





Santa Clara Unified
School District

Casa Del Maestro Facility Assessment Summary

3445, 3455, 3459 & 3465 Lochinvar Avenue | Santa Clara, CA 95051 | 9/8/23

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Hibser Yamauchi
Architects, Inc.

Quick Stats

Year Built: 2001, 2008

Property Size: 3.5 acres

Building Area:

3445 Lochinvar Ave - 28,000 sf

3455 Lochinvar Ave - 850 sf

3459 Lochinvar Ave - 37,000 sf

3465 Lochinvar Ave - 28,000 sf

Site Assessed: 4/14/22

Facility Condition as of: 8/12/22

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Overview

Neighborhood and Demographics

Casa Del Maestro is an apartment complex funded by Santa Clara Unified School District to offer affordable housing to teachers in the school district to support teachers and their families and boost teacher retention rate.

Casa Del Maestro is located in the southwest corner of the Curtis Campus adjacent to other apartment complexes; near Lawrence Expressway and Homestead Road that allow easy access to freeways and commercial needs.

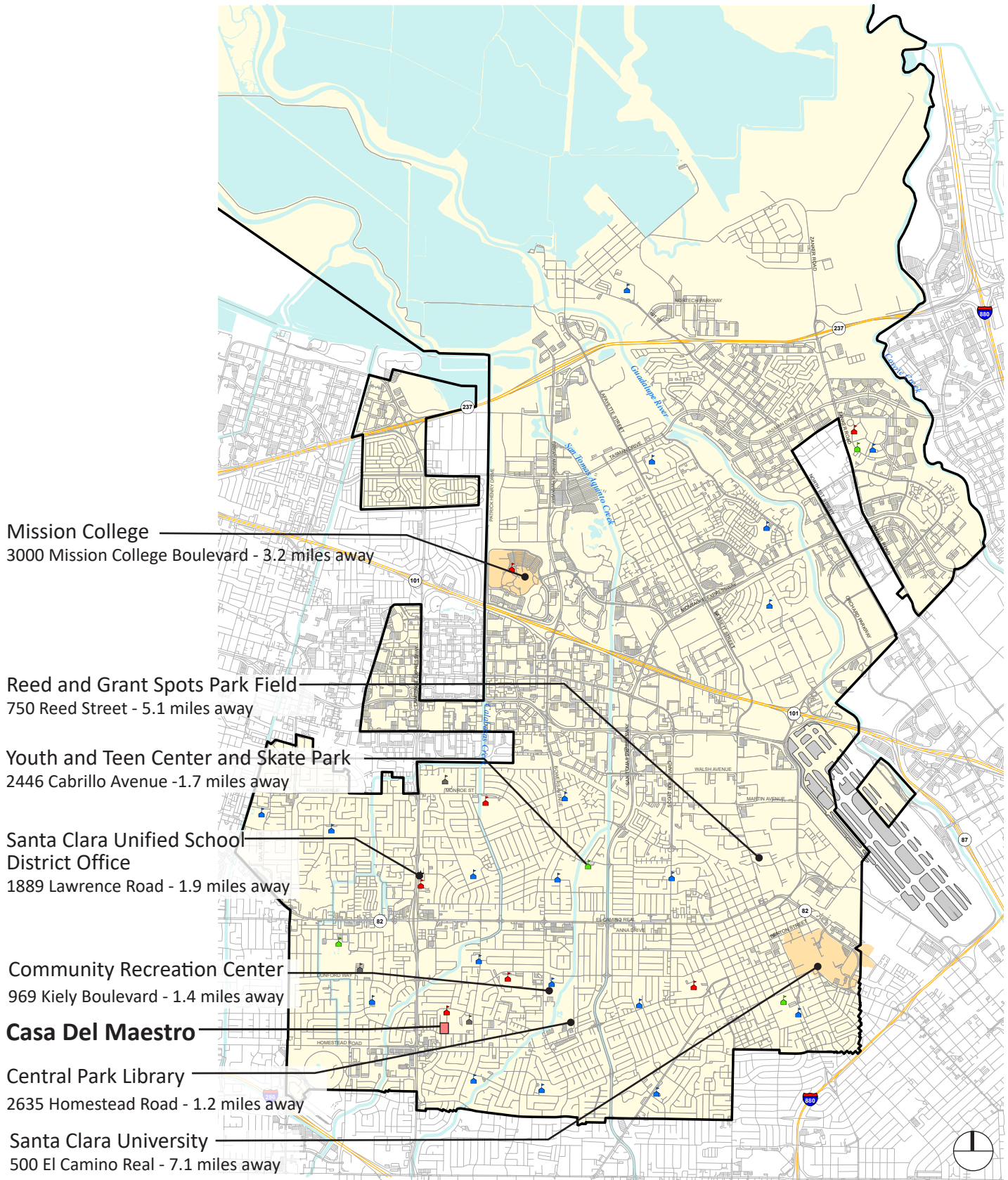
Facilities

The apartments and recreation building were built in 2001, with an additional apartment building built in 2008. The apartment complex is made up of 70 units with 1- to 2-bedroom apartments with outdoor decks. The site is managed and maintained by a third-party property manager for the school district where regular site maintenance is provided.

Each unit has its own water heater and HVAC that is replaced on an as-needed basis. Each unit has one car garage and there is open air parking on-site and on-street.

The recreation building is used by residents. It is equipped with a custodian closet, half-bath (toilet and sink only) and a kitchen.

