MACSA BUILDING REUSE OBSERVATIONS

FOR SOBRATO FAMILY FOUNDATION
MR. JOHN A. SOBRATO
SITE WALK FEBRUARY 16, 2024 -UPDATE AUGUST 24, 2024
COMPILED BY JIM SALATA

Reference Materials

- March 2020 Assessment Sugimura Finney Architects Inc.
- Previous site plans provided to us by a developer we budgeted building and site demo
- Educator Housing Study Abbreviated by SVA Architects
- Miscellaneous documents

Site Visit

I, Jim Salata, President of Garden City Construction, and Jose Uribe; Vice President of our sub-division Buccaneer Demolition, visited the site on 2-16-24 at the request of Mr. John A. Sobrato. There was a continent of roughly 10 people from the school board and district, and Mr. John A. Sobrato and Ms. Camille Llanes-Fontanilla from the Sobrato Foundation. It was not clear who all the folks were. It did not appear that any agenda or meeting notes were taken.

We walked the ground floor, went into the electrical room, went on all roofs, and walked the building perimeter.

Comments on Site Demolition for Reference Purposes

Excerpt from Spotlight Article February 13th 2024

The Alum Rock Union School District board of trustees last week voted unanimously to postpone the demolition of the former Mexican American Community Services Agency (MACSA) building for six months. This is a dramatic reversal from the December meeting where only one trustee, Board Vice President Andres Quintero, voted to save it. This will allow time for the district to search for a community partner in an effort to renovate and repurpose the building. The board agreed to consider reallocating the $1 million demolition cost toward the renovation if a funding partner comes forward and requires financial support, Superintendent Hilaria Bauer told San José Spotlight. The building will be razed if a financial partner can't be found by Aug. 15.

Coincidentally Buccaneer Demotion the subdivision of our company as noted above, had already provided ROM pricing for the demolition of the MACSA building and the parking lots to a developer in August of 2023. That ROM included an allowance for hazmat because; as of now, there doesn't appear to be a report. The ROM provided was bid at prevailing wages with reporting as required by law. The ROM for demolition was $385,000.00 and the ROM for hazmat was $150,000.00. Today Mr. Uribe confirmed the demo price is accurate but we both agree that the hazmat would likely be lower. The Freon in the HVAC units has been released into the atmosphere and given the reported age of the building (1994) extensive hazmat work is not likely. Nothing stood out at the job walk from a hazmat perspective. The scope he bid is outlined below.

The Spotlight article claims the $1 million is for the demolition of the MASCA building only. We obviously cannot determine if the scope that Buccaneer bid was equal to the scope that was given by the contracting entity to obtain the demolition estimate or if what Spotlight reported was accurate.

Needs Assessment March 2020 as Opposed to Our Observations

Our first impression of the building is in fairly good condition and as we mentioned we have seen much worse. I said that in 3 weeks that building could be turned around significantly to the point that you wouldn't recognize it and make a huge difference to the neighborhood and I mean that sincerely. Most interior damage to finishes is cosmetic. (We have not been back to the site and do not know current conditions)

All attendees must have noticed there wasn't any significant amounts of water on the floors and it is a godsend that the roof is in amazing shape for an abandoned building and that is what has

made a tremendous difference!!! An example below is the gym roof membrane. It's not great but it is holding well.

We will follow the format of the 2020 report with our own commentary.

1. **Parking and Traffic**

   Parts of the parking lot are in excellent condition, parts need to be dug out and the asphalt replaced. The entire parking lot does NOT need to be resurface but patched, sealed, and striped and ensure that there are property ADA stalls and signage.

2. **Site ADA Compliance**

   We did not perform an ADA evaluation at the one-hour site visit but there most certainly issues to address given the age of the building but in the scheme of things may not be a significant impact

3. **Landscape and Irrigation**

   Of course, this all needs to be upgraded

4. **Fencing and Security**

   Agree with their assessment to provide new fencing and repair existing

5. **Site Utilities**

   The gas meter is missing but the gas lines appear to be intact and will need to be tested. There are two pad mount transformers that appear to be undamaged but there is not a visible "NO PCB" sticker on them. Those transformers are owned by PGE and need to be tested. Obtaining transformer can be a lead-time issue of up to one year or more.

6. **Main Electrical Service**

   The main electrical service has been stripped of all wiring and the buss bars are missing. It may be possible to obtain the "guts" for the panel. We just ran into a similar situation at Keys and 3rd Streets but this panel is in far worse shape. I could not find the manufacturers label but need to look at all the panel covers strewn around on the floor. Subpanels are also stripped. As built drawings may be helpful. The secondary feeds are still there two of which have been cut and need to be replaced. Two are serviceable if the guts go back in the same juxtaposition.

7. **Storm Drainage**

   Storm drains appear to be working properly

8. **Site Lighting**

   Site lighting needs to be modernized as existing heads are obsolete and lighting added to the building along with repairing damaged fixtures.

9. **Concrete Walkways**

   Agree with the assessment that walkways are in fairly good condition. Cleaning and patching is required in some areas.

10. **EIFS System Exterior Envelope**

    Although EIFS systems are historically problematic, I disagree with the assessment of the existing system. The system is damaged for the most part on the flat surfaces and where vandalized, and the vertical surfaces for the most part appear water tight. A simple fix would be adding sheet metal caps to all parapets and standing seam at large flat surfaces. Fortunately, we do not see a lot of leaking or gaps at the windows. Water tests would confirm this.

