



**8. Swift Avenue**

**A. General:**

1. Architectural: The observations and recommendations included in the Architectural sections of this assessment report regarding compliance with current exiting and life safety issues and accessibility issues will not be required by the current Uniform Building Code and ADA guidelines and regulations until or unless an occupancy change or major remodeling is made to the buildings for which these observations and recommendations were made.
2. Civil:
  - a. Parking:
    - (1) No noticeable problems, however, re-striping will be required after re-surfacing.
    - (2) Recommendations:
      - (a) Re-stripe pavement after re-surfacing.
  - b. Paving:
    - (1) Some alligatoring was found in the parking lot paving.
    - (2) Recommendations:
      - (a) Re-surface parking lot within 5 years.



**B. Office/Hangar:**



**B. Office/Hangar:**

## 1. Architectural:

- a. The Office/Hangar building is a single-story concrete tilt-up structure with an area of 10,880 square feet. The original structure was built in 1977. The building houses offices, conference room, staff lunchroom, restrooms, and utility rooms in the north portion of the building. The south portion of the building is an aircraft hangar and a small single occupant, gender-neutral toilet room.
- b. Roof:
  - (1) The building has a low-slope roof with roof drains at various locations. The roofing is reported to be a built-up composition system with a mineral cap sheet. It is assumed that the cantilevered canopy above the east entrance has the same type of roofing. Access to the roof was not made available and was not inspected.
  - (2) Recommendations:
    - (a) Inspect the roof and the areas above the ceiling for evidence of leaks and repair the roof as needed if signs of leakage are found.
    - (b) Inspect the roofing, flashing, roof penetrations, and roof drains for signs of damage and excessive wear and repair as needed.
- c. Exterior:
  - (1) The exterior walls are typically painted concrete panels. These finishes are in satisfactory condition.
  - (2) The recessed portion of the north wall is frame construction with painted exterior plywood siding for the finish. The east wall has a similar frame construction and finish above the windows and entrance. The siding is in satisfactory condition.
  - (3) The east entrance is covered by a cantilevered, frame construction canopy with painted plywood siding as a finish.
  - (4) Recommendations:
    - (a) Paint the exterior plywood siding and trim.
    - (b) Paint the concrete panels and columns as a part of the routine maintenance.
    - (c) Paint the soffit at the north recessed wall and below the canopy at the east entrance.
- d. Windows:
  - (1) The exterior windows at the west wall are single-glazed, aluminum frame, fixed glass units with an operable hopper section and are trimmed with wood. The windows are in good condition.
  - (2) The windows at the north and east walls are floor to ceiling, single-glazed, aluminum frame, and fixed glass units with an operable hopper section at floor level.
  - (3) The interior windows are fixed glass with metal frames and are in good condition.
  - (4) Recommendations:
    - (a) Replace the exterior wood trim around the windows and provide new sealant around the frames.
    - (b) Remove the single glazing and replace with dual glazed, low emissivity glass panels.
    - (c) Paint the interior window frames as a part of the routine maintenance.
- e. Doors:
  - (1) The north and east exterior entrance doors are aluminum and glass doors with aluminum frames and are in acceptable condition.
  - (2) The west exterior entrance door is hollow metal with a metal frame.
  - (3) The interior doors are hollow-core wood doors with wood frames.
  - (4) The hangar door is a double sliding door and appears to be in good condition.
  - (5) Recommendations:
    - (a) Paint the exterior metal door and frame.
    - (b) Paint the sliding hangar door.
    - (c) Install new solid-core wood doors with metal frames to replace the hollow-core wood doors and frames.



