

Woodside Elementary School

EXISTING SITE INFORMATION

Items	Description	
Project Name	Woodside Elementary School	
Property Type	Academic	
Full Address	761 San Simeon Drive Concord, CA 94518	
Year Built	1964	
Gross Building Area (GSF)	40,009	
Current Replacement Value (CRV)	\$10,602,385	
CRV/GSF (\$/Sq Ft)	\$265	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	359	
Site Acreage	6.1	
Building Name	Gross Square Footage	Built/Renovated
Office/Library	3,808	1964
Building B	2,721	1964
Building C	5,748	1964
Building D	5,748	1964
Building E	5,748	1964
Building G	3,844	1964
B-1	1,299	2006
I-4,5	1,902	2014
I-1,2,3	2,818	2014
M-U	5,817	2006
YMCA	1,440	2006
County Classrooms	1,893	2006
Total SF	42,786	

The temporary buildings are occupied by the YMCA Daycare and Contra Costa County. The remaining buildings are fully occupied by Mount Diablo United School District. The spaces are mostly classrooms with supporting restrooms, administrative offices, a library, and mechanical and other utility spaces.

Woodside Elementary School

OVERVIEW

Property Executive Summary

Woodside Elementary is a fully-occupied academic campus. It consists of ten permanent single-story structures, two temporary buildings, and three solar arrays which provide shade on the playground and feed on-site inverters. The HVAC, plumbing, and electrical systems appear to be adequate. The exterior windows are older, single-glazed units that are thermally inefficient and beyond their useful life.

Site Executive Summary

The buildings cover approximately 10% of the site. Landscaping consists of trees, shrubs, and lawn areas. Fencing is located at the perimeter of the site with two manual vehicle gates and two chain link service gates. Parking is provided in one asphalt paved lot. Service vehicle access is provided at the northern entrance with an unpaved service drive and at the western corner with an asphalt paved service drive. The pedestrian pavement throughout the property is constructed of cast-in-place concrete and asphalt. General site lighting is provided by pole-mounted sodium vapor fixtures. Building perimeter lighting is provided by wall-mounted metal halide fixtures. Pedestrian areas and walkways are lit by recessed LED fixtures.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. However, based on similar structures, it is assumed to be reinforced concrete slab-on-grade with thickened perimeter. The first floor is concrete slab-on-grade. The older buildings and multi-use building use a conventional wood-framed structure with wood-framed roofs. Newer buildings appear to use light-gauge steel framing. The older roofs and multi-use building roof are shallow-pitched and finished with modified bitumen. The newer roofs are sloped and finished with standing seam metal. The older exterior walls are brick, painted exterior insulation and finish system (EIFS), and metal-framed fiberglass paneling. Newer building exterior walls are painted EIFS. Older windows are single-glazed, metal-framed units. Newer windows are double-glazed, metal-framed units on rear- and forward-facing facades and in dropdowns in the roofs. The building interiors generally include wood and fabric panels and painted gypsum board walls with ceramic tile walls in the restrooms. The floor finishes consist of carpet, vinyl composition tile (VCT), and ceramic tile. The interior ceiling is finished with acoustic ceiling tile and painted gypsum board.

Mechanical/Electrical/Plumbing Executive Summary

Vertical conveyance to the stage is provided by a wheelchair lift. Domestic hot water is provided to the office restrooms, break room areas, kitchen, and laundry room by individual electric water heaters located in the janitor closets adjacent to each area. Heating and cooling is provided to the multi-use building by rooftop package units. The I buildings utilize exterior heat pumps feeding a two-pipe system. The remaining permanent buildings use gas-fired furnaces with remote condensing units. Supplemental heating is provided to several utility spaces and restrooms by electric unit heaters. Cooling is provided to the server room by one ductless split system. Fire protection systems include a fire alarm system, fire sprinkler system in the multi-use building, smoke detectors throughout, alarms with strobes, pull stations, extinguishers, and appropriate egress signage in the newer buildings. There is a specialty fire suppression system located in the kitchen in the multi-use building. General interior lighting is provided by T-8 fluorescent fixtures. Exterior lighting is provided by building-mounted metal-halide and soffit-recessed LED fixtures. Electrical service is provided by a single 2000-amp switchboard

Woodside Elementary School

served from a pad-mounted transformer. There is a 272 kW solar inverter located near the switchboard fed by the photovoltaic arrays on-site.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Gates on the open access areas to the playground, anyone can walk through all day long
2. Fencing to make school more secure, lots of access points
3. Update office area so all can be seen entering the door

Woodside Elementary School

ASSESSMENT OF SITE

Historical Summary

Woodside Elementary was first constructed in 1964 and has received several additions over time, with the most recent buildings being added in 2014. The solar arrays were brought into service in 2012.

