

Highlands Elementary School

Items	Description	
Project Name	Highlands Elementary School	
Property Type	Academic	
Full Address	1326 Pennsylvania Boulevard Concord, CA 94521	
Year Built	1964	
Gross Building Area (GSF)	60,350	
Current Replacement Value (CRV)	\$45,262,500	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	574	
Site Acreage	6.50	
Building Name	Gross Square Footage	Built/Renovated
Library/Office	5,200	1964
K 1-2	3,600	1964
K 3-4	3,600	2000's
M-U Building	3,500	1993
Building 1-5	6,200	1964
Building 6-10	6,800	1964
Building 11-15	6,500	1964
Building 16-24	9,500	1964
Building 25	1,100	1964
Building 26-30	4,800	2000's
Building 31-32	1,750	2000's
Building 33-35	2,700	2000's
Total SF	60,450	

All 60,450 square feet of the property are occupied by Highlands Elementary School. The spaces are mostly a combination of offices, classrooms, and cafeteria with supporting restrooms, administrative offices, and mechanical and other utility spaces.

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OVERVIEW

Property Executive Summary

Highlands Elementary School is a fully-occupied elementary school. All buildings are single story. The property has been upgraded over the years and is in fair overall condition. The campus generally appears to be handicap accessible.

Site Executive Summary

The building is on a campus site with only the immediate pedestrian pavement and landscape aspects included in this report. Onsite parking is provided in an asphalt paved parking lot. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. General site lighting is provided by pole- or building-mounted lamps.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. Based on similar structures, it is assumed to consist of concrete slabs with integral perimeter foundations. The building structural systems consist of wood-framed construction with wood-framed roofs. The roofs are flat and finished with single-ply PVC and standing seam metal. Later buildings have pitched roofs with standing seam metal roofing. The exterior walls are clad with panels, wood siding, and stucco. Windows are single- and double-glazed, metal-framed units in punched openings. Doors are glazed storefront and steel utility units. The building interiors generally include painted gypsum board and vinyl-clad walls with ceramic tile in the restrooms. The floor finishes consist of vinyl composition tile (VCT), carpet, and ceramic tile. The interior ceilings are finished with acoustic ceiling tile and gypsum board in the restrooms.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the some of the restrooms by electric water heaters located in utility closets. Heating and cooling is provided by package units, split systems, heat pumps with interior air handlers, and ductless mini-split systems. Fire protection systems include a fire alarm system, smoke detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. General interior lighting is provided by T-8 fluorescent fixtures with compact fluorescent (CFL) fixtures in accent locations. Electrical service is provided by a single 1200-amp panel served from a pad mounted transformer. There is no emergency generator.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Update of classrooms
2. Update of fields and playgrounds
3. Update of security measures

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ASSESSMENT OF SITE

Historical Summary

The campus is a fully occupied elementary school. The core buildings of the campus were constructed in 1964. The M-U Building was reportedly constructed in 1993. The remaining buildings were constructed in the 2000s, and the daycare building was replaced in 2013.

Site

Playground and parking asphalt surfaces were observed to be well maintained. Landscaping was in good condition. Typical lifecycle replacements are budgeted and anticipated. *Originally constructed in 1964, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

The foundation system was not able to be directly observed. It is assumed to be a concrete slab on grade with supporting grade beams. The building structural systems consist of wood framed walls and roof decks. Dates of installation for the roofing were not provided, but the PVC and metal roofs have been maintained and no significant issues were noted. The buildings with modified bituminous roofing are well mainlined but will require replacement. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The HVAC for the campus was redone in 2014 and was observed to be well maintained. The electrical and lighting systems appeared to be in good condition. Hot water, where available, is provided by gas-fired water heaters. Typical lifecycle equipment replacements are budgeted and anticipated.

Recommended Additional Studies

Additional investigation is currently taking place to address specific AB-300 requirements and potential independent structural system review for the school.