- f. Ceilings:
  - (1) The ceiling throughout the office area is a suspended 2'x4' grid system with lay-in acoustic ceiling panels. Several acoustic ceiling panels are yellowed and a portion of the suspended ceiling is beginning to sag.
  - (2) The ceilings in the restrooms are painted gypsum board and are in good condition.
  - (3) The aircraft hangar does not have a finished ceiling. The structural framing and foil-faced insulation batts are exposed.
  - (4) Recommendations:
    - (a) Install new acoustic ceiling panels throughout.
    - (b) Adjust the suspended ceiling grid hanger wires to eliminate the sagging.
    - (c) Paint the gypsum board ceilings as part of the routine maintenance.
- g. Interior Walls:
  - (1) The interior walls are typically non-bearing frame walls with a painted gypsum board finish and are in good condition.
  - (2) The restrooms and toilets have painted gypsum board finishes and a plastic-laminate wainscot at the plumbing walls. The plastic-laminate wainscot in the hangar toilet is in poor condition.
  - (3) The walls of the hangar are unfinished exposed concrete. The wall separating the hangar and office area is finished with painted gypsum board, which is in good condition.
  - (4) Recommendations:
    - (a) Paint the gypsum board and concrete walls in the office area as a part of the routine maintenance.
    - (b) Paint the concrete and gypsum board walls in the hangar and the gypsum board walls in the toilet room.
    - (c) Install a new plastic-laminate wainscot in the hangar toilet room.
- h. Floors:
  - (1) The floor finish in the office area is typically carpet with a resilient base. The carpet is stained in several areas and is starting to show signs of wear, and has been patched.
  - (2) The restrooms, utility, and toilet rooms have a vinyl composition tile (VCT) floor with a resilient base. These finishes are in acceptable condition.
  - (3) The hangar floor is exposed concrete.
  - (4) Recommendations:
    - (a) Install new carpet and resilient base in the office areas.
    - (b) Continue the routine maintenance of the VCT floor finishes. Repair or replacement is not currently warranted.
    - (c) Install a new resilient base at the gypsum board wall in the hangar.
- i. Casework:
  - (1) The existing casework consists of plastic-laminate countertops with wood base cabinets in the restrooms and the staff lunchroom. The casework is in good condition.
- j. Miscellaneous equipment/accessories:
  - (1) The plastic-laminate toilet partitions are in good condition.
  - (2) Recommendations:
    - (a) Repairs and refinishing are not warranted.
- k. Exiting/Life Safety:
  - (1) Based on the building's use and occupant loads, the exiting and construction in the office area appear to satisfy the exiting/life safety requirements of the current building codes.
  - (2) It cannot be determined if the occupancy separation wall between the hangar and office areas has the necessary fire rating required by the current building codes.
  - (3) The sliding doors at the hangar are the only means of egress to the exterior and do not appear to satisfy the exiting requirements for this occupancy



1. Accessibility:

- (1) In accordance with current ADA and building code requirements, all areas of the office portion of this building are required to be accessible to persons with disabilities.
- (2) Handicap accessible parking has been provided and there is an accessible path of travel to the entrance, however the handicapped parking spaces are not in compliance with the current regulations.
- (3) The entrances do not comply with current accessibility regulations.
- (4) The interior doors in the office area do not comply with current accessibility regulations.
- (5) The office restrooms and the toilet room in the hangar do not comply with current accessibility regulations.
- (6) The lunchroom counter does not meet the current accessibility requirements.
- (7) Recommendations:
  - (a) Re-stripe the existing parking spaces to provide handicapped parking spaces with an access aisle.
  - (b) Replace the existing exterior doors at the main entrance with similar doors including accessible hardware and thresholds that meet current accessibility regulations.
  - (c) Provide ADA compliant hardware for all interior doors in the office area.
  - (d) Remodel the office restrooms and the hangar toilet room as required to comply with current ADA and building code guidelines and regulations.
  - (e) Remodel a section of the lunchroom base cabinet and countertop at the sink to provide handicapped access in accordance with current ADA and building code regulations.
  - (f) When access has been provided to all areas of the building, install appropriate signage in compliance with ADA and building code regulations to identify and direct occupants to accessible entrances and facilities.
  - (g) Provide new room and area identification signs that are consistent in design and appearance and include identification text in Braille.
  - (h) Due to the hangar area's occupancy classification and use, handicapped accessibility may not be required. These issues should be reviewed by the local building official for a final determination.

2. Electrical:

a. Power Distribution:

- (1) The existing main service is rated 400 amps at 120/208 volts, 3 phase, 4 wire. The panels are in good condition and no work is required at this time.

b. Receptacles:

- (1) Grounding-type receptacles are located throughout the building in adequate quantity.
- (2) Receptacles are typically mounted twelve inches above the floor. While this does not meet the ADA accessibility guidelines, no modification is necessary unless a major remodel of the building is done.

c. Interior Lighting:

- (1) Lighting in the office area is provided by 2' by 4' recessed fixtures with acrylic prismatic lenses. The fixtures contain T12 fluorescent lamps and magnetic ballasts.
- (2) Lighting in the hangar area is provided by 8' suspended fixtures with T12 lamps and magnetic ballasts.
- (3) Light levels are in the range of 40 to 70 footcandles in the office area and 30 footcandles in the hangar area. Both levels are adequate for the respective areas.
- (4) No exit lights are provided in the building and none are required by code.
- (5) Recommendations:
  - (a) Replace all existing T12 fluorescent lamps and magnetic ballasts with T8 fluorescent lamps and electronic ballasts.
  - (b) Provide exit lights at the exit doors.



