

Needs Analysis Study Session



Los Gatos-Saratoga
UNION HIGH SCHOOL DISTRICT

WHAT IS A NEEDS ANALYSIS?

- A facilities needs analysis is an investigation of buildings and grounds to determine their condition with an emphasis on elements with a prescribed lifespan such as roofs, HVAC units and floor coverings.
- Conditions are rated based on visual inspection and original installation date. Remaining lifespan is estimated, and a projected replacement date is assigned. Quantity is determined and the current replacement cost is escalated to the year assigned.

TIMING AND METHODOLOGY

A Needs Analysis is typically performed prior to a bond and then updated periodically to both ensure needs are being addressed and to anticipate projects that require significant capital outlay.

This is not an in-depth investigation and further verification should be done prior to development of specific projects.

While there is no way to predict exactly when a roof will develop leaks or when HVAC units will start to fail, there are norms that are used to range the anticipated replacement date.

The results can be used to inform your Project List either by impacting the scope of a specific project or adding new projects to the list. You could also choose to address the issues with another funding source.

QUESTIONS SO FAR? WHAT WAS COVERED?

- HVAC units were evaluated based on date of manufacture & installation as well as visual condition. Units typically last 15-20 years before intermittent failure- and as long as 25 years before significant failure. However, we have seen 30-year-old equipment that still functions.
- Roof conditions were gleaned from inspection reports prepared by Tremco Roofing. Tremco is the District Standard Manufacturer and holds the warranties on installed products. With routine maintenance, roofs generally last 25 years, with some stretching to 30.
- Gutters, flashings and downspouts are generally managed in conjunction with roofs and are visually inspected.

LIFESPANS

- Exterior Painting is recommended every ten years but seldom happens in public schools. Twenty years between paint jobs is not uncommon but at that point we typically find substrate damage in areas of heavy exposure to sun or weather. Wood siding checks or rots, metal surfaces develop rust. Surfaces are also tested for lead containing or lead based paint.
- Window systems vary widely but in general last 50-years if properly maintained. Inspection is visual.
- Interior Paint generally does not suffer weather damage and the life can extend 20 years or more. Visual inspection is performed. Loose or peeling paint, damaged or heavily soiled areas are noted.

LIFESPANS

- Floor Covering replacement is based on install date and visual inspection. Hard floors generally last longer than carpets. Loose or frayed materials can be trip hazards. High traffic can fail in as little as ten years but in general carpets last 15 years and hard floors 20-25. Suspect areas are also tested for asbestos containing materials.
- Durable goods such as cabinets, plumbing fixtures and lighting are evaluated by age and condition but typically would not fall into a scheduled replacement.

LIFESPANS

- Exterior paving and paths of travel are visually inspected. Asphalt is directly impacted by traffic and weather and like carpet can wear unevenly. In general patch paving is required after ten years with an overlay or replacement at 25. Site concrete is a 50-year product except where impacted by tree roots.
- A review & inventory of hazardous materials informs the budgets for flooring, paint and roofing.
- Sewer and storm drain lines undergo video inspection to look for settlement, blockage and tree root incursion.

SARATOGA HIGH SCHOOL SIGNIFICANT RESULTS & IMMEDIATE NEEDS

- Hazardous materials testing confirmed the presence of high levels of lead paint on the Covered Walkway. Rust is present on numerous columns and beams and the Pool Bleacher Canopy, necessitating replacement of each.
- The windows in the Gymnasium have outlived their useful life and require replacement as soon as possible.
- Based on the District's 10-year Roof Maintenance Plan, the roof of the Media Annex and Girls' Locker Room will need to be restored within the next two years.
- A significant number of HVAC units were replaced between 1998-2005 and are now 15-22 years old. As stated, complete and imminent failure is unlikely- however, prudence would dictate the district maintain a 20% reserve of total replacement cost.

