



SITE FUNCTIONALITY ASSESSMENT **SUNNYVALE MIDDLE SCHOOL**

SUNNYVALE SCHOOL DISTRICT | FACILITIES MASTER PLAN **2022**



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SITE DATA



Sunnyvale Middle School
1080 Mango Ave.

Current Enrollment (2020/21): 1,200

Grades Served: 6-8

Original Construction Date: 1961

Number of Portable Classrooms: 18

Recent Improvements:

- 2012: New Science classrooms
- Gym floor is refinished annually

PRINCIPAL SURVEY

Top Priorities:

1. Classroom renovation (size, quantity, flexibility, HVAC)
2. Expanded front office (confidential offices, meeting spaces, space for all-hands meetings)
3. Curb appeal / general appearance

SITE USE AND FUNCTIONALITY

General Education Classrooms

principal rating: 3/5 stars

6th grade classrooms are grouped in the row of classrooms on the north edge of campus with grades 7 and 8 in the portable classrooms adjacent to the hardcourts.

Special Education Classrooms

principal rating: 2/5 stars

The site hosts three (3) Mild/Moderate Special Education Classes as well as one (1) Adaptive Daily Living class for the site's most severe population. This classroom does not have adjoining toileting facilities. It does have a washer and dryer and perimeter casework with sinks, ovens, and stove tops. The room also has multiple electrical outlets that drop from the ceiling.

The principal would like to see more flexibility for small groups within these rooms and the ability for co-teaching.

Student Services / Counseling

principal rating: 1/5 stars

Counseling services are distributed throughout campus with the offices for Speech, Behaviorist, and other coaches housed in a portable classroom.

The principal would like spaces dedicated to these services and to group them together.

Staff and Administrative Spaces

principal rating: 1/5 stars

The principal would like additional, confidential offices and meeting spaces. Professional Development occurs in the Faculty Lounge but is not large enough for all staff members.

The Admin office is clearly identifiable from the exterior as the main entry to campus.

Kitchen / Cafeteria / Food Service

principal rating: 3/5 stars

Students access lunch from the two (2) exterior serving windows and by walking through the serverly on their way into the Multi-Purpose Room. Students dine within the Multi-Purpose Room or outside, under the lunch shelter.

The Multi-Purpose Room has large doors that enable the wall to open out to the outdoor dining area, however the doors are broken and are not used.

The principal notes the need for more serving windows, suggesting four (4) to six (6) windows in total.

Student Assembly

principal rating: 3/5 stars

Assemblies are held in the Gym, though the principal reports this space to have poor ventilation and acoustics.

Library

principal rating: 3/5 stars

The Library has tall, perimeter book shelves and some low shelves. The furniture is a mix of small, mobile tables, metal/plastic chairs and soft seating.



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SITE USE AND FUNCTIONALITY, continued

Physical Education / Athletics Buildings

principal rating: 1/5 stars

The principal indicates a need for more lockers and to provide PE staff the ability to monitor the locker rooms from within their office.

The Boys Lockers are outside of campus security, adjacent to the community pool.

The Gymnasium has a loft space that is currently unused as it is not ADA-accessible.

Outdoor Play Equipment / Hardcourts

The principal would like to preserve the existing basketball courts and hardcourts.

Specialized Elective Spaces

The Science Labs have low, perimeter casework with sinks for labs. Lab tables are not fixed in place. Eight (8) electrical outlets drop from the ceiling. The demonstration table is mobile. The five (5) Science classrooms have a central, shared supply and prep room with ample storage including chemical storage, work surfaces, and an eye-wash station and shower.

6th grade classrooms for Math/Science have low, perimeter casework with sinks for labs. Tables are not lab-grade and are not fixed in place. The demonstration table has a sink and overhead electrical outlet drop.

The Art room is in an L-shaped classroom that has tall storage cabinets at the perimeter, with flat project storage. There is a trough sink next to a teacher work/storage room. The furniture consists of long work tables and metal/plastic chairs. The kiln is located in the corner of the room.