- d. Exterior Lighting:
    - (1) Incandescent spotlights are located on the sides of the building.
    - (2) Two H.I.D. floodlight fixtures are located above doors at the front of the building.
  - e. Special Systems:
    - (1) There is no fire alarm system in the building and none is required by code. However, consideration should be given to installing a fire alarm system in the future for the safety of personnel and the protection of the building.
    - (2) Recommendations:
      - (a) Provide a fire alarm system for the building.
3. Mechanical:
- a. Fire Protection:
    - (1) No fire protection system was visible.
    - (2) Smoke ventilators (4) in hangar area appear in good condition.
  - b. Heating, Ventilation, and Air Conditioning:
    - (1) The ceiling air diffusers and grilles are discolored, filthy and require replacement (25, 2' x 2').
    - (2) The ladder to the roof and HVAC was blocked, therefore inspection of the HVAC units was not possible.
    - (3) 2 Janitrol gas-fired units are used for heat in the hangar area.
    - (4) Recommendations:
      - (a) Replace ceiling air diffusers and grilles (25).
      - (b) Existing HVAC units would only be 22 years old, therefore replacement is not yet recommended. Replace units on 30 year cycle.
      - (c) Provide programmable thermostats with locking covers.
  - c. Exhaust:
    - (1) Restroom exhaust fans are not operational.
    - (2) Recommendations:
      - (a) Replace restroom exhaust fans (2).
  - d. Plumbing Fixtures:
    - (1) Restroom fixtures are old but functional, replace only if architectural update is desired.
    - (2) Kitchen area fixtures are old and leaking.
    - (3) Recommendations:
      - (a) Replace kitchen sink fixtures.
  - e. Plumbing/Piping:
    - (1) Drains, meters and exposed piping appear in good condition.
    - (2) The 1-1/2" water supply vacuum breaker cover is old and cracked.
    - (3) Recommendations:
      - (a) Replace 1-1/2" vacuum breaker.
4. Structural:
- a. Foundation System:
    - (1) Drawings by George Siegfried, dated 8/8/77, were available for our review on site.
    - (2) Due to hidden conditions, the foundation system could not be observed during our site visit. However, information obtained from the above referenced drawings indicates the foundation system for the structure contains reinforced continuous concrete footings and concrete pad footings.
    - (3) The ground floor consists of concrete slab-on-grade.
    - (4) There were no indications of settlement, observed.
    - (5) Recommendations:
      - (a) We do not anticipate any modifications to the foundation system.
  - b. Vertical Load-Resisting System:
    - (1) The vertical load-resisting system consists of load-bearing reinforced concrete tilt-up wall panels with wood roof framing members and a plywood roof deck.
    - (2) The exterior columns are concrete and the interior columns are steel tube columns.



- (3) A cast-in-place concrete spandrel beam spans across the hanger door opening at one end of the building providing support for one end of a glued-laminated beam.
  - (4) The concrete tilt-up walls appeared to be in good condition with no major cracks observed.
  - (5) The roof framing was visible in the hanger area only. Excessive deflection was not observed.
  - (6) Recommendations:
    - (a) We do not anticipate any modifications to the existing vertical load-resisting system.
- c. Lateral Force-Resisting System:
- (1) The building is rectangular in shape.
  - (2) The lateral force-resisting system consists of exterior, tilt-up concrete shear and bearing walls with a plywood roof diaphragm.
  - (3) The lateral force-resisting system appeared to be in good condition.
  - (4) Recommendations:
    - (a) The seismic requirements of the Uniform Building Code have increased since the structure was constructed circa 1977-78. The major change affecting this structure is the increased roof-to-wall tie requirements. However, the code does not require a seismic upgrade be performed unless the occupancy category of the building is changed, or there are major modifications made to the structural system, or the building official requires seismic upgrading due to major remodeling. Therefore, barring an occupancy change or major remodel, we do not anticipate any structural modifications to this building.
    - (b) If the occupancy category changes, or major remodeling is undertaken, the Building Department may require the building to be brought into compliance with the current California Building Code. This would require hiring a structural engineer to evaluate the structure and design seismic upgrades to comply with the current California Building Code.