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District Context Map & Community Resources



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Site Information	Totals
Current Area	3.5 Acres
Total Units	70 units
Enclosed Garage Parking	70 spaces
Uncovered Parking	51 regular, 6 compact
Enclosed Garage Accessible Parking	3 spaces
Uncovered Accessible Parking	2 regular, 1 van



Site Summary

Building Data - Casa Del Maestro

Building #	Description	Square Feet	Year Built
3445	Apartment and Garages	28,000 SF	2001
3455	Recreation Building	850 SF	2001
3459	Apartment and Garages	37,000 SF	2008
3465	Apartment and Garages	28,000 SF	2001

Existing Buildings













Casa Del Maestro Facility Assessment Summary

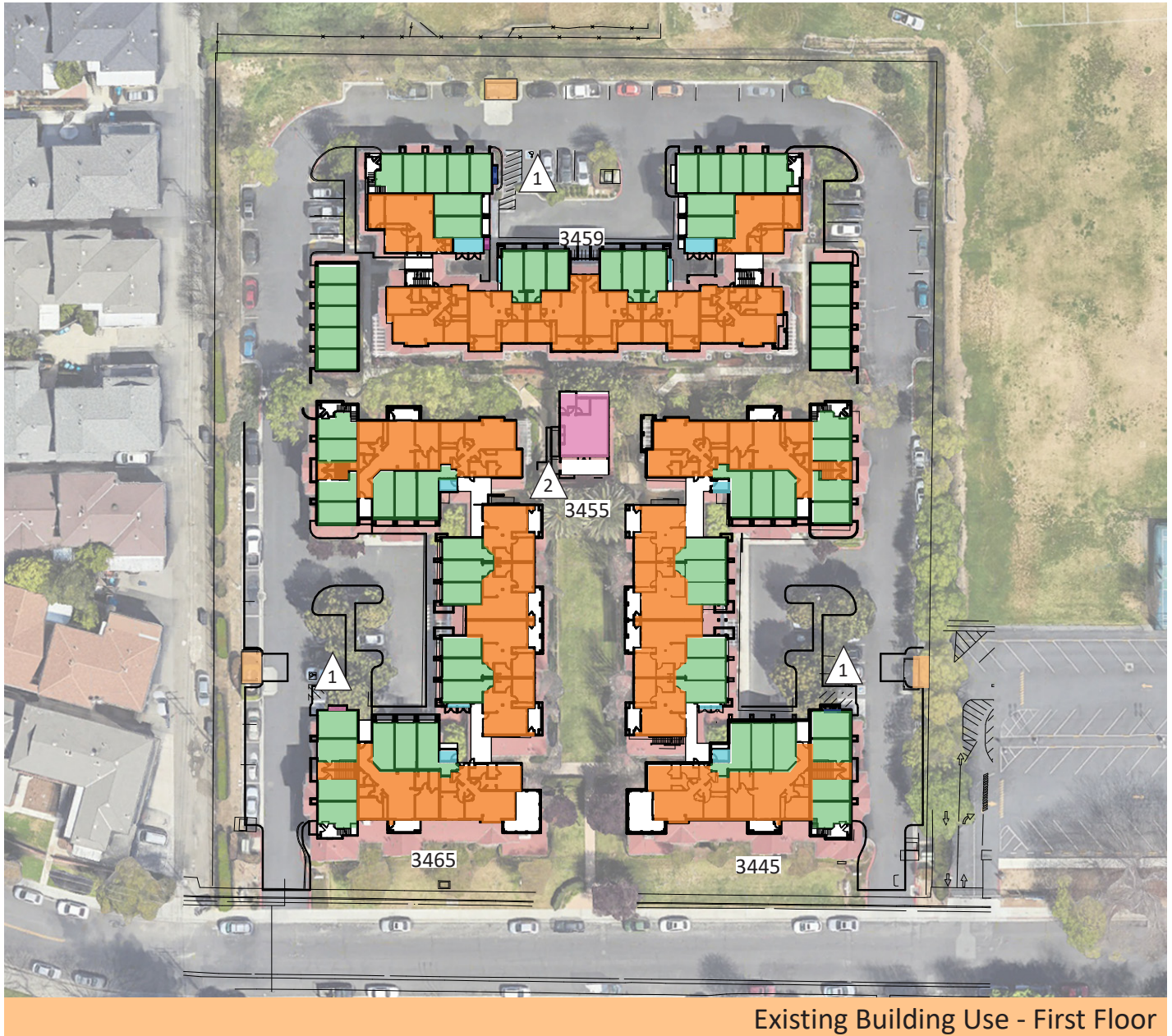
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Interior Building Spaces Current Uses

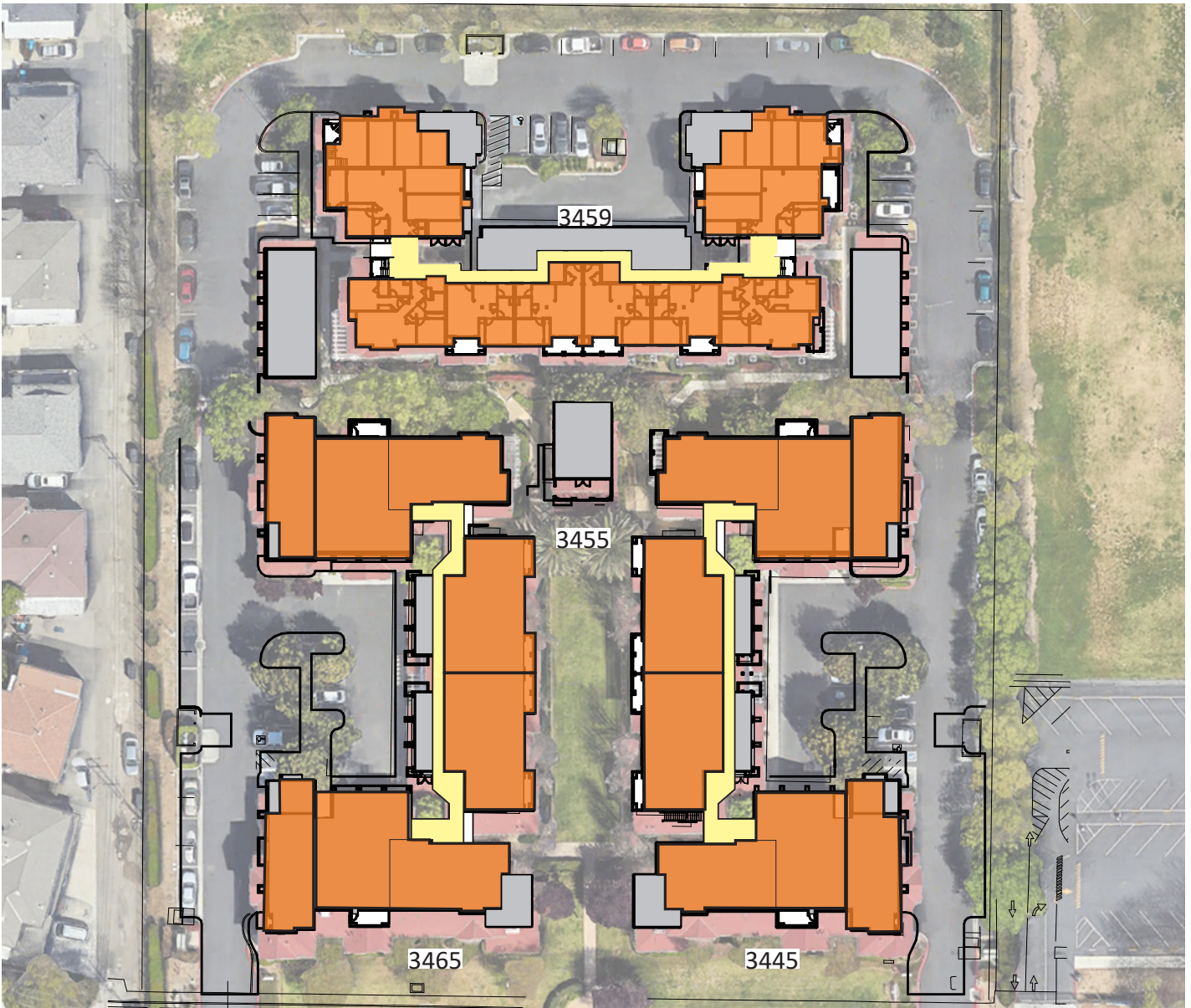
- | | | | |
|---|--|---|--|
|  | Residential Unit |  | Accessible Parking
(Vehicle and Van Stalls) |
|  | Parking Garage |  | Accessible Ramp to
Recreation Building |
|  | Recreation Building | | |
|  | Mailbox | | |
|  | Utilities
(Network & Data, Mechanical & Electrical) | | |
|  | Fire Riser | | |
|  | Trash Enclosure | | |
|  | Front entry, patio, back porch | | |