Site

The site holds two major play areas with one dedicated to the kindergarten. The kindergarten asphalt play court shows significant degradation. The majority of site lighting currently uses metal halide and sodium vapor bulbs, but plans are in place to phase them out in favor of LED.

Architectural

The older buildings have single-glazed windows in the classrooms and offices. The same buildings have dated wall finishes. Several roofs have missing drain baskets and debris.

Mechanical, Electrical, Plumbing & Fire (MEPF)

HVAC equipment primarily consists of furnaces with remote condensing units. The Multi-Use Building is heated and cooled by a rooftop package unit. A set of solar arrays has been added to reduce power consumption. Hot water is supplied to the kitchen, laundry room, and main office building by individual electric water heaters. A fire alarm system is present throughout the property, with a suppression system in the Multi-Use Building only. There are surveillance cameras located throughout the property.

Recommended Additional Studies

Due to the age of the earliest buildings, the presence of asbestos is likely. Additionally, two bags labeled as containing asbestos were observed in the laundry room, increasing this probability. A professional engineer must be retained to inspect the site and prepare an asbestos plan. The cost of this study is included in the cost tables. A budgetary cost allowance to abate the property is also included.

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

The FCI is the ratio of accumulated Total Cost (TC) (Deferred Maintenance, Capital Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

Woodside Elementary School

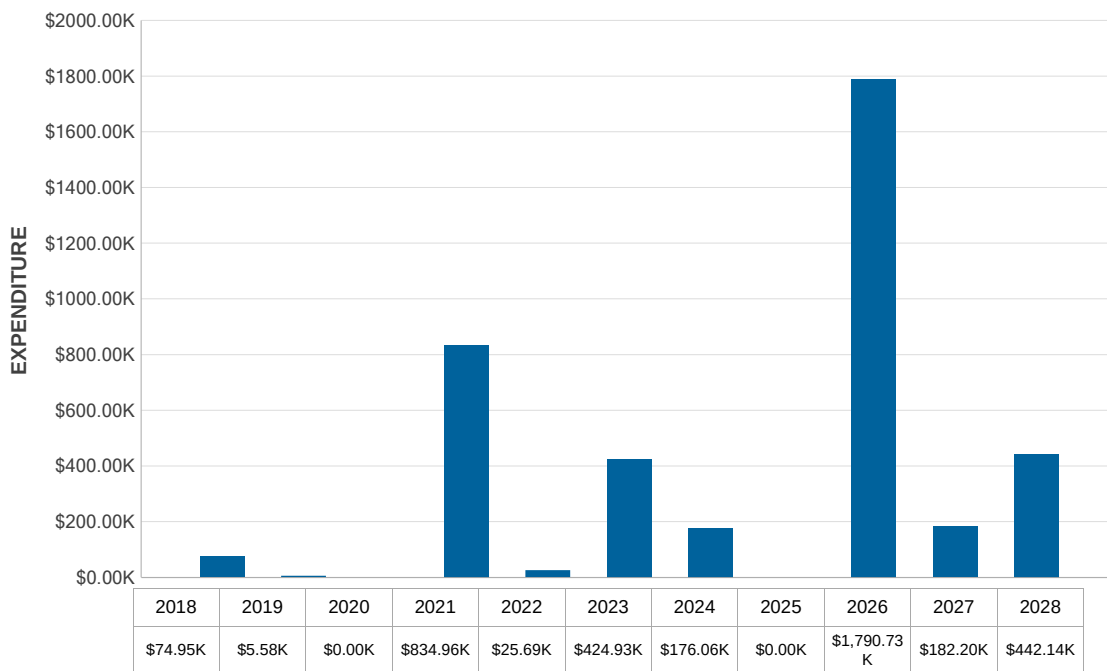
Property Condition

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Facility Condition Index (FCI)	0.71 %
Current Replacement Value (CRV)	\$10,602,385
Immediate Capital Needs (Current Year or Year 0)	\$74,953
Short Term Capital Needs (Year 1 to 5)	\$1,291,157
Long Term Capital Needs (Year 6 to 10)	\$2,591,130
TOTAL Capital Needs (Year 0 to Year 10)	\$3,957,240
Average Capital Needs Per Year	\$395,724