**C. Estimate Summary**

County of Santa Clara - Roads and Airports Swift Avenue Office Building Summary - Probable Cost of Repairs November 20, 2000			
Summary	Total Cost		
	Priority		
	A	B	C
<b>Office/Hangar</b>			
Site	\$ 0	\$ 5,541	\$ 0
Office/Hangar	\$ 798,760	\$ 222,072	\$ 189,858
<b>Total Repair Costs</b>	<b>\$ 798,760</b>	<b>\$ 227,613</b>	<b>\$ 189,858</b>

**Notes:**

Priorities are classified as:

A = Immediate repairs...to be completed within 2 - 3 years

B = Medium range repairs...to be completed between 3 - 5 years

C = Long range repairs...items which may be deferred for a period of 6 years or more





**D. Site Estimate**

County of Santa Clara - Roads and Airports Swift Avenue Office Building Site - Probable Cost of Repairs November 20, 2000										
Item	Work Description	Quantity	Units	Unit Cost	Priority <sup>1</sup> (A,B,C)	Total Cost			Comments	
						Priority				
						A	B	C		
<b>A</b>	<b>Site</b>									
<b>2</b>	<b>Civil</b>									
<b>a</b>	<b>Parking</b>									
2.a	Re-stripe pavement	1	EA	\$ 700.00	B	\$	700			
<b>b</b>	<b>Paving</b>									
2.a	Re-surface parking area	1	EA	\$ 2,000.00	B	\$	2,000			
<b>Subtotal Repair Costs</b>						<b>\$ 0</b>	<b>\$ 2,700</b>	<b>\$ 0</b>		
	Location Factor (San Jose)	19%				\$	0	\$ 508	\$ 0	
	Design/Estimate Contingency	20%				\$	0	\$ 642	\$ 0	
	General Conditions	10%				\$	0	\$ 385	\$ 0	
	Overhead/Profit	8%				\$	0	\$ 339	\$ 0	
	Insurance/Bonds	2%				\$	0	\$ 91	\$ 0	
	Market Factor	10%				\$	0	\$ 466	\$ 0	
	Escalation (4% per year)	8%				\$	0	\$ 410	\$ 0	
<b>Subtotal Construction Costs</b>						<b>\$ 0</b>	<b>\$ 5,541</b>	<b>\$ 0</b>		
	A/E Design Fee	10%				\$	-	\$ -	\$ -	
	County Costs	30%				\$	-	\$ -	\$ -	
<b>TOTAL REPAIR COSTS</b>						<b>\$ 0</b>	<b>\$ 5,541</b>	<b>\$ 0</b>		

**Notes:**

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**E. Building Estimate**

County of Santa Clara - Roads and Airports Swift Avenue Office Building Office/Hangar - Probable Cost of Repairs November 20, 2000										
Item	Work Description	Quantity	Units	Unit Cost	Priority <sup>1</sup> (A,B,C)	Total Cost			Comments	
						Priority				
						A	B	C		
<b>B</b>	<b>Office/Hangar</b>									
<b>1</b>	<b>Architectural</b>									
<b>b</b>	<b>Roofing</b>									
2.a	Inspect roof for leaks	1	LS	\$ 2,800.00	A	\$ 2,800				
2.b	Insp. roof mtd. equip.for leaks	1	LS	\$ 1,400.00	A	\$ 1,400				
<b>c</b>	<b>Exterior Walls</b>									
4.a	Paint plywood siding & trim	1,600	SF	\$ 0.80	A	\$ 1,280				
4.b	Paint concrete panels	6,000	SF	\$ 0.72	C			\$ 4,320		
4.c	Paint soffit @ north wall	300	SF	\$ 0.80	A	\$ 240				
<b>d</b>	<b>Exterior Windows</b>									
4.a	New wd. trim & sealant @ frames	20	EA	\$ 86.00	A	\$ 1,720				
4.b	Replace glazing	700	SF	\$ 40.00	B		\$ 28,000			
4.c	Paint interior frame	10	EA	\$ 40.00	B		\$ 400			
<b>e</b>	<b>Exterior Doors</b>									
5.a	Paint door & frame	1	EA	\$ 80.00	A	\$ 80				
5.b	Paint sliding hangar door	1,280	SF	\$ 0.60	A	\$ 768				
5.c	New solid-core wood doors	18	EA	\$ 980.00	A	\$ 17,640				
<b>f</b>	<b>Ceiling Finishes</b>									
4.a	New acoustic ceiling panels	5,000	SF	\$ 2.20	A	\$ 11,000				
4.b	Adjust grid hanger wires	1	LS	\$ 1,600.00	A	\$ 1,600				
4.c	Paint g.b. ceilings	660	SF	\$ 0.60	B		\$ 396			
<b>g</b>	<b>Interior Walls</b>									
4.a	Paint g.b. & concrete walls	14,800	SF	\$ 0.60	B		\$ 8,880			
4.b	Paint concrete & g.b.	4,800	SF	\$ 0.60	A	\$ 2,880				
4.c	Install plastic-laminate wainscot	100	SF	\$ 3.50	A	\$ 350				
<b>h</b>	<b>Floor Finishes</b>									
4.a	New carpet	5,100	SF	\$ 3.50	B		\$ 17,850			
4.c	New resilient base @ g.b. wall	80	LF	\$ 1.80	B		\$ 144			
<b>i</b>	<b>Accessibility</b>									
7.a	Re-stripe parking spaces	2	EA	\$ 265.00	A	\$ 530				
7.b	Replace exterior doors	4	EA	\$ 1,050.00	A	\$ 4,200				
7.c	Replace interior door hardware	24	EA	\$ 600.00	A	\$ 14,400				
7.d	Remodel office restrooms	720	SF	\$ 280.00	A	\$ 201,600				
7.e	Remodel section of base cab.	41	LF	\$ 320.00	A	\$ 13,120				
7.f	Install accessibility signage	1	LS	\$ 800.00	A	\$ 800				
7.g	New identifications signs	1	LS	\$ 600.00	A	\$ 600				
<b>2</b>	<b>Electrical</b>									
<b>c</b>	<b>Interior Lighting</b>									
5.a	4' fluorescent lamps	240	EA	\$ 7.10	B		\$ 1,704			
5.a	8' fluorescent lamps	82	EA	\$ 10.25	B		\$ 841			
5.a	Electronic ballasts	161	EA	\$ 82.50	B		\$ 13,283			
5.b	Exit lights	5	EA	\$ 206.00	B		\$ 1,030			
5.b	Feeder for exit lights	150	LF	\$ 4.10	B		\$ 615			
<b>e</b>	<b>Special Systems</b>									
2.a	Fire alarm system	10,880	SF	\$ 2.00	C			\$ 21,760		
<b>3</b>	<b>Mechanical</b>									
<b>b</b>	<b>HVAC</b>									
4.a	Replace diffusers and grilles	25	EA	\$ 126.00	B		\$ 3,150			
4.b	Replace rooftop HVAC units	4	EA	\$ 7,500.00	C			\$ 30,000		
4.c	Provide prog. t-stats w/lock. covers	4	EA	\$ 175.00	B		\$ 700			
<b>c</b>	<b>Exhaust</b>									
2.a	Replace restroom exhaust fans	2	EA	\$ 250.00	A	\$ 500				
<b>d</b>	<b>Plumbing Fixtures</b>									
3.a	Replace kitchen sink fixtures	1	EA	\$ 300.00	B		\$ 300			
<b>e</b>	<b>Plumbing/Piping</b>									
3.a	Replace 1-1/2" vacuum breaker	1	EA	\$ 500.00	A	\$ 500				