The Wood Shop is a large space with sturdy work tables, stools, and equipment. There is a large trough sink at the corner of the room.

The Music room is adjacent to the Multi-Purpose Room. It is a large room with tall cabinets along two (2) walls. There are no individual practice rooms.

The Computer Lab is attached to the Library and can be accessed from the exterior or from the Library. Computers sit atop tables that are not fixed in place.

The principal expresses the desire for a Maker Space.

Restrooms

Student restrooms need repaired/updated finishes and experience occasional clogs. Staff restrooms work properly, but could use an update to the finishes.

Site

The Quad and Spartan Square (behind the Gym) have been improved with concrete paving, seat walls, benches, and landscaping.

Approximately 300 students ride their bike to school, parking in the bike racks along the backside of the 6th grade classrooms.

The site is poorly lit at night.

There is a long drop-off lane along the school frontage with angled parking.

The analog marquee is located at the front of school, next to the drop-off lane.

Technology

The Science classrooms have ceiling-mount projectors.

Classrooms have a mobile LCD monitor.



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Shade Structure



Drop-Off Lane



Site Identification and Announcements



Campus Grounds (Spartan Square)



Hardcourts



Administration Office



Art Patio



Quad



Site Landscaping



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Typical Classroom



Special Education Classroom



Art Classroom



Science Lab / Classroom



Science Prep Room



Music Room



Wood Shop



Computer Lab



Counseling



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Health Office



Multi-Purpose Room



Library



Faculty Work Room



Faculty Lounge



Gymnasium



Food Service: Serving



Food Service: Kitchen



Locker Rooms



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existing site plan | SUNNYVALE MIDDLE SCHOOL



Classrooms

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Science
SDC	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
ADL	Adaptive Daily Living

Electives / Labs

ART	Art Room
(2D, 3D, Digital)	
CL	Computer Lab
MU	Music
SCI	Science
WD	Wood Shop

Student Services

CO	Counselor
ELD	English Language Development
OT	Occupational Therapy
RSP	Resource Specialist
SP	Speech
TLC	Therapeutic Learning Center

Shared Spaces

ASB	Student Leadership
LIB	Library
MULTI	Multi Purpose Room
ST	Stage

Admin / Faculty

CO	Conference
O	Office
FL	Faculty Lounge
FW	Faculty Work
H	Health Office
KIT	Kitchen
M	Main Office
PD	Professional Development

Leased Spaces

AS	After School Care
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Support Spaces

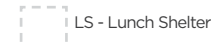
J	Janitor
K	Kiln
R	Restroom
S	Storage
SERV	Servery (Food Service)
U	Utility



Main Entry



Drop-Off



LS - Lunch Shelter



Portable Classrooms

Teaching Stations:

Core Required Courses	31
Science Labs	6
Electives	3
SDC mild/mod	3
SDC mod/sev	0
SDC adaptive daily living	1
Sub-Total:	44

Additional Spaces:

Computer Lab	1
Total:	45



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FACILITIES MASTER PLAN

proposed master plan diagram | SUNNYVALE MIDDLE SCHOOL



NO WORK



MODERNIZATION



RECONFIGURE



NEW CONSTRUCTION

Classrooms

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Science
SDC	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
ADL	Adaptive Daily Living

Electives / Labs

ART	Art Room (2D, 3D, Digital)
CL	Computer Lab
FLEX	Flex Lab
MU	Music
SCI	Science
WD	Wood Shop

Student Services

ELD	English Language Development
LRC	Learning Resource Center
RSP	Resource Specialist
TLC	Therapeutic Learning Center

Shared Spaces

ASB	Student Leadership
LMC	Library Media Center
MULTI	Multi Purpose Room
ST	Stage

Admin / Faculty

CO	Conference
O	Office
FL	Faculty Lounge
FW	Faculty Work
H	Health Office
KIT	Kitchen
M	Main Office
PD	Professional Development

