$2,100	\$0	\$0	\$107,467	\$0	\$251,218
Domestic Water Distribution	\$508,543	\$0	\$0	\$0	\$361,128	\$18,129
Sanitary Waste	\$2,520	\$0	\$0	\$0	\$0	\$0
Rain Water Drainage	\$0	\$0	\$35,548	\$645,415	\$0	\$901,875
<b>HVAC</b>	<b>\$9,419,731</b>	<b>\$0</b>	<b>\$0</b>	<b>\$725,228</b>	<b>\$0</b>	<b>\$2,569,676</b>
Energy Supply	\$721,049	\$0	\$0	\$0	\$0	\$907,900
Heat Generating Systems	\$1,334,553	\$0	\$0	\$0	\$0	\$17,002
Cooling Generating Systems	\$1,580,785	\$0	\$0	\$0	\$0	\$36,838
Distribution Systems	\$1,057,886	\$0	\$0	\$725,228	\$0	\$71,389
Terminal and Package Units	\$3,992,188	\$0	\$0	\$0	\$0	\$480,069
Controls and Instrumentation	\$733,271	\$0	\$0	\$0	\$0	\$1,056,477
<b>FIRE PROTECTION</b>	<b>\$471,640</b>	<b>\$0</b>	<b>\$600,997</b>	<b>\$1,873,664</b>	<b>\$0</b>	<b>\$1,108,346</b>
Sprinklers	\$471,640	\$0	\$0	\$1,827,323	\$0	\$578,182
Fire Protection Specialties	\$0	\$0	\$600,997	\$46,341	\$0	\$530,164
<b>ELECTRICAL</b>	<b>\$4,276,852</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,889,024</b>	<b>\$289,196</b>
Electrical Service and Distribution	\$1,569,094	\$0	\$0	\$0	\$1,083,384	\$0
Branch Wiring	\$2,699,280	\$0	\$0	\$0	\$1,805,640	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$167,836
Communications and Security	\$8,478	\$0	\$0	\$0	\$0	\$121,360
<b>EQUIPMENT</b>	<b>\$49,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

System	2018	2019	2020	2021	2022	2023
Pool Equipment	\$49,000	\$0	\$0	\$0	\$0	\$0
<b>BUILDING SITEWORK</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$526,390</b>	<b>\$0</b>	<b>\$36,030</b>
Parking Lots	\$0	\$0	\$0	\$526,390	\$0	\$36,030
<b>SITE IMPROVEMENTS</b>	<b>\$3,920</b>	<b>\$0</b>	<b>\$0</b>	<b>\$269,202</b>	<b>\$0</b>	<b>\$0</b>
Pedestrian Paving	\$3,920	\$0	\$0	\$269,202	\$0	\$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): Santa Clara County Office of Education

System	2024	2025	2026	2027	2028
<b>Cumulative Needs by Year</b>	<b>\$67,733,908</b>	<b>\$73,699,180</b>	<b>\$79,436,641</b>	<b>\$82,286,058</b>	<b>\$90,722,328</b>
<b>Needs by Year</b>	<b>\$777,271</b>	<b>\$3,933,255</b>	<b>\$3,526,486</b>	<b>\$466,317</b>	<b>\$5,967,688</b>
<b>EXTERIOR ENCLOSURE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$236,226</b>	<b>\$0</b>	<b>\$74,952</b>
Exterior Walls_Finishes	\$0	\$0	\$182,681	\$0	\$0
Exterior Windows	\$0	\$0	\$53,545	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$74,952
<b>ROOFING</b>	<b>\$0</b>	<b>\$80,822</b>	<b>\$59,529</b>	<b>\$53,113</b>	<b>\$142,788</b>
Roof Coverings	\$0	\$80,822	\$59,529	\$53,113	\$142,788
<b>INTERIOR CONSTRUCTION</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,497</b>	<b>\$32,014</b>	<b>\$262,408</b>
Interior Doors	\$0	\$0	\$0	\$0	\$189,273
Fittings	\$0	\$0	\$30,497	\$32,014	\$73,135
<b>STAIRS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Stair Finishes	\$0	\$0	\$0	\$0	\$0
<b>INTERIOR FINISHES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,261</b>	<b>\$132,782</b>	<b>\$246,570</b>
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$65,335	\$57,539	\$156,718
Ceiling Finishes	\$0	\$0	\$84,926	\$75,243	\$89,852
<b>CONVEYING</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,852</b>
Elevators and Lifts	\$0	\$0	\$0	\$0	\$0
Lifts	\$0	\$0	\$0	\$0	\$65,852
<b>PLUMBING</b>	<b>\$0</b>	<b>\$24,247</b>	<b>\$431,409</b>	<b>\$0</b>	<b>\$0</b>
Plumbing Fixtures	\$0	\$0	\$58,007	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$157,393	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
Rain Water Drainage	\$0	\$24,247	\$216,010	\$0	\$0
<b>HVAC</b>	<b>\$515,143</b>	<b>\$0</b>	<b>\$2,455,551</b>	<b>\$0</b>	<b>\$4,900,657</b>
Energy Supply	\$0	\$0	\$26,772	\$0	\$0
Heat Generating Systems	\$107,923	\$0	\$971,511	\$0	\$127,994
Cooling Generating Systems	\$0	\$0	\$1,457,267	\$0	\$243,712
Distribution Systems	\$407,220	\$0	\$0	\$0	\$0
Terminal and Package Units	\$0	\$0	\$0	\$0	\$3,607,367
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$921,584
<b>FIRE PROTECTION</b>	<b>\$262,128</b>	<b>\$3,828,186</b>	<b>\$0</b>	<b>\$199,600</b>	<b>\$215,257</b>
Sprinklers	\$0	\$1,414,822	\$0	\$0	\$215,257
Fire Protection Specialties	\$262,128	\$2,413,363	\$0	\$199,600	\$0
<b>ELECTRICAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$163,014</b>	<b>\$48,809</b>	<b>\$59,205</b>
Electrical Service and Distribution	\$0	\$0	\$17,848	\$0	\$0
Branch Wiring	\$0	\$0	\$53,545	\$0	\$0
Lighting	\$0	\$0	\$66,931	\$0	\$0
Communications and Security	\$0	\$0	\$24,690	\$48,809	\$59,205
<b>EQUIPMENT</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Pool Equipment	\$0	\$0	\$0	\$0	\$0