    In regard to windows, we believe we can get a dual pane system in existing frames without removing the frames. This needs to be explored with a glazing subcontractor.

11. Existing Covered Entry

No opinion on this as we did not focus on it but the entry doors have been vandalized.

12. Electrical Wiring

As mentioned above the main electrical service and sub panels have been stripped of wiring. Existing conduits perhaps can be reused. Giving the timing of this report we have not been able to research this properly. No doubt the electrical system will be one of the greatest expenses.

13. Abatement

Definitely agree with having lead, PCB, and asbestos testing completed. However; given the age of the building, extensive hazmat work is unlikely. If the EIFS system contained any hazardous materials it would only pose an issue if disturbed but again it seems unlikely.

14. Seismic Upgrade Dry Rot

Agree have a structural engineer evaluate as-built drawings In regard to dry rot nothing was mentioned in the report. Obviously where the building system is compromised inspections for dry rot should occur. As was mentioned in the gym, there is very little evidence of rotted sheathing and where insulation is extant it is not hanging down which is normally a sign of water intrusion.

15. Roofing

My recommendation at this time is to clean the roof of debris and perform minor patching to protect the building and cover areas where the EIFS is compromised as a temp measure. At some point skylights could be replaced. A qualified roof inspector should perform an inspection and make a recommendation. Without a lot of expense, the roof can be made to last while plans for renovation are being developed.

16. Painting Interior and Exterior

I would use a quality primer and paint the building interior and exterior now until a paint scheme is developed. Along with a clean-up, tree trimming, landscape maintenance, and so forth, you will start a major transformation.

17. Building Insulation and Windows

As mentioned above, we think we can replace the glazing without removing the frames. In regard to insulation, the gym ceiling needs insulated and the existing replaced as needed.

18. Doors and Hardware

Agree that nearly all need to be replaced

19. Cabinetry

Replace as required for new programming

20. Restrooms

Replace restrooms as needed for new programming.

21. Wall Finishes

Most of the damage is cosmetic on the interiors. At this point I would recommend removing all suspended ceilings and damaged sheet rock and cover walls with tinted primer. Removing the ceiling would allow inspections and it may be that down the road you leave the ceilings exposed. I would patch the walls and paint the gym some fun bright colors and clean it up. There is likely a way to get a generator hooked up and some temporary lighting, fix the back boards, put in some temp toilets, and activate the gym.

22. Flooring

Replace as needed for new programming

23. HVAC

All of the HVAC systems need to be replaced. The Gym mechanical is an evaporative cooling/heating system. I have sent photos of the label and equipment to my mechanical sub to see if a similar unit is available. If as-built drawings are available a qualified sub or engineer can design a replacement system based on future programming of the building.

24. Ceilings

See previous opinions

25. Interior Lighting

All needs replacements

26. Camera Surveillance

Replace per new programming

27. Fire Alarm System

Replace per new programming
Add fire extinguishers

28. Existing Storage

No opinion. Revise per new programming

Other

Fire Sprinkler System

Have the system evaluated for reuse by a qualified contractor or engineer. Attempts should be made to reuse it. There seems to be two POC's for the building but we didn't have time to explore this thoroughly., The riser looks small to me for the size of the building but if there are two POC's that would explain it. If an acoustic ceiling is not installed then it may lessen the demand and it could be o.k. the way it is. I have sent out a photo to one of my contacts for an opinion.

PGE – Transformers – Gas Service

PGE should be contacted regarding the potential to reuse the existing transformers and gas service. The gas meter has been removed. I will be contacting a plumbing consultant for an opining on the existing gas lines.

Temp Repairs/Activation/Conclusions – assuming the building is to be reused

Activation is the Key!!

I am personally disappointed in the condition of this building and the effect that it has on the surrounding neighborhood which appears to be underserved. I have just dealt with a similar situation with burnt buildings in the Washington Guadalupe Neighborhood that were allowed to fester for a year and a half. I wasn't privy to the discussions on the reuse of the building, but I did hear soccer field. However; in the short term, we have a decent building here. We were on the site for forty-five minutes and can see the potential. If one could see their way to clean up and temporality activate the site it would be a huge boon for the neighborhood. Perhaps you could rally the neighborhood and have them participate in a clean-up along with board members, Councilman Ortiz and others. In fact, I bet we could rally a lot of participants for the initial clean up. Perhaps a catering truck event could be part of the clean-up and regular activation!!

IF there is desire to save the building and that decision is made quickly a bullet point game plan for the initial clean up and evaluation of the structure can happen immediately.
My gut feeling is the gym would be the thing that could get up to speed quickly. It could be blocked off from the rest of the building and accessed from the back. I would recommend temp fence the rest of the site and see if you could get the place lit up somehow. To me there is little risk in activating the gym and you could set up badminton, cornhole, or some other sports along with the basketball.

At this point if people seriously want to save the building I would recommend at a minimum the following it before winter reminder that haven't been back to the building. Please let us know if you would like us to revisit and update

Best regards, Jim

- Roof maintenance and roof drain cleaning – of prime importance
- A quality board up of the building
- Security measurers to prevent access to the roof
- Paint out graffiti
- Site maintenance

Stripped Main Electric Service

Shot from Gym Roof Ladder

Area to Perform Roof Maintenance

Gym Mechanical Unit

Existing PIV, Hydrant, Fire Dept. Connection

One of Two Existing Transformers

Gas Pad Area

Failing EIFS System on Horizontal Surfaces

Electric Meter Still in Place

Fire Riser No Shut Off

Excellent Asphalt Condition this Location