Leased Spaces

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

Support Spaces

J	Janitor
K	Kiln
R	Restroom
S	Storage
SERV	Servery (Food Service)
U	Utility



Drop-Off



Lunch Shelter



Main Entry



Portable Classrooms



Entry Plaza



Outdoor Learning/Gardens



New Fencing with Gates

Teaching Stations:

Core Required Courses	33
6th Grade Unassigned, Shared Labs	3
Science Labs	6
Electives	4
SDC mod/sev	3
ELD	2
SDC adaptive daily living	1

Sub-Total: 52

Additional Spaces:

Computer Lab	1
Total:	53



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School Site Cost Summary

TOTAL PROJECT COST (2022\$)

01. Site-Wide: Modernize & Deferred Maintenance	9,856,000
02. Classrooms: Reconfigure	4,886,000
03. Classrooms: New Construction	31,379,000
04. Science, Arts & Electives Spaces	9,857,000
05. Multi-Purpose Room and Food Service	5,963,000
06. Library	3,012,000
07. Student Supports & Counseling Services	1,670,000
08. Administration & Staff Support	4,270,000
09. Physical Education Facilities	11,907,000
10. Building Systems: Restrooms & Power Access	3,532,000
11. Site Utilities	2,724,000
12. Safety & Security	1,593,000
13. Parking, Drop-off & Entry Plaza	2,144,000
14. Outdoor Learning Environments & Quads	2,613,000
15. Exterior Play Spaces & Hardcourts	1,199,000
16. Flexible Furniture	1,524,000
17. Technology Infrastructure & Equipment	2,529,000

TOTAL FMP PROJECT COST (2022\$)

100,658,000

The following items are excluded from this budget:

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

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

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



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School Site Educational Partner Priorities

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

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

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

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

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Sunnyvale School District
819 West Iowa Avenue
Sunnyvale, California 94086



Sunnyvale Middle School
1080 Mango Avenue
Sunnyvale, California 94087

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BV PROJECT #:

143262.20R000-009.354

DATE OF REPORT:

May 14, 2021

ON SITE DATE:

August 11, 2020

Bureau Veritas

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TABLE OF CONTENTS

1. Executive Summary	1
Campus Overview and Assessment Details	1
Campus Findings and Deficiencies	2
Facility Condition Index (FCI)	4
Immediate Needs.....	6
Key Findings	7
Plan Types.....	10
2. Administration/Classrooms A1-A4	11
3. Classrooms B1-B7.....	14
4. Classrooms C1-C10.....	17
5. Classrooms D1-D6.....	20
6. Classrooms E1-E5	23
7. Classrooms E6-E13	26
8. Multipurpose/Classrooms F1-F3.....	29
9. Classrooms G1-G5	32
10. Portable C11	35
11. Portable C12.....	38
12. Portable A5-A6.....	41
13. Portables C13-C15.....	44
14. Site Summary.....	47
15. Property Space Use and Observed Areas	49
16. ADA Accessibility	50
17. Purpose and Scope	52
18. Opinions of Probable Costs	54
Methodology	54
Definitions	54
19. Certification.....	56
20. Appendices	57

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	12
Main Address	1080 Mango Avenue, Sunnyvale, California 94087
Site Developed	1961, Renovated 1996, Building G (2012), Portables A5-A6 (2020)
Current Occupants	Sunnyvale Middle Schools
Date(s) of Visit	August 11, 2020
Management Point of Contact	LPA , Andrea Pippin, Design Coordinator I 408.780.7214 apippin@lpadesignstudios.com Sunnyvale School District, Rob Smiley, Chief Operations Officer 408.522.8225 Rob.Smiley@sesd.org
On-site Point of Contact (POC)	Brandt Burns
Assessment and Report Prepared By	Bhaskar Ale and Elton Colbert
Reviewed By	Matt Anderson Program Manager Matt.Anderson@bvna.com 800.733.0660 x7613
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Sunnyvale Middle school was built in 1961 and renovated in 1996. There were additional buildings added to the site comprised of Building G (2012) and Portables A5-A6 (2020).