Existing Building Use - First Floor

Interior Building Spaces Current Uses

- Residential Unit
- Level Below
- Outdoor Patio & Porch
- Walkways



Existing Building Use - Second Floor



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School District

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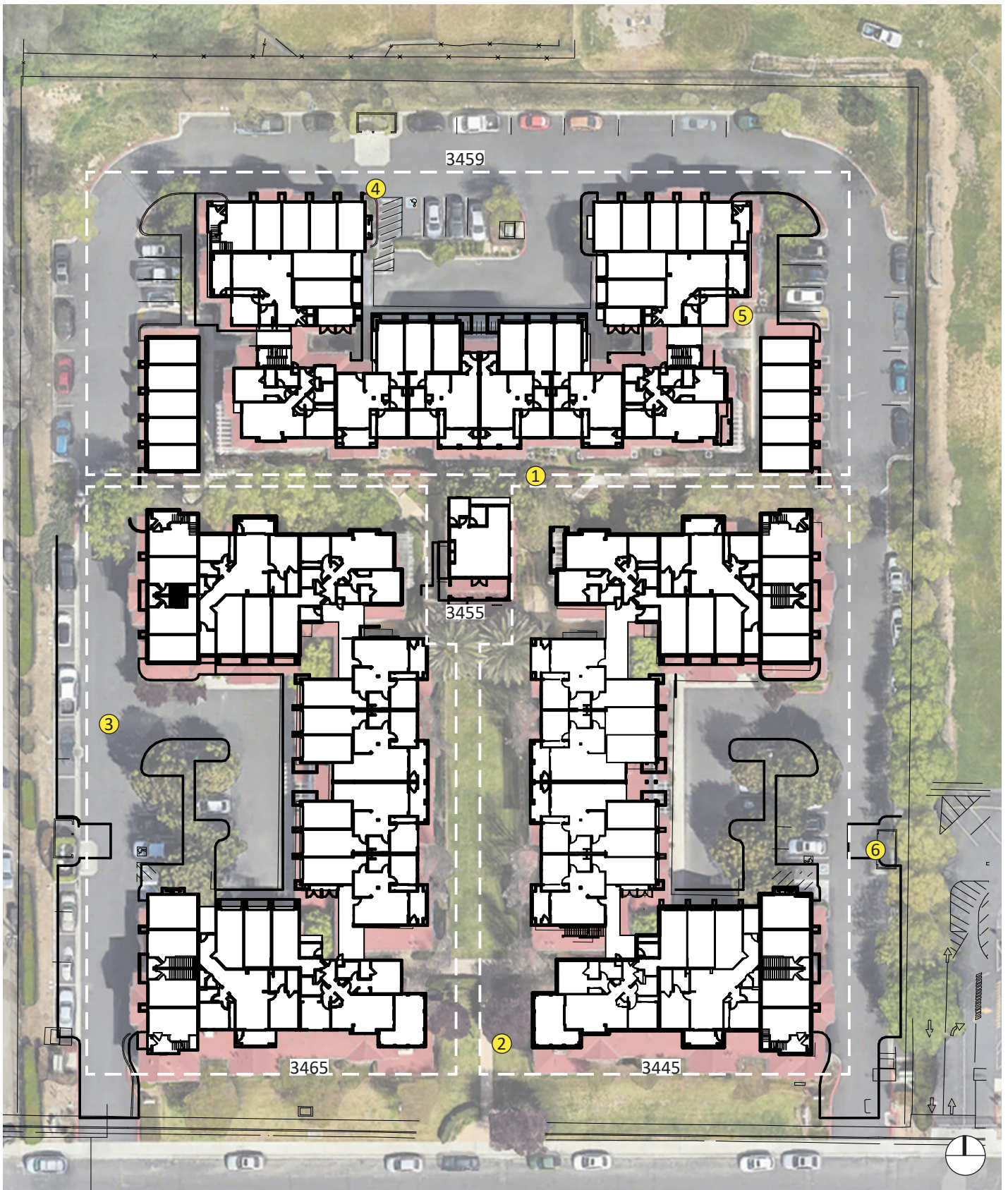
Hibser Yamauchi
Architects, Inc.

Interior Building Spaces Current Uses

- Residential Unit
- Level Below
- Outdoor Patio & Porch
- Walkways



Existing Campus Building Use - Third Floor



Site Plan



Drought resistant planting.