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%

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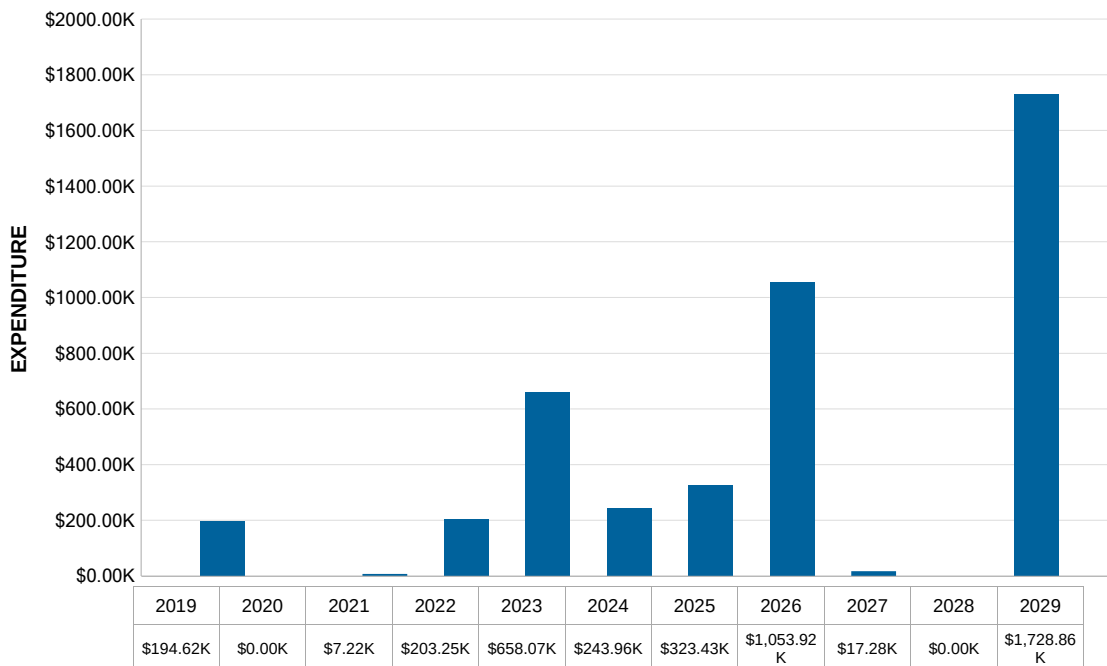
Summary of Findings

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)	0.43 %
Current Replacement Value (CRV)	\$45,262,500
Immediate Capital Needs (Current Year or Year 0)	\$194,624
Short Term Capital Needs (Year 1 to 5)	\$1,112,503
Long Term Capital Needs (Year 6 to 10)	\$3,123,498
TOTAL Capital Needs (Year 0 to Year 10)	\$4,430,625
Average Capital Needs Per Year	\$443,063

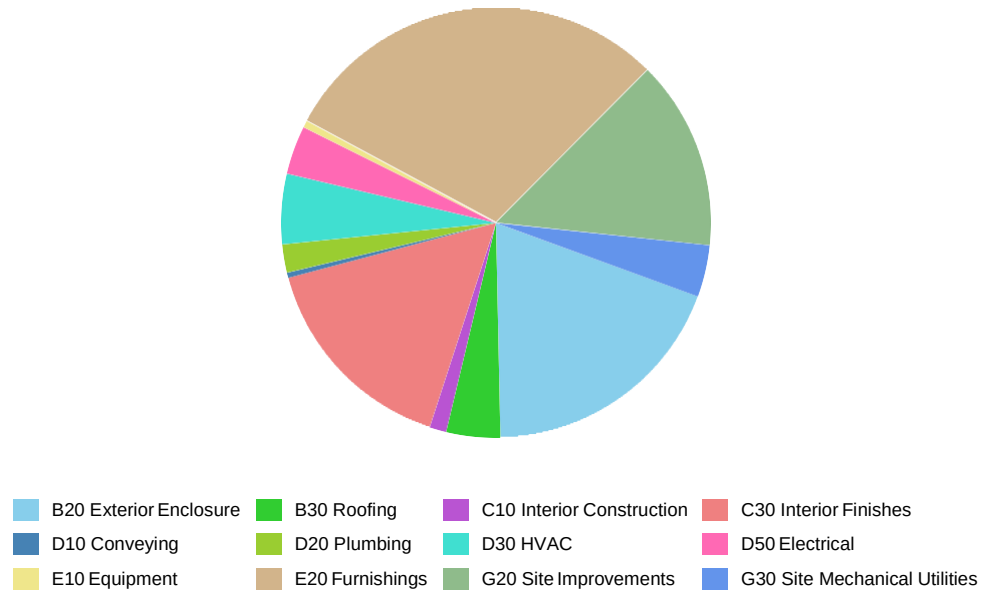
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Highlands Elementary School building. In addition, we have scheduled key findings highlighting 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 \$4,430,625.