Architectural

The majority of the permanent buildings are concrete block building, and modified bitumen roofs which are fairly new with reflective coating and added gravel topping. There were no issues observed. The supplementary roofs consisted of an asphalt shingle roof on the Multipurpose Building and metal roofs on portables. The access to the top of the Multipurpose Building lacked proper ladder access. Building G flat PVC/TPO roof was in poor condition. There were areas with water ponding. Additionally, the slope of the roof did not pitch correctly causing water to not drain properly. Signs of moss growth was also observed. Building D has a section of the roof with roof drains clogged due to debris from nearby trees. The area needs to be cleaned and drains replaced.

Windows throughout the site are double-paned, aluminum framed. The exterior louver for the Building G restroom doors are damaged and need to be replaced.

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

All portables have standing seam metal roofs with wood clapboard siding.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by a mixture of packaged rooftop units (RTU), external wall-mounted heat pumps, and unit heaters. Additional heating and cooling are provided by air handlers, evaporative coolers, and ductless split systems. Makeup air units (MAU) provide support to rooftop systems.

Though aged, and past their useful lifecycle (except for Building G), all the HVAC and plumbing equipment was observed to be adequately maintained with no reported issues.

All of the filters in the furnaces and the RTU's have recently been replaced with MERV 13's in the furnaces and MERV 15's in the RTU's. These updated conditions were reportedly reviewed by the maintenance staff to improve the indoor air quality, performance, and lifespan of the equipment.

Domestic hot water is supplied by gas boilers and both gas and electric water heaters.

The plumbing is original to the construction of the site. No complaints have been received regarding the plumbing system.

Only Building G and the Gymnasium portion of Building F is sprinklered; all the buildings contain fire extinguishers. The building's fire alarm system consists of pull-stations, smoke detectors, and horn alarms. Most exits are marked either by a lighted exit sign or a combination exit sign with two-head emergency lighting. The fire alarm control panel is located in Building A.

Each building is equipped with an intrusion detection system connected to the campus's primary alarm system.

Interior lighting is made up of fluorescent light fixtures, the exterior lighting is building mounted. Fixtures have not yet been upgraded to LEDs, BV recommends LED replacements on as lamps and ballasts fail. The electrical service consists primary switchgear that feeds switchboards, and distribution/circuit breaker panels. The electrical equipment is reportedly adequate to serve each building and the entire site. Supplemental electrical equipment includes rooftop solar panels and solar inverters on Building G.

Site

The site includes asphalt parking lot and asphalt playgrounds. Sections of the parking lot requires mill and overlay soon as alligator cracking were observed throughout. According to POC, near the southwest entrance roadway, the asphalt pavement has uplifted and is not level with the road due to overgrown redwood tree roots. The roots have also blocked the sewer piping from Building B restrooms and causes ongoing blockage issues. The piping should be replaced, and the pavement leveled. Some of wood benches on the site inside the school are damaged and will need replacement. The irrigation for the fields are managed by the city and not part of the school.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