Common lawn path from Lochinvar Avenue to recreation building.



Driveway by Building 3445 to Lochinvar Avenue.



Fire Department Connection.



Irrigation boxes and HVAC units.



Trash enclosure provided at each apartment building.

Parking

Available parking includes enclosed garages, uncovered parking with some tree shading and street parking.

Landscape

Common lawn that leads from Lochinvar Avenue to the Recreation Building. Mature trees and drought resistant plants are located throughout the site.

Utilities

Each unit is equipped with its own water heater, HVAC and utility meter.

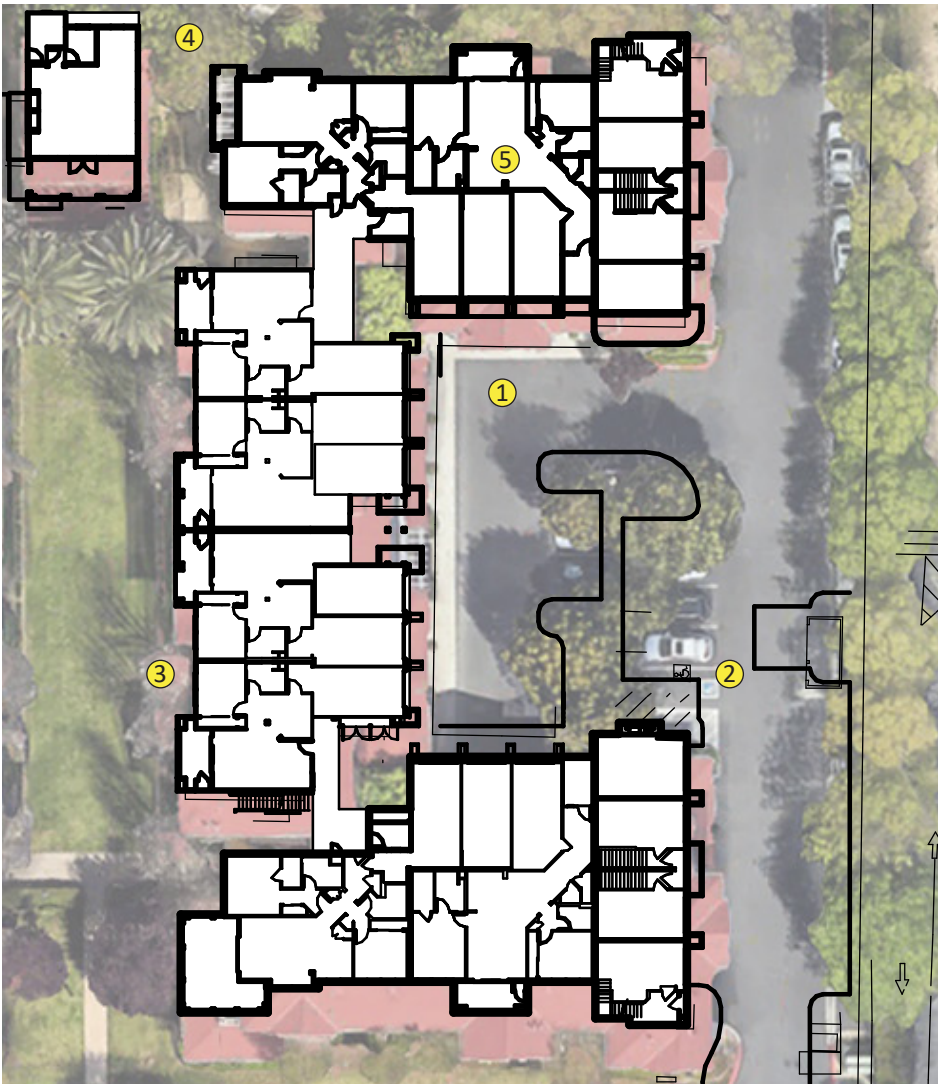
Accessibility

The site does not have elevator access to upper levels. Several units on the first floor are accessible.

Site

Trash enclosures are provided adjacent to each residential building.

Observations & Architectural Assessment



Asphalt driveway to enclosed garages and open air parking spaces.



Accessible parking provided at each residential building.



Fluorescent lights at common walkways.



Exterior elevation.



Existing roof shingles.