Expenditure Forecast Over Study Period



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



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$809,692	19.11 %
B30 Roofing	\$172,091	4.06 %
C10 Interior Construction	\$53,745	1.27 %
C30 Interior Finishes	\$673,032	15.89 %
D10 Conveying	\$16,653	0.39 %
D20 Plumbing	\$90,102	2.13 %
D30 HVAC	\$223,725	5.28 %
D50 Electrical	\$155,074	3.66 %
E10 Equipment	\$22,075	0.52 %
E20 Furnishings	\$1,251,500	29.54 %
G20 Site Improvements	\$603,127	14.24 %
G30 Site Mechanical Utilities	\$165,185	3.90 %
Total	\$4,236,001	100 %

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Library/Office, Building 1-5, 6-10, 11-15, 16-24, K 1-2, 25 Information



Library/Office, Building 1-5, 6-10, 11-15, 16-24, K 1-2, 25 Information		
Building Locations	Classroom Buildings	
Constructed/ Renovated	1964	
Total Area	38,900 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Fair
Façade	Stucco, wood siding with aluminum- and steel-framed windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Other Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Gas water heaters	Fair
HVAC	Individual heat pump units with air handlers Supplemental components: ductless split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None noted	

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Building K 3-4, 26-30, 31-32, 33-35 Information



Building K 3-4, 26-30, 31-32, 33-35 Information		
Building Locations	Classroom Building	
Constructed/ Renovated	2000s	
Total Area	13,700 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board & CMU, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, and cast iron waste and vent No hot water	Fair
HVAC	Individual split system units with gas-fired furnaces Supplemental components: ductless split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None noted	

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M-U Building Information



M-U Building Information		
Building Locations	Multipurpose, Kitchen	
Constructed/ Renovated	1993	
Building Size	3,500 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Copper supply, cast iron waste and vent Gas water heater	Fair
HVAC	Through wall unit	Fair
Fire Suppression	Hydrants, fire extinguisher	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL Emergency: none	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and exit signs	--
Equipment/Special	Commercial kitchen equipment	--
Key Issues & Findings	None noted	

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Daycare Building Information



Daycare Building Information		
Building Locations	Daycare	
Constructed/ Renovated	2013	
Building Size	5,100 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with raised floor and wood-framed roofs	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board , vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair
HVAC	Individual heat pump units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Panel with copper wiring Interior Lighting: T-8, CFL Emergency: None	Fair
Fire Alar	Smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None noted	

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Site Summary Information



Site Information		
Lot Size	6.50 acres (estimated)	
Parking Spaces	46 total spaces all in open lots; five of which are accessible Five accessible (included in total above), 2 van-accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramp	Fair
Site Development	Property entrance signage, chain link fencing, chain link fence dumpster enclosures Playgrounds with site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Moderate landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow, Inlets, underground piping, municipal system	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: CFL, LED	Fair
Ancillary Structures	Pre-fabricated storage sheds	Fair
Key Issues & Findings	None noted	