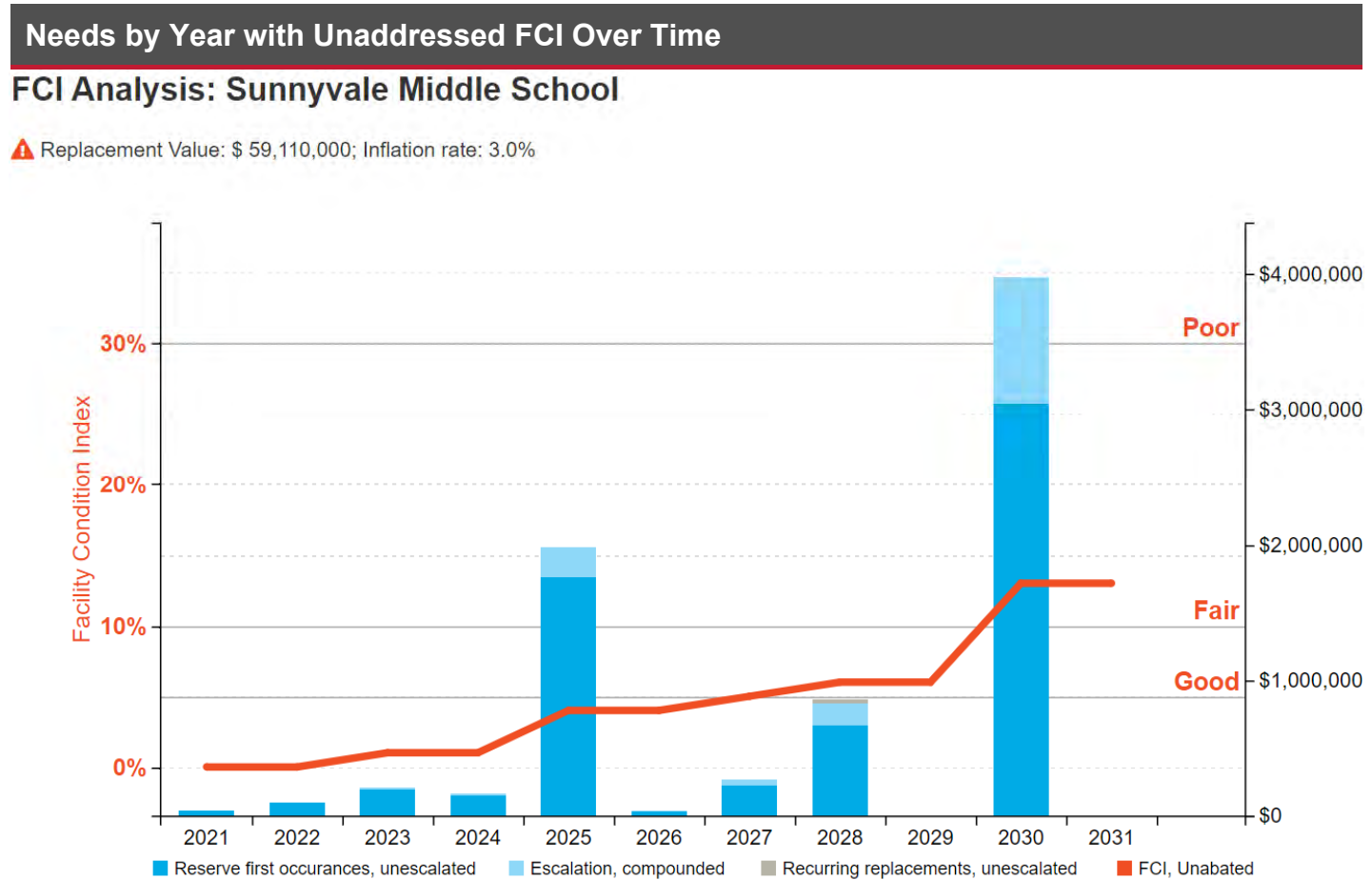
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Sunnyvale Middle School / Administration/Classrooms A1-A4	\$740	13,100	\$9,694,000	0.0%	0.0%	3.6%	11.2%
Sunnyvale Middle School / Classrooms B1-B7	\$740	14,500	\$10,730,000	0.0%	0.0%	3.9%	10.7%
Sunnyvale Middle School / Classrooms C1-C10	\$740	11,200	\$8,288,000	0.0%	0.0%	2.4%	13.8%
Sunnyvale Middle School / Classrooms D1-D6	\$740	8,600	\$6,364,000	0.0%	1.3%	3.5%	11.1%
Sunnyvale Middle School / Classrooms E1-E5	\$740	4,700	\$3,478,000	0.0%	1.0%	2.9%	11.3%
Sunnyvale Middle School / Classrooms E6-E13	\$740	7,100	\$5,254,000	0.0%	1.0%	2.9%	10.6%
Sunnyvale Middle School / Classrooms G1-G5	\$740	10,300	\$7,622,000	0.2%	0.2%	1.1%	3.1%
Sunnyvale Middle School / Multipurpose/Classrooms F1-F3	\$740	34,000	\$25,160,000	0.0%	0.7%	3.1%	7.2%
Sunnyvale Middle School / Portable C11	\$380	900	\$342,000	0.0%	0.0%	6.1%	10.7%
Sunnyvale Middle School / Portable C12	\$380	950	\$361,000	0.0%	0.0%	7.8%	9.3%
Sunnyvale Middle School / Portables A5-A6	\$380	1,800	\$684,000	0.0%	0.0%	0.0%	1.7%
Sunnyvale Middle School / Portables C13-C15	\$380	2,700	\$1,026,000	0.0%	3.1%	6.1%	8.4%