Building 3445

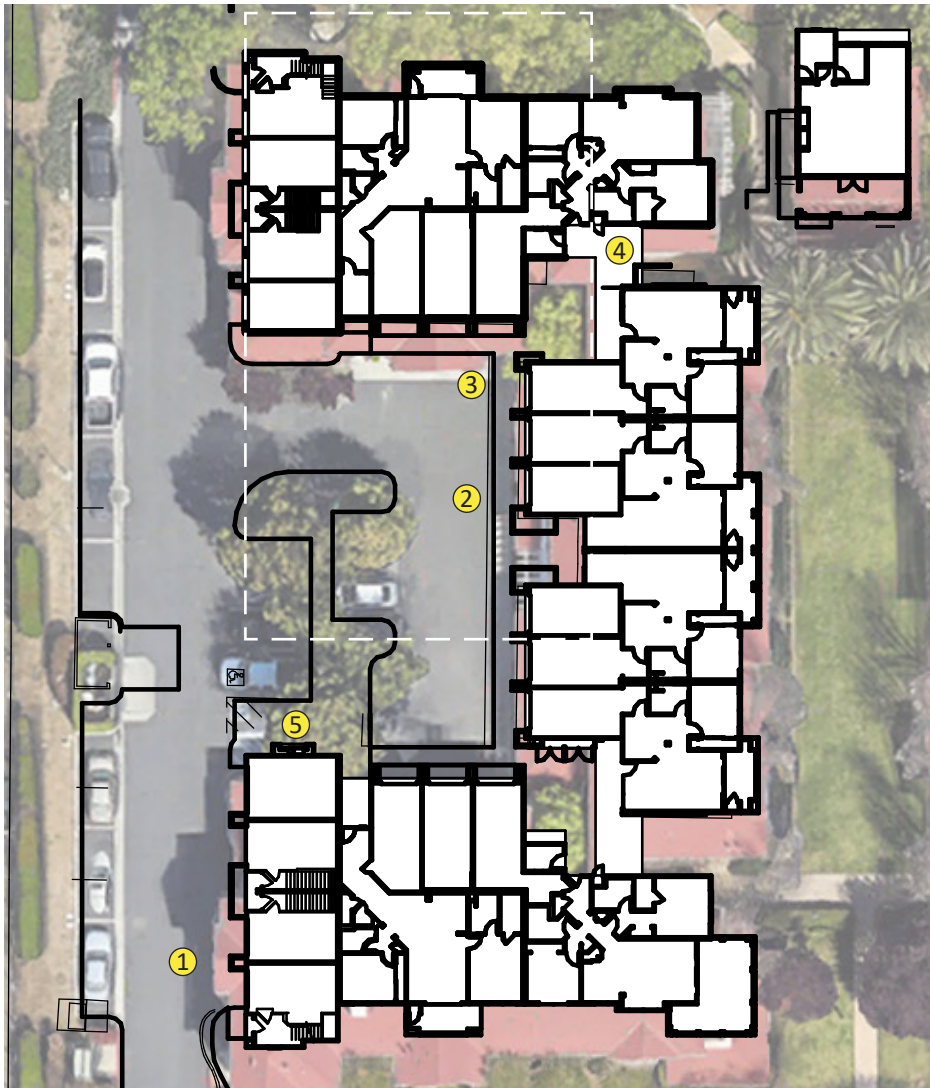


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Building 3465 driveway and facade.



Building exterior.



Apartment complex offers multiple points of entry to apartments and access between detached garages and apartments.

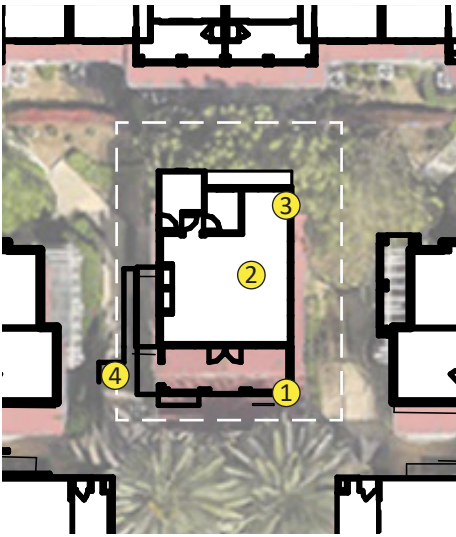


Exterior stairs to second floor apartments.



Fire sprinkler system provided at each building.

Building 3465



Recreation building porch with exterior seating.



Community room.



Kitchen sink cabinet face trim panel is missing. The kitchenette used by the community.



Outdoor ramp leads to back custodial room and front porch of the recreation building.

Recreation Building 3455

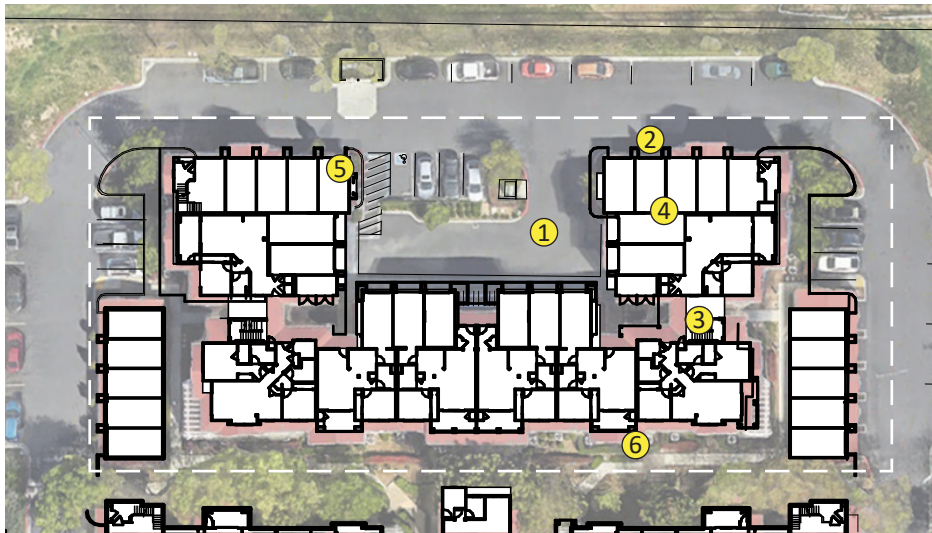


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1
Uncovered parking adjacent to Building 3459.



2
Balconies provided on 2nd and 3rd floor.



3
Typical stairs and landing to 2nd and 3rd floor. No elevator access provided.



4
Missing one single at right wing of building 3459.



5
Mail boxes and Fire Department Connection. Accessible mail box is provided.



6
Walkway with mature tree shade between buildings.

Building 3459

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Hibser Yamauchi
Architects, Inc.

PHYSICAL NEEDS ASSESSMENT



**BUREAU
VERITAS**

prepared for

Santa Clara Unified School District
1889 Lawrence Road
Santa Clara CA 95051

HY Architects
300 27th Street
Oakland CA 94612



Casa Del Maestro
3445 Lochinvar Avenue
Santa Clara, CA 95051

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BV PROJECT #:

155006.22R000-027.354

DATE OF REPORT:

November 29, 2022

ON SITE DATE:

April 14th, 2022

Bureau Veritas

1. Executive Summary

Property Overview & Assessment Details

General Information	
Main Address	3445, 3455, 3459, 3465 Lochinvar Avenue, Santa Clara, CA 95051
Site Developed	2001 and 2008
Site Area	3.5 acres
Number of Buildings	4
Number of Stories	1, 2 and 3
Number of Apartments	70
Common Areas	Recreation Building
Maintenance Practices	Good
Recent Capital Improvements	None identified
Recommended Additional Studies	No additional studies recommended at this time.
Documentation Reviewed	None
Date(s) of Visit	April 14 th , 2022
On-site Point of Contact (POC)	HY Architect, W. Lee Pollard
Assessment & Report Prepared By	Sarmed Ibrahim
Reviewed By	Matthew Anderson Program Manager Matt.Anderson@bureauveritas.com 800.733.0660 x7613

Significant/Systemic Findings and Deficiencies

Historical Summary

The front three buildings at Casa Del Maestro were constructed in 2001 as teacher housing. The rear building, 3459 Lochinvar Avenue, was added in 2008.