SARATOGA HIGH SCHOOL IMMEDIATE NEEDS

- Rust-damage replacement for columns, beams and Pool Canopy:
Estimated replacement cost: \$0.596M
- Gymnasium Window Replacement:
Estimated replacement cost: \$0.640M
- Media Annex and Girls Locker Room Roof Restoration:
Estimated restoration costs: \$0.182M
- 20% HVAC Replacement Reserve:
Estimated reserve value: \$1.87M
- **Total Estimated Immediate Needs: \$3.29M**

SARATOGA HIGH SCHOOL LEAD & RUST REMEDIATION



SARATOGA HIGH SCHOOL WINDOW REPLACEMENTS & SKYLIGHT REPAIR



SARATOGA HIGH SCHOOL HVAC REPLACEMENT



LOS GATOS HIGH SCHOOL SIGNIFICANT RESULTS & IMMEDIATE NEEDS

- Hazardous materials testing confirmed the presence of high levels of lead paint on the Administration building windows, 700 wing trim and Drama building. Lead paint remediation is needed.
- The west facing windows in the administrative building have outlived their useful life and require replacement as soon as possible.
- Based on the District's 10-year roof maintenance plan, the Math Building, Art History Building and Studio/ Paint Room will need to be restored within the next two years.
- A significant number of HVAC units were replaced between 1998-2005 and are now 15-22 years old. As stated, complete and imminent failure is unlikely- however, prudence would dictate the district maintain a 20% reserve of total replacement cost.

LOS GATOS HIGH SCHOOL IMMEDIATE NEEDS

- Lead abatement for Administrative Building windows, 700 Wing trim and Drama Building:
Estimated remediation cost :\$0.109M
- Administration Building Window Replacement:
Estimated replacement cost : \$0.680M
- Math, Art History, Paint Studio Roof:
Estimated restoration costs: \$0.294M
- 20% HVAC Replacement Reserve:
Estimated reserve value: \$2.49M
- Storm Sewer & Sanitary Sewer Hydrojet:
Estimated cost: \$0.03M

- **Total Estimated Immediate Needs: \$3.60M**

LOS GATOS HIGH SCHOOL ADMIN WINDOW REPLACEMENTS



LOS GATOS HIGH SCHOOL ROOF MAINTENANCE



SARATOGA HIGH SCHOOL NEEDS: 3-10 YEARS

- While exterior paint condition is generally good, there are areas where substrate damage and rust are occurring.
- Floor coverings were, in general, last replaced between 1998-2005. Many high traffic areas are nearing the end of their useful life.
- Site paving, covered walkways and quad areas have several ADA issues and will likely be part of a larger more comprehensive project. Interior paint is not a 'warm, safe, and dry' issue but should not be ignored. We generally recommend interior paint in conjunction with flooring replacement for a complete refresh.
- Video inspection of storm and sewer lines revealed that both systems are structurally sound, but standing debris was noted and should be cleared by hydro jetting the lines.

SARATOGA HIGH SCHOOL NEEDS: 3-10 YEARS

- Exterior paint:
Estimated Cost \$1.08M for paint with an additional allowance for substrate repairs
- Floor Covering Replacement:
Estimated Cost: \$2.25M over the next ten years.
- Miscellaneous ADA Improvements:
ROM via Square Footage: \$3.06M
- Interior paint (w/floor covering replacement)
Estimated Cost: \$0.570M over the next ten years.
- Storm Sewer and Sanitary Sewer Hydrojet:
Estimated cost: \$0.030M
- **Balance of HVAC @ 80% over 10 years: \$7.46M**
- **Roofing Needs, 3-5 Years (400, 500, 700, 800, Mac and Library Wings): \$1.65M**
- **Balance of Roofing, 5+ years: \$5.34M**
- **Total Estimated Needs 3-10 Years: \$21.44M**

LOS GATOS HIGH SCHOOL NEEDS: 3-10 YEARS

- While exterior paint condition is generally fair, there are areas where substrate damage and rust are occurring.
- Floor Coverings were, in general, last replaced between 1998-2005. Many high traffic areas are nearing the end of their useful life.
- Site paving, walkways and quad areas have several ADA issues and will likely be part of a larger more comprehensive project.
- Interior paint is not a ‘warm, safe, and dry’ issue but should not be ignored. We generally recommend interior paint in conjunction with flooring replacement for a complete refresh.