Campus Level FCI:

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



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

Immediate Needs

Facility/Building	Total Items	Total Cost
Classrooms D1-D6	1	\$600
Classrooms G1-G5	3	\$18,800
Multipurpose/Classrooms F1-F3	1	\$4,500
Site	3	\$17,600
Total	8	\$41,500

Classrooms D1-D6

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2004575	Sunnyvale Middle School / Classrooms D1-D6	Roof	D2030	Supplemental Components, Drains, Roof, 2 IN, Replace	Poor	Performance/Integrity	\$600
Total (1 items)							\$600

Classrooms G1-G5

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2004658	Sunnyvale Middle School / Classrooms G1-G5	Mechanical room	D3050	HVAC Steam Components, Pump, Condensate Water Return, 3 HP, Replace	Poor	Performance/Integrity	\$1,000
2004654	Sunnyvale Middle School / Classrooms G1-G5	Roof	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Poor	Performance/Integrity	\$16,800
2004664	Sunnyvale Middle School / Classrooms G1-G5	Building exterior	B2070	Louvers, Aluminum, Replace	Poor	Performance/Integrity	\$1,000
Total (3 items)							\$18,800

Multipurpose/Classrooms F1-F3

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2004759	Sunnyvale Middle School / Multipurpose/Classrooms F1-F3	Roof	B3020	Roof Appurtenances, Roof Access Ladder, Steel, Install	NA	Modernization/Adaptation	\$4,500
Total (1 items)							\$4,500

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2004814	Sunnyvale Middle School / Site	Site	G2060	Park Bench, Wood, Replace	Poor	Performance/Integrity	\$1,200
2004803	Sunnyvale Middle School / Site	Near B6	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	\$1,800
2004809	Sunnyvale Middle School / Site	Roadway entry	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$14,600
Total (3 items)							\$17,600

Key Findings



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Classrooms G1-G5 Sunnyvale Middle School
Roof

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,800

\$\$\$\$

There were lots of areas with water ponding. Also the slope of the roof is not pitched correctly causing water to not drain correctly. Signs of moss growth observed. - AssetCALC ID: 2004654



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per
Man-Day)
Site Sunnyvale Middle School Near B6

Uniformat Code: G2031
Recommendation: **Repair in 2021**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,800

\$\$\$\$

Flatten the sidewalk which has been uplifted due to tree roots. - AssetCALC ID: 2004803



Supplemental Components in Poor condition.

Drains, Roof, 2 IN
Classrooms D1-D6 Sunnyvale Middle School
Roof

Uniformat Code: D2032
Recommendation: **Replace in 2021**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

Clean up roof drain and replace if needed. - AssetCALC ID: 2004575



Parking Lots in Poor condition.

Pavement, Asphalt
Site Sunnyvale Middle School Roadway entry

Uniformat Code: G2021
Recommendation: **Repair in 2021**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,600

\$\$\$\$

The overgrown roots from the tree are causing the asphalt to be not level. It has also affected the sewer piping connected to Building B. - AssetCALC ID: 2004809



Parking Lots in Poor condition.