System	2024	2025	2026	2027	2028
<b>BUILDING SITEWORK</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Parking Lots	\$0	\$0	\$0	\$0	\$0
<b>SITE IMPROVEMENTS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Pedestrian Paving	\$0	\$0	\$0	\$0	\$0



The following table provides an overall summary of findings for the portfolio or buildings included in this project.

Table 4. Facility Description: Summary of Findings: Santa Clara County Office of Education

Campus Name	Age (Years)	Area (SF)	Total Building Needs 2018	Current Replacement Value	2018 FCI %	Total Building Needs 2023	Forecast Replacement Value	2023 FCI %
Anne Darling	9	16,952	\$266,994	5,322,318	5	\$401,137	6,170,025	6
Brownell	10	7,404	\$34,517	2,301,733	2	\$151,168	2,668,340	6
Chandler Tripp	12-52	48,287	\$1,678,711	13,893,745	12	\$6,902,322	16,106,658	43
Educare	3	27,509	\$0	8,328,048	0	\$148,673	9,654,490	2
Foothill	8	3,572	\$16,653	1,115,979	1	\$19,305	1,293,725	1
Gateway	8-48	17,642	\$524,401	5,529,769	9	\$2,378,023	6,410,518	37
McCollam	6	8,741	\$0	2,923,674	0	\$47,241	3,389,340	1
Oster	1-48	8,463	\$0	2,961,241	0	\$45,739	3,432,890	1
Ridder Park	26-36	217,599	\$21,477,039	72,935,758	29	\$41,840,389	84,552,533	49
Santa Teresa	4-22	3,476	\$68,687	1,206,292	6	\$388,336	1,398,423	28
Seven Trees	4	15,738	\$220,332	5,451,129	4	\$913,911	6,319,353	14
Snell	33	40,600	\$2,218,465	12,104,931	18	\$5,039,507	14,032,932	36
Sunol	11-36	13,322	\$316,423	4,400,576	7	\$1,989,548	5,101,474	39
Walden West	6-68	28,386	\$1,640,617	10,813,062	15	\$3,856,526	12,535,302	31
<b>TOTALS</b>		<b>457,691</b>	<b>\$28,462,841</b>	<b>149,288,255</b>		<b>\$64,121,826</b>	<b>173,066,003</b>	

The following table illustrates the current estimated needs by campus.

*Table 5. Summary of Current Deficiencies: Santa Clara County Office of Education*

Name	Year Built	Age (Years)	Building System	Site	Portables	Current Estimated Needs
Anne Darling	2009	9	\$266,994	\$0	\$0	\$266,994
Brownell	2008	10	\$34,517	\$0	\$0	\$34,517
Chandler Tripp	1966	52	\$1,678,711	\$0	\$0	\$1,678,711
Educare	2015	3	\$0	\$0	\$0	\$0
Foothill	2010	8	\$16,653	\$0	\$0	\$16,653
Gateway	1970	48	\$524,401	\$0	\$0	\$524,401
McCollam	2012	6	\$0	\$0	\$0	\$0
Oster	1970	48	\$0	\$0	\$0	\$0
Ridder Park	1982	36	\$21,477,039	\$0	\$0	\$21,477,039
Santa Teresa	1996	22	\$68,687	\$0	\$0	\$68,687
Seven Trees	2014	4	\$220,332	\$0	\$0	\$220,332
Snell	1985	33	\$2,218,465	\$0	\$0	\$2,218,465
Sunol	1982	36	\$316,423	\$3,920	\$0	\$320,343
Walden West	1950	68	\$1,640,617	\$0	\$0	\$1,640,617
					<b>Total Estimated Needs</b>	<b>\$28,466,761</b>

Note: Please note that requirements are based on visual observations and interviews with School District personnel.



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