**F. Building Estimate, Continued**

County of Santa Clara - Roads and Airports Swift Avenue Office Building Office/Hangar - Probable Cost of Repairs November 20, 2000										
Item	Work Description	Quantity	Units	Unit Cost	Priority <sup>1</sup> (A,B,C)	Total Cost			Comments	
						Priority				
						A	B	C		
4	<b>Structural</b>									
c	<b>Lateral Force-Resisting System</b>									
4.b	Occupancy change upgrade	1	LS	\$ 10,000.00	C			\$ 10,000		Structural evaluation only
<b>Subtotal Repair Costs</b>						<b>\$ 278,008</b>	<b>\$ 77,292</b>	<b>\$ 66,080</b>		
	Location Factor (San Jose)	19%				\$ 52,266	\$ 14,531	\$ 12,423		
	Design/Estimate Contingency	20%				\$ 66,055	\$ 18,365	\$ 15,701		
	General Conditions	10%				\$ 39,633	\$ 11,019	\$ 9,420		
	Overhead/Profit	8%				\$ 34,877	\$ 9,696	\$ 8,290		
	Insurance/Bonds	2%				\$ 9,417	\$ 2,618	\$ 2,238		
	Market Factor	10%				\$ 48,025	\$ 13,352	\$ 11,415		
	Escalation (4% per year)	8%				\$ 42,262	\$ 11,750	\$ 10,045		
	<b>Subtotal Construction Costs</b>					<b>\$ 570,543</b>	<b>\$ 158,623</b>	<b>\$ 135,613</b>		
	A/E Design Fee	10%				\$ 57,054	\$ 15,862	\$ 13,561		
	County Costs	30%				\$ 171,163	\$ 47,587	\$ 40,684		
<b>TOTAL REPAIR COSTS</b>						<b>\$ 798,760</b>	<b>\$ 222,072</b>	<b>\$ 189,858</b>		

**Notes:**

<sup>1</sup> Priorities are classified as:

A = Immediate repairs...to be completed within 1 - 2 years

B = Medium range repairs...to be completed between 3 - 5 years

C = Long range repairs...items which may be deferred for a period of 6 years or more