Architectural

The buildings are constructed with wood frame over a concrete slab foundation. The roofing is a gable shaped with asphalt shingles. The building siding consists of wood siding exterior walls with vinyl windows and wood unit entrance doors. Each unit has a garage with automatic garage door. All exterior finishes have been well maintained throughout the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF Systems and components have been well maintained since 2001 and 2008. Heating and cooling is provided by heat pump condensing units. Hot water is provided to the units by gas water heaters. The electrical system has main electrical meters for each building located at the utility closet for the building and electrical distribution panels. The buildings are equipped with exterior building mounted lights.

Each building is equipped with a fire alarm system and wet pipe fire sprinkler system with fire extinguishers. The buildings are equipped with security alarm systems and surveillance cameras at the mailboxes.

Site

Site has asphalt pavement parking lot with concrete curbs, walkways, and stairs. Site has CMU dumpster enclosures. Site lighting consists of sidewalk pole lights and building mounted exterior fixtures. An Irrigation system is present.

Recommended Additional Studies

No additional studies recommended at this time.

Immediate Needs

Roofing is aged and requires replacement.

Key Findings

The only Key Findings are that there are minor ADA Compliance items in the recreation building and roofing should be replaced.

System Expenditure Forecast

System	Immediate	Short Term	Near Term	Med Term	Long Term	TOTAL
Facade	-	\$190,740	-	-	\$4,461,612	\$4,652,352
Roofing	\$202,990	-	-	\$439,785	\$946,126	\$1,588,901
Interiors	-	-	\$16,214	\$6,139	\$47,981	\$70,334
Plumbing	-	-	-	\$255,201	\$227,768	\$482,969
HVAC	-	-	\$10,648	-	\$64,409	\$75,057
Fire Protection	-	-	-	-	\$193,849	\$193,849
Electrical	-	-	-	\$11,419	\$19,280	\$30,699
Fire Alarm & Electronic Systems	-	-	-	\$30,951	\$221,788	\$252,739
Equipment & Furnishings	-	-	\$1,546	-	\$4,906	\$6,452
Site Development	-	-	\$5,529	\$33,017	\$5,684	\$44,230
Site Utilities	-	-	-	\$280,110	\$15,591	\$295,701
Site Pavement	-	-	-	\$406,300	-	\$406,300
TOTALS (8% inflation)	\$203,000	\$190,800	\$34,000	\$1,463,000	\$6,209,000	\$8,099,800

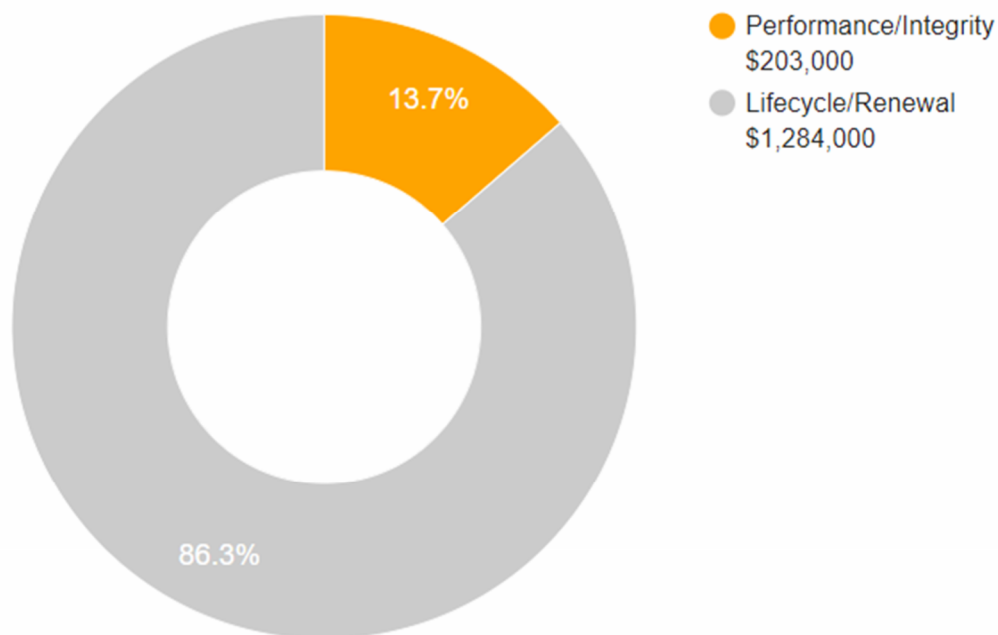
Plan Types

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: \$1,487,000

2. Building 3445: Housing



Building 3445: Housing - Systems Summary

System	Description	Condition
Constructed/Renovated	2001	
Building Size	11,150 SF estimated	
Number of Stories	2	
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Primary Finish: Cement board siding Windows: vinyl double-paned Doors: aluminum steel	Fair
Roof	Primary: Gable construction with asphalt shingles	Failed
Common Area Finishes	Walls: Painted gypsum board Floors: VCT, ceramic tile Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing & Central Water Heating	Copper supply and cast-iron waste & venting Gas water heaters	Good
HVAC	Heat pump, split-system	Fair

Building 3445: Housing - Systems Summary

Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers.	Good
Electrical	Source & Distribution: Main panel with copper wiring. Interior Lighting: Fluorescent fixtures Emergency: None	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, pull stations and exit signs	Good
Key Issues & Findings	The asphalt shingles are reported to have had problems and are original.	