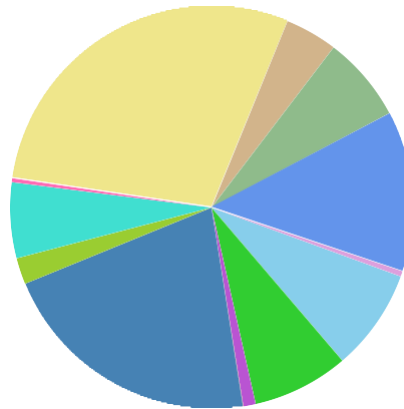
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Woodside Elementary School building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$3,957,240.

Expenditure Forecast Over Study Period



Woodside Elementary School

Distribution of Future (Year 1-Year 10) Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$317,682	8.18 %
B30 Roofing	\$300,384	7.74 %
C10 Interior Construction	\$38,459	0.99 %
C20 Stairs	\$1,796	0.05 %
C30 Interior Finishes	\$827,365	21.31 %
D20 Plumbing	\$82,429	2.12 %
D30 HVAC	\$235,781	6.07 %
D40 Fire Protection	\$12,184	0.31 %
D50 Electrical	\$1,119,019	28.82 %
E10 Equipment	\$163,274	4.21 %
E20 Furnishings	\$267,000	6.88 %
G20 Site Improvements	\$499,868	12.88 %
G40 Site Electrical Utilities	\$17,047	0.44 %
Total	\$3,882,287	100 %

Woodside Elementary School

Building Type 1 Information



Building Type 1 Information		
Building Locations	Office/Library, B, C, D, E, G	
Constructed/ Renovated	1964	
Building Size	2,721 – 5,748 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Fair
Façade	Brick with aluminum-framed windows and fiberglass panels	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board & wood paneling Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric domestic water heaters	Fair
HVAC	Individual split-systems Supplemental components: ductless split-system for server room	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Shared switchboards with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Key Issues & Findings	Buildings lack fire sprinklers, illuminated exit signs, emergency lighting	

Woodside Elementary School

Building Type 2 Information



Building Type 2 Information		
Building Locations	B-1; I-4,5; I-1,2,3	
Constructed/ Renovated	2006-2014	
Building Size	1,299 – 2,818 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel-framed with metal roof	Fair
Façade	EIFS with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board & fiberglass paneling Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Individual split-system units	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Fed from adjacent building with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	No major findings	

Woodside Elementary School

Building Type 3 Information



Building Type 3 Information		
Building Locations	M-U	
Constructed/ Renovated	2006	
Building Size	5,817 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab/ with raised floor	Fair
Façade	EIFS with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Copper supply, cast iron waste and vent Electric water heater	Fair
HVAC	Individual package, PTAC units	Fair
Fire Suppression	Dry-pipe sprinkler system; fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, Stage	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment, Sound system	Fair
Key Issues & Findings	Roof was inaccessible during site visit	

Woodside Elementary School

Building Type 4 Information



Building Type 4 Information		
Building Locations	YMCA, County Classrooms	
Constructed/ Renovated	2006	
Building Size	1,440 – 1,893 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular construction	Fair
Façade	Vinyl siding with aluminum-framed windows	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted fiberglass Floors: Vinyl Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric water heaters	Fair
HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	No major findings	

Woodside Elementary School

Site Summary Information



Site Information		
Lot Size	10.33 acres (estimated)	
Parking Spaces	27 total spaces all in open lots; 2 of which are accessible 2 accessible (included in total above), 1 van-accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lot with areas of asphalt and concrete and concrete sidewalks, curbs, and ramps	Fair
Site Development	Building-mounted and property entrance signage, chain link fencing, chain link/vinyl dumpster enclosures Playgrounds and sports courts with benches, fencing, and site lights	Fair
Landscaping & Topography	Limited landscaping features Irrigation not observed No retaining walls No noticeable site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow/Underground piping/Municipal system No significant erosion observed	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas with solar arrays	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: LED, metal halide	Fair
Ancillary Structures	Solar Arrays	Good
Key Issues & Findings	Isolated asphalt and concrete spalling	