

Sun Terrace Elementary School

EXISTING SITE INFORMATION

Items		Description
Project Name		Sun Terrace Elementary School
Property Type		Academic
Full Address		2448 Floyd Lane Concord, CA 94520
Year Built		1962
Gross Building Area (GSF)		48,925
Current Replacement Value (CRV)		\$36,693,750
CRV/GSF (\$/Sq Ft)		\$750
Number of Classrooms		X
Number of Portables		0
Student population (2018/2019)		475
Site Acreage		9.3
Building Name	Gross Square Footage	Built/Renovated
Building – A-B	26,375	1962
Building – C	12,900	1962
Building – D	10,755	1968
Building – E0-E1	2,405	1997
Building – E2-E3	2,355	1997
Building – E4-E5	2,460	1997
Building – K1-K2	5,600	1962
Building – K3	2,080	1997
Building – M-U	6,475	1997
Total SF	71,405	

All 71,405 square feet of the property are occupied by Mount Diablo United School District. The spaces are mostly a combination of offices and classrooms with supporting restrooms, multi-use facility, and mechanical and other utility spaces.

Sun Terrace Elementary School

OVERVIEW

Property Executive Summary

Historical Summary

The property is an elementary school campus which was developed in 1962, adding buildings in 1968 and 1997. The

most recent renovation was completed in 1997. The electrical systems were upgraded in 2004. Solar panels were installed in 2014.

Site

The site parking and sidewalks have been periodically repaved or replaced as needed over the years. The playgrounds and sport courts are generally in good condition.

Architectural

The exterior finishes are mostly original and have been refreshed on an as-needed basis. The roof shows signs of aging, but is in fair condition, without leaks or issues. The interior finishes are replaced on an as-needed basis.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Most of the MEPF systems have been updated since the original construction in 1962 and have been well maintained. The site does not have a fire sprinkler system and a full retrofit is recommended. The electrical system appears to have been updated in 2004.

Recommended Additional Studies

No additional studies are recommended.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Paint
2. Drop-off zone / parking
3. MU Air conditioning

Sun Terrace Elementary School

ASSESSMENT OF SITE

Historical Summary

The property is an elementary school campus which was developed in 1962, adding buildings in 1968 and 1997. The most recent renovation was completed in 1997. The electrical systems were upgraded in 2004. Solar panels were installed in 2014.

Site

The site parking and sidewalks have been periodically repaved or replaced as needed over the years. The playgrounds and sport courts are generally in good condition.

Architectural

The exterior finishes are mostly original and have been refreshed on an as-needed basis. The roof shows signs of aging, but is in fair condition, without leaks or issues. The interior finishes are replaced on an as-needed basis.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Most of the MEPF systems have been updated since the original construction in 1962 and have been well maintained. The site does not have a fire sprinkler system and a full retrofit is recommended. The electrical system appears to have been updated in 2004.

