

Westwood Elementary School

Items	Description	
Project Name	Westwood Elementary School	
Property Type	Academic	
Full Address	1748 West Street Concord, CA 94521	
Year Built	1958	
Gross Building Area (GSF)	36,493	
Current Replacement Value (CRV)	\$27,369,750	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	318	
Site Acreage	10.00	
Building Name	Gross Square Footage	Built/Renovated
Building 1 – Classroom A	6,890	1958/2016
Building 2 – Classroom B	7,265	1958/2016
Building 3 – Classroom C	6,348	1958/2016
Building 4 – Classroom D	6,356	1958/2016
Building 5 – Multi Use	5,824	1958/2016
Building 6 – Classroom E1-3	2,850	2007
Building 7 – Classroom E4	960	2007
Totals	36,493	

All 36,493 square feet of the property are occupied by Mount Diablo Unified School District. A combination of offices, classrooms, library, cafeteria with supporting restrooms, administrative offices, and mechanical and other utility spaces.

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OVERVIEW

Property Executive Summary

Westwood Elementary is a fully-occupied academic campus consisting of single-story structures. The HVAC was updated in 2014, and electrical systems were updated in 2002. The windows are older, single-pane units that are thermally inefficient.

Site Executive Summary

The pedestrian pavement throughout the property is constructed of cast-in-place concrete. Parking lot lighting is provided by two light poles.

Architectural Structural Executive Summary

The foundation system was not able directly observed. Based on similar structures, it assumed to be concrete slab-on-grade with integral perimeter footings. The building structural systems consist of steel columns, wood framing, bar joists, and wood structural decking. The original building roofs are flat and finished with modified bitumen. Addition roofs are sloped and finished with metal. The exterior walls are finished with brick veneer, stucco, and wood panels. Windows are single-glazed, metal-framed units in punched openings. The building interiors generally include painted gypsum board walls, wall covering in offices and classrooms, and ceramic tile in the restrooms. The floor finishes consist of vinyl composition tile (VCT), 9"x9" tile, carpet, ceramic tile, and concrete. The interior ceilings are finished with acoustic ceiling tile, adhered ceiling tile, and gypsum board in the restrooms.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the kitchen by a gas-fired water heater in the electrical closet. Heating and cooling is provided by split systems. Fire protection systems include a fire alarm system, partial fire sprinkler system, smoke detectors, alarms with strobes, pull stations, extinguishers, standpipes, and appropriate egress signage. General interior lighting provided by T-8 fluorescent fixtures with compact fluorescent (CFL) fixtures in accent locations. Electrical service is provided by a single 1,600 panel served from a pad mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. 21st Century Upgrades - furniture and equipment, flooring
2. Repairing and re-plastering/repainting of structures
3. Grounds - need more functional, appealing spaces to use outside; sprinkler systems need full repair/replacement of back doors needs to meet ADA requirements?

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ASSESSMENT OF SITE

Historical Summary

The elementary school was originally constructed in 1958. In 2007, Portable Building E was demoed and rebuilt. Portable Building E4 was added in 2007.

Site

Site parking was updated in 2000 for ADA accessibility. An asphalt track was added in 2004. The parking lot and area around building E were repaved in 2007. In 2011, three solar carport structures were added in the sports court. The playgrounds and sport courts are generally in fair condition. *Originally constructed in 1958, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

The original buildings were completely repainted in 2007, including the exterior and interior finishes. The school restrooms were also upgraded in 2007. All buildings had complete roof replacement in 2007. Lifecycle interior finish, exterior finish, and roof replacements budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Most MEPF systems and components have been updated since construction. The electrical systems were upgraded in 2002. HVAC and plumbing components were updated in 2014. The MEPF infrastructure is generally in good working condition with no major expenditures anticipated in the short-term. Fire sprinkler systems cover only the electrical closets and Multi Use stage.

Recommended Additional Studies

No additional studies are recommended.

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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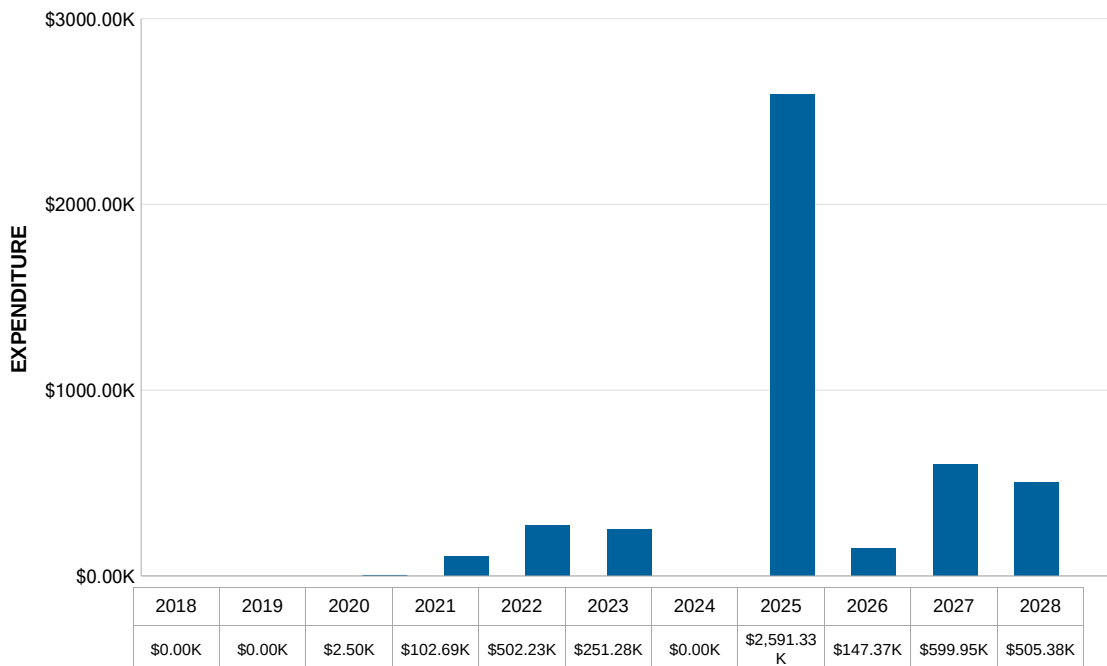
Summary of Findings