Building 3445: Housing - Systems Expenditure Forecast

System	Immediate	Short Term	Near Term	Med Term	Long Term	TOTAL
		(1-2 year)	(3-5 year)	(6-10 year)	(11-20 year)	
Facade	-	\$51,684	-	-	\$1,304,843	\$1,356,527
Roofing	\$101,495	-	-	\$74,810	\$473,063	\$649,368
Plumbing	-	-	-	\$72,436	\$203,832	\$276,268
Fire Protection	-	-	-	-	\$63,040	\$63,040
Fire Alarm & Electronic Systems	-	-	-	\$10,317	\$63,392	\$73,709
Site Development	-	-	\$5,529	\$33,017	\$2,842	\$41,388
Site Utilities	-	-	-	\$187,248	\$15,591	\$202,839
Site Pavement	-	-	-	\$406,300	-	\$406,300
TOTALS (8% inflation)	\$101,500	\$51,700	\$5,600	\$784,200	\$2,126,700	\$3,069,700

3. Building 3465: Housing



Building 3465: Housing - Systems Summary

System	Description	Condition
Constructed/Renovated	2001	
Building Size	11,150 SF estimated	
Number of Stories	2	
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Primary Finish: Cement board siding Windows: vinyl double-paned Doors: aluminum steel	Fair
Roof	Primary: Gable construction with asphalt shingles	Failed
Common Area Finishes	Walls: Painted gypsum board Floors: VCT, ceramic tile Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing & Central Water Heating	Copper supply and cast-iron waste & venting Gas water heaters	Good
HVAC	Heat pump, split-system	Fair

Building 3465: Housing - Systems Summary

Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers.	Good
Electrical	Source & Distribution: Main panel with copper wiring. Interior Lighting: Fluorescent fixtures Emergency: None	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, pull stations and exit signs	Good
Key Issues & Findings	The asphalt shingles are reported to have had problems and are original.	

Building 3465: Housing - Systems Expenditure Forecast

System	Immediate	Short Term (1-2 year)	Near Term (3-5 year)	Med Term (6-10 year)	Long Term (11-20 year)	TOTAL
Facade	-	\$51,684	-	-	\$1,304,843	\$1,356,527
Roofing	\$101,495	-	-	\$74,810	\$473,063	\$649,368
Plumbing	-	-	-	\$72,436	\$203,832	\$276,268
Fire Protection	-	-	-	-	\$63,040	\$63,040
Fire Alarm & Electronic Systems	-	-	-	\$10,317	\$63,392	\$73,709
Site Development	-	-	\$5,529	\$33,017	\$2,842	\$41,388
Site Utilities	-	-	-	\$187,248	\$15,591	\$202,839
Site Pavement	-	-	-	\$406,300	-	\$406,300
TOTALS (8% inflation)	\$101,500	\$51,700	\$5,600	\$784,200	\$2,126,700	\$3,069,700

4. Building 3459: Housing



Building 3459: Housing - Systems Summary

System	Description	Condition
Constructed/Renovated	2008	
Building Size	16,170 SF estimated	
Number of Stories	1	
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Primary Finish: Cement board siding Windows: vinyl double-paned Doors: aluminum steel	Fair
Roof	Primary: Gable construction with asphalt shingles	Failed
Common Area Finishes	Walls: Painted gypsum board Floors: VCT, ceramic tile Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing & Central Water Heating	Copper supply and cast-iron waste & venting Gas water heaters	Good
HVAC	Heat pump, split-system	Fair

Building 3459: Housing - Systems Summary

Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers.	Good
Electrical	Source & Distribution: Main panel with copper wiring. Interior Lighting: Fluorescent fixtures Emergency: None	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, pull stations and exit signs	Good
Key Issues & Findings	The asphalt shingles are reported to have had problems and are original.	

Building 3459: Housing - Systems Expenditure Forecast

System	Immediate	Short Term (1-2 year)	Near Term (3-5 year)	Med Term (6-10 year)	Long Term (11-20 year)	TOTAL
Facade	-	\$77,532	-	-	\$1,666,609	\$1,744,141
Roofing	-	-	-	\$290,165	-	\$290,165
Plumbing	-	-	-	\$108,654	\$203,832	\$312,486
Fire Protection	-	-	-	-	\$67,769	\$67,769
Electrical	-	-	-	\$4,540	\$13,155	\$17,695
Fire Alarm & Electronic Systems	-	-	-	\$10,317	\$95,004	\$105,321
Site Development	-	-	\$5,529	\$33,017	-	\$38,546
Site Utilities	-	-	-	\$220,266	\$15,591	\$235,857
Site Pavement	-	-	-	\$406,300	-	\$406,300
TOTALS (8% inflation)	-	\$77,600	\$5,600	\$1,073,300	\$2,062,000	\$3,218,500

5. Building 3455: Recreation



Building 3455: Recreation - Systems Summary

Constructed/Renovated	2001	
Building Size	1,270 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Cement board siding with vinyl windows	Good
Roof	Primary: Gable construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile Ceilings: Painted gypsum board	Good
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets and sinks in all restrooms	Good
HVAC	Heat pump	Fair
Fire Suppression	Fire extinguishers	Good

Building 3455: Recreation - Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: CFL, incandescent Emergency: None	Good
Fire Alarm	Smoke detectors, exit signs	Good
Key Issues and Findings	Minor ADA Issues were observed at the recreation building: No pipe wrap on the restroom sinks Flush handle facing the wall on the toilet Non-compliant lock on the entry doors The recreation building is considered a public building because it is owned by a public agency.	

Building 3455: Recreation - Systems Expenditure Forecast

System	Immediate	Short Term (1-2 year)	Near Term (3-5 year)	Med Term (6-10 year)	Long Term (11-20 year)	TOTAL
Facade	-	\$9,840	-	-	\$185,317	\$195,157
Interiors	-	-	\$16,214	\$6,139	\$47,981	\$70,334
Plumbing	-	-	-	\$1,675	\$227,768	\$229,443
HVAC	-	-	\$10,648	-	\$64,409	\$75,057
Electrical	-	-	-	\$6,879	\$6,125	\$13,004
Equipment & Furnishings	-	-	\$1,546	-	\$4,906	\$6,452
Site Development	-	-	\$5,529	\$33,017	-	\$38,546
Site Utilities	-	-	-	\$160,419	\$15,591	\$176,010
Site Pavement	-	-	-	\$406,300	-	\$406,300
TOTALS (8% inflation)	-	\$9,900	\$34,000	\$614,500	\$552,100	\$1,210,500

6. Site Elements



Site Summary

Parking Spaces	52 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, fencing, CMU dumpster enclosures Limited park benches	Fair
Landscaping & Topography	Moderate landscaping features Irrigation is present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: CFL incandescent Pedestrian walkway and accent landscaping lighting	Fair
Ancillary Structures	Wood-framed Garages with automatic doors	Fair
Key Issues & Findings	No significant issues identified	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	-	\$95,474	\$95,474
Site Development	-	-	\$4,574	\$24,844	-	\$29,418
Site Utilities	-	-	-	\$109,327	\$7,303	\$116,630
Site Pavement	-	-	-	\$305,722	-	\$305,722
TOTALS (3% inflation)	-	-	\$4,600	\$439,900	\$102,800	\$547,300

7. Property Space Use & Observed Areas

The property is residential use and the recreation building is for the use of the residents only and does not serve outside groups or entities.