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%

Sun Terrace Elementary School

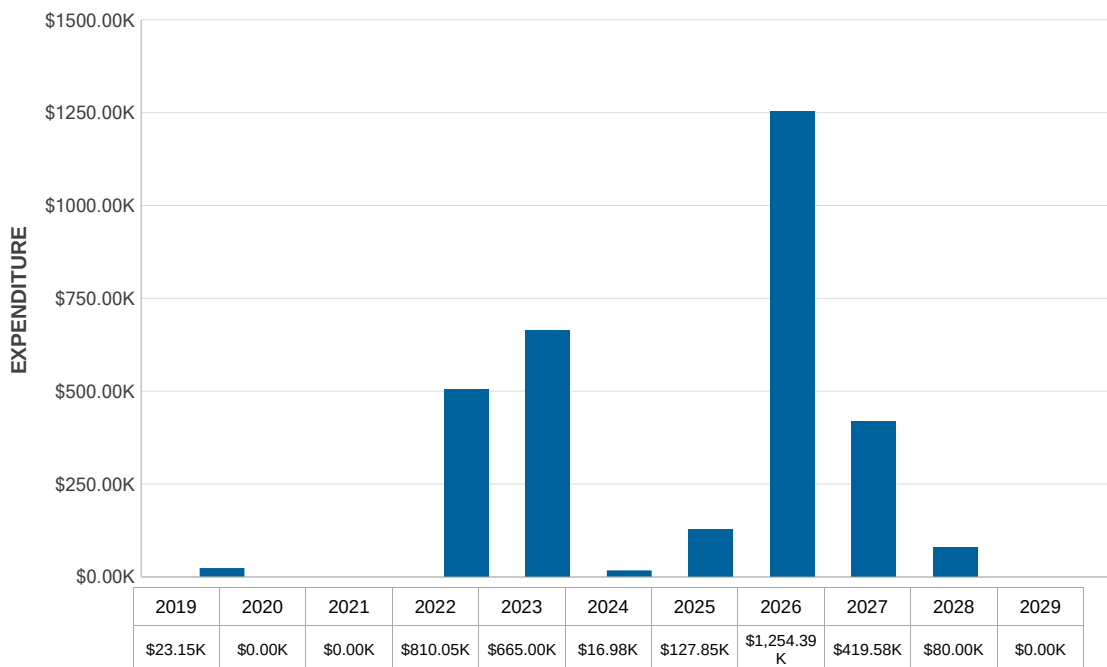
Property Condition

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)	0.06 %
Current Replacement Value (CRV)	\$36,693,750
Immediate Capital Needs (Current Year or Year 0)	\$23,153
Short Term Capital Needs (Year 1 to 5)	\$1,492,033
Long Term Capital Needs (Year 6 to 10)	\$1,881,825
TOTAL Capital Needs (Year 0 to Year 10)	\$3,397,011
Average Capital Needs Per Year	\$339,701

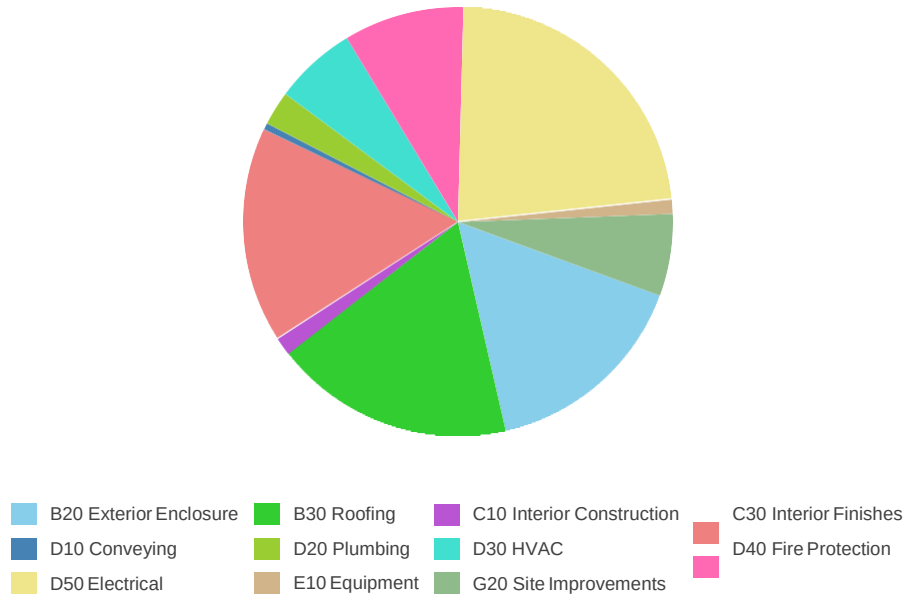
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Sun Terrace Elementary School building. In addition, we have scheduled key findings highlighting 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 \$3,397,011.

Expenditure Forecast Over Study Period



Sun Terrace Elementary School

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$535,417	15.87 %
B30 Roofing	\$609,256	18.06 %
C10 Interior Construction	\$46,260	1.37 %
C30 Interior Finishes	\$547,951	16.24 %
D10 Conveying	\$16,653	0.49 %
D20 Plumbing	\$86,804	2.57 %
D30 HVAC	\$208,499	6.18 %
D40 Fire Protection	\$305,781	9.06 %
D50 Electrical	\$773,234	22.92 %
E10 Equipment	\$36,240	1.07 %
G20 Site Improvements	\$207,764	6.16 %
Total	\$3,373,858	100 %

Sun Terrace Elementary School

Building Type 1 Information



Building Type 1 Information		
Building Locations	All Buildings	
Constructed/ Renovated	1962 Renovated in 1997	
Total Area	71,405 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structures on concrete slabs	Fair
Façade	Painted CMU with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast-iron waste and vent	Fair
HVAC	Individual VRF systems	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: T-8 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	No major findings	

Sun Terrace Elementary School

Site Summary Information



Site Information		
Lot Size	9.3 acres (estimated)	
Parking Spaces	40 total spaces all in open lots; 2 of which are accessible 2 accessible (included in total above), 3 van-accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs	Fair
Site Development	Building-mounted signage, chain link fencing, chain link dumpster enclosures Playgrounds and sports courts with fencing Limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Limited landscaping features Irrigation not present No retaining walls Low to moderate site slopes	Good
Draining Systems and Erosion Control	Surface flow, underground piping, municipal system Soil erosion not observed Ponding not observed	Good
Utilities	Municipal water and sewer Local utility-provided electricity and natural gas	Fair
Site Lighting	Building-mounted: LED, metal halide Pedestrian walkway CFL and LED lighting	Fair
Ancillary Structures	Covered sidewalks	Good
Key Issues & Findings	No major findings	