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)	0.00 %
Current Replacement Value (CRV)	\$27,369,750
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$858,702
Long Term Capital Needs (Year 6 to 10)	\$3,844,021
TOTAL Capital Needs (Year 0 to Year 10)	\$4,702,723
Average Capital Needs Per Year	\$470,272

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 Westwood 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 \$4,702,723.

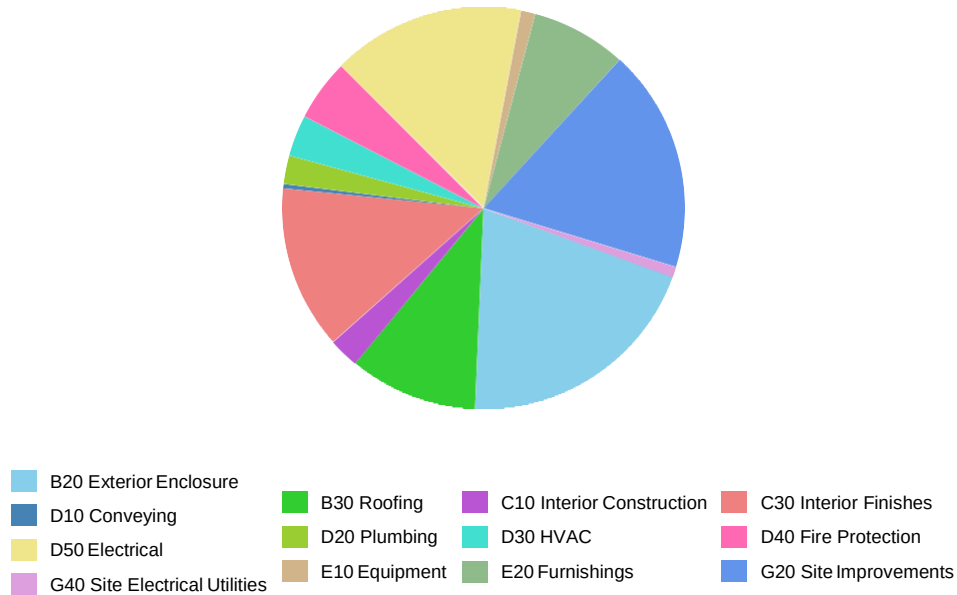
Expenditure Forecast Over Study Period



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

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$945,898	20.11 %
B30 Roofing	\$485,725	10.33 %
C10 Interior Construction	\$114,675	2.44 %
C30 Interior Finishes	\$619,194	13.17 %
D10 Conveying	\$16,653	0.35 %
D20 Plumbing	\$107,584	2.29 %
D30 HVAC	\$156,076	3.32 %
D40 Fire Protection	\$232,528	4.94 %
D50 Electrical	\$727,960	15.48 %
E10 Equipment	\$53,934	1.15 %
E20 Furnishings	\$360,175	7.66 %
G20 Site Improvements	\$841,876	17.90 %
G40 Site Electrical Utilities	\$40,444	0.86 %
Total	\$4,702,723	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	Administration, Office, Library, Multipurpose, Classroom Building, and Restroom	
Constructed/ Renovated	1958 / 2007	
Total Area	32,683 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional steel- and wood-framed structure on concrete slabs Bar joists and structural wood decks	Fair
Facade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet, VCT, ceramic tile, 9"x9" tile Ceilings: Painted gypsum board, ACT, and adhered tile	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heaters	Fair
HVAC	Split systems Supplemental components: ductless split-systems and gas unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8 and halogen Emergency: none	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Key Issues & Findings	Building lacks complete fire suppression coverage	

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Building Type 2 Information



Building Type 2 Information		
Building Locations	Classroom and Restroom	
Constructed/ Renovated	2006	
Total Area	3,208 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs Stucco walls and wood-framed roofs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet, VCT, and ceramic tile Ceilings: Adhered tile	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Split systems Supplemental components: ductless split systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	Buildings lack fire suppression	

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Site Summary Information



Site Information		
Lot Size	10.84 acres	
Parking Spaces	51 total spaces all in open lots; 2 accessible (included in total above), no van-accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link fencing, chain link dumpster enclosures Playgrounds and sports courts with outer fencing Limited park benches	Fair
Landscaping & Topography	Limited landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow and municipal system	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Building-mounted: CFL, halogen, and metal halide	Fair
Ancillary Structures	Solar panel steel structure	Fair
Key Issues & Findings	Isolated uneven brick paving	