LOS GATOS HIGH SCHOOL NEEDS: 3-10 YEARS

- Exterior paint:
Estimated Cost: \$1.27M for paint with an additional allowance for substrate repairs.
- Floor Covering Replacement:
Estimated Cost: \$3.25M over the next ten years.
- Miscellaneous ADA Improvements:
ROM via Square Footage: \$2.12M
- Interior paint (w/floor covering replacement)
Estimated Cost: \$0.54M over the next ten years.
- **Balance of HVAC @ 80% over 10 years: \$9.98M**
- **Balance of Roofing, 5+ years: \$3.8M**

- **Total Estimated Needs 3-10 Years: \$20.96M**

SMALL SITE IMPROVEMENT PROJECTS

Los Gatos High School

- Admin Stairwell
- Baseball Outfield Netting
- Boys Locker Room Flooring
- Fire Road Paving
- Tennis Court Perimeter Fence
- Science Building Walkway Waterproofing
- Library Room L5 Project- Carpet and Paint

Saratoga High School

- Gerald Zappelli Ct. Parking Lot AC Replacement
- **TOTAL: \$1.42M**

MEASURE E FUNDING

▪ Measure E Bond Funds	\$ 99.0 M
▪ Tech Bond Set Aside	<\$4.0 M>
▪ Measure E Interest	\$ 2.3 M
<hr/>	
Total	\$ 97.3M
Expenditures to Date	\$ 72.4 M
<hr/>	
▪ Measure E Remaining Bond Funds	\$ 24.9 M
▪ SHS 900 Wing	\$ 3.33M
▪ LGHS Site Improvements POT	\$ 0.101M
▪ LGHS Pleasant Street Parking	\$ 0.146M
▪ Measure E Projects In Design	
<hr/>	
▪ SHS Engineering	\$ 3.02 M
▪ SHS HVAC Replacement	\$ 4.88 M
▪ SHS Baseball Improvements	\$ 3.07 M
<hr/>	
▪ Measure E Remaining Bond Funds After Projects In Construction & Design	\$10.35M

MEASURE E FUNDING

- Measure E Remaining Bond Funds After
Projects In Construction & Design \$10.35M
 - Saratoga Immediate Needs \$ 3.29M
 - Los Gatos Immediate Needs \$ 3.60M
 - Small Site Improvement Projects \$ 1.42M
-
- **Measure E Remaining Bond Funds After
Addressing Immediate Needs \$ 2.04M**

REMAINING PLANNED PROJECTS

Los Gatos High School

- Site Accessibility Improvements- Moved to Individual Projects
- Energy Management (HVAC Controllers)- Moved to HVAC Replacement

Saratoga High School

- Replace Fire Alarm System- Moved to Individual Projects
- Site Accessibility Improvements- Moved to Individual Projects
- Library Improvements- Moved to Small Site Improvement Projects
- Quad Enhancements- Moved to Needs 3-10 Years
- Modify Student Services/Admin \$2.88M*

*Limited by DSA IR EB-4 to \$206 per square foot.

AT A GLANCE...

▪ Revenue	\$97.30M
▪ Current and Past Projects	\$75.98M
▪ Projects in Design	\$10.97M
▪ Total Immediate Needs	\$ 6.89M
▪ Small Site Improvement Projects	\$ 1.42M
▪ Remaining Measure E Funds	\$2.04M
▪ Remaining Planned Projects	\$2.88M*

*Assumes DSA Maximum Per IR EB-4