Pavement, Asphalt
Site Sunnyvale Middle School Parking lot

Uniformat Code: G2021
Recommendation: **Mill & Overlay in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$101,900

\$\$\$\$

Alligator cracking in asphalt - AssetCALC ID: 2004802



Park Bench in Poor condition.

Wood
Site Sunnyvale Middle School Site

Uniformat Code: G2062
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Some of the benches are damaged and will need replaced. - AssetCALC ID: 2004814



Louvers in Poor condition.

Aluminum
Classrooms G1-G5 Sunnyvale Middle School
Building exterior

Uniformat Code: B2071
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Missing Louvers on the restroom door. - AssetCALC ID: 2004664



HVAC Steam Components in Poor condition.

Pump, Condensate Water Return, 3 HP
Classrooms G1-G5 Sunnyvale Middle School
Mechanical room

Uniformat Code: D3053
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Condensate pump failure has cause water leak. - AssetCALC ID: 2004658



Roof Appurtenances

Roof Access Ladder, Steel
Multipurpose/Classrooms F1-F3 Sunnyvale
Middle School Roof

Uniformat Code: B3021
Recommendation: **Install in 2021**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$4,500

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No roof ladder access to get into the upper roof. - AssetCALC ID: 2004759

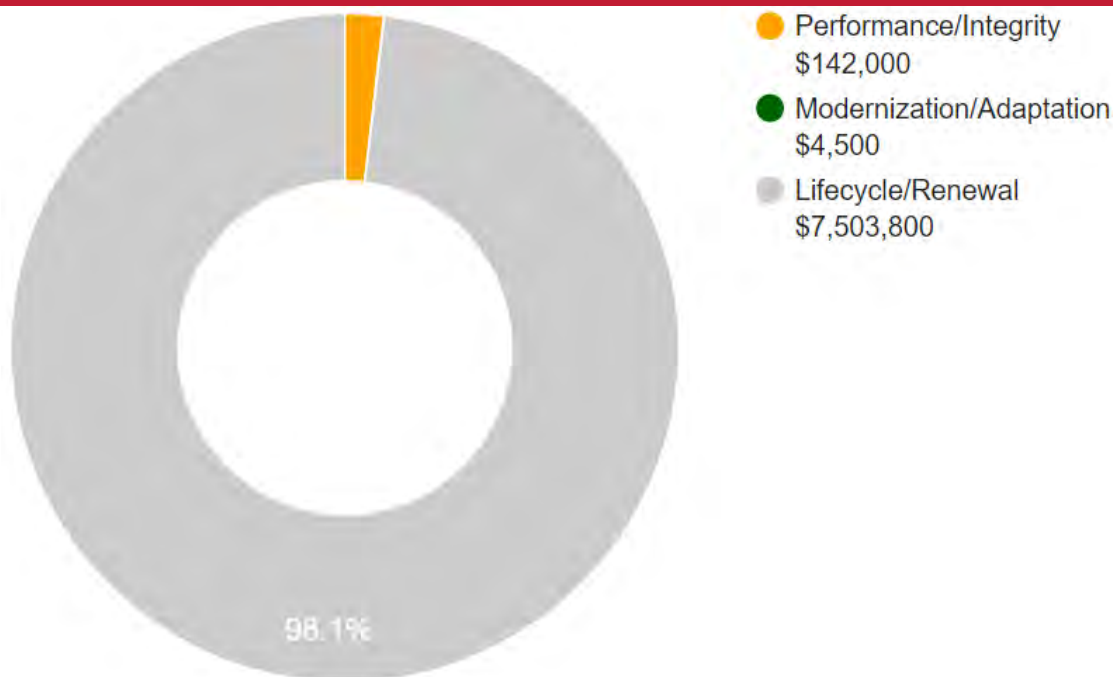
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$7,650,300