There were no reported down units. A “down unit” is a term used to describe a non-rentable apartment unit due to poor conditions such as fire damage, water damage, missing appliances, damaged floor, wall or ceiling surfaces, or other significant deficiencies.

Areas Observed

All of the common areas and exteriors were reviewed in order to establish a representative sample and to gain a clear understanding of the property’s overall condition.

Key Spaces Not Observed

No apartment units were observed during this assessment

8. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. A component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. The component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Physical Needs Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Obtain background and historical information about the property from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings.

9. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the PNA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as "exceedingly aged". This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

10. Certification

Bureau Veritas has completed a Physical Needs Assessment (PNA) of the subject property, Casa Del Maestro, located at 3445 Lochinvar Ave., Santa Clara, CA 95051. The PNA was performed on April 14, 2022. The PNA was performed at the Housing Authority's request using methods and procedures consistent with good commercial and customary practice conforming to ASTM E2018-15, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. Within this Physical Needs Assessment Report, Bureau Veritas's follows the ASTM guide's definition of User, that is, the party that retains Bureau Veritas for the preparation of a baseline PNA of the subject property. A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The opinions Bureau Veritas expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. Bureau Veritas assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent Bureau Veritas's professional judgment based on information obtained during the course of this assignment. Bureau Veritas's evaluations, analyses and opinions are not representations regarding the building design or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Bureau Veritas certifies that Bureau Veritas has no undisclosed interest in the subject property, Bureau Veritas's relationship with the Client is at arm's-length, and that Bureau Veritas's employment and compensation are not contingent upon the findings or costs to remedy any deficiencies due to deferred maintenance and any noted component replacements.

Bureau Veritas's PNA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PNA in accordance with Public Housing Modernization Standards Handbooks 7485.2 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This PNA was prepared recognizing the inherent subjective nature of Bureau Veritas's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that Bureau Veritas's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. Bureau Veritas's opinions are generally formed without detailed knowledge from individuals familiar with the component's or system's performance.

Any questions regarding this report should be directed to Matt Anderson at matt.anderson@bureauveritas.com or at 800.733.0660 x7613

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Reviewed by:



Matthew Anderson

11. Appendices

Appendix A: Photographic Record



Appendix A:

Photographic Record



Photographic Overview



1 - Courtyard



2 - Front elevation



3 - Commons building



4 - North parking



5 - Front elevation



6 - Front elevation of commons building

Photographic Overview



7 - 3445: Roof



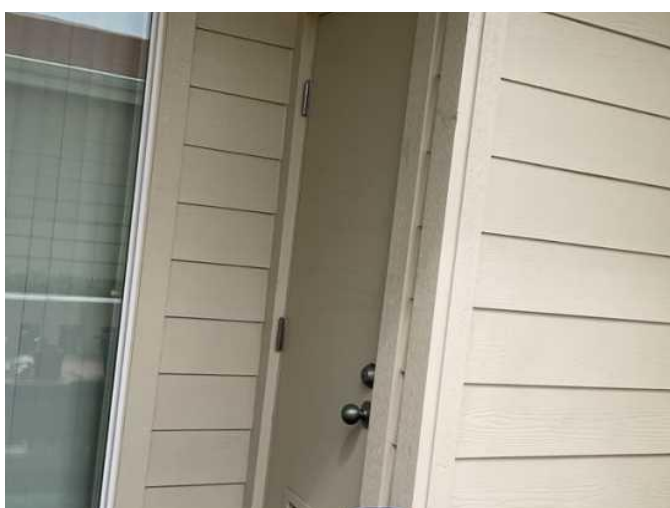
8 - Front elevation



9 - Exterior walls



10 - Siding nails



11 - Exterior door

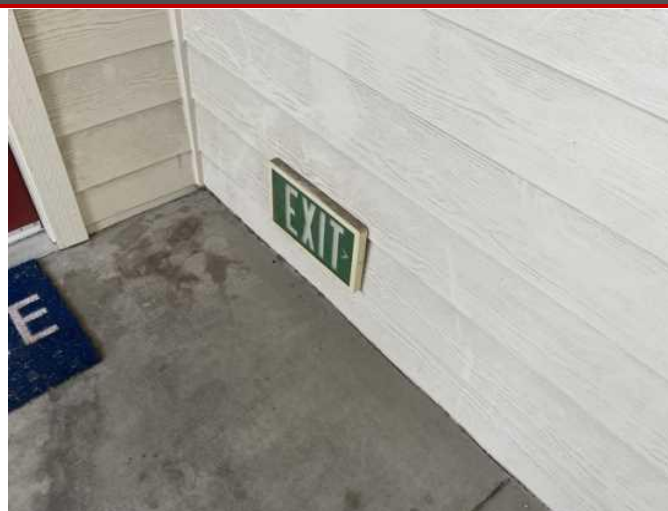


12 - 3445: Overhead door

Photographic Overview



13 - 3445: Exterior door



14 - Exit sign



15 - Roof shingles



16 - Split system



17 - 3455: Split system



18 - Exterior fixture with lamp

Photographic Overview



19 - G20 site placeholder



20 - 3459: Distribution panel



21 - 3455: Toilet stall overview



22 - Back flow preventer



23 - Water heater



24 - 3455: Sink, faucet handles, and accessories

Photographic Overview



25 - 3445: Back flow preventer



26 - 3445: Fire alarm panel



27 - 3455: Flooring



28 - 3455: Ceiling finishes



29 - 3455: Flooring



30 - Asphalt paving

Photographic Overview



31 - Overview of accessible parking area



32 - Dumpster enclosure