

Silverwood Elementary School

Items	Description	
Project Name	Silverwood Elementary School	
Property Type	Academic	
Full Address	1649 Claycord Avenue Concord, CA 94521	
Year Built	1968	
Gross Building Area (GSF)	40,288	
Current Replacement Value (CRV)	\$30,216,000	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	500	
Site Acreage	9.98	
Building Name	Gross Square Footage	Built/Renovated
Building 1 – Main Office	4,876	1968/2004
Building 2 – Classroom A	7,940	1968/2004
Building 3 – Classroom B	7,940	1968
Building 4 – Classroom C	7,940	1968
Building 5 – Multi-Use	5,815	1968/2004
Building 6 – Classroom P3-4	1,905	2000
Building 7 – Classroom P5	992	1968
Building 8 – Classroom P6	960	1968
Building 9 – Classroom P8	960	2000
Building 10 - Restroom	960	1968
Total SF	40,288	

All 40,288 square feet of the property are occupied by Mount Diablo Unified School District. A combination of offices, classrooms, library, cafetorium with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Silverwood Elementary School

OVERVIEW

Property Executive Summary

Silverwood Elementary School is a fully-occupied academic campus. The buildings are single-story structures of varying ages. Overall, the buildings appear to be in good condition. The HVAC systems were upgraded in 2014. Electrical systems were upgraded in 2002. The exterior windows are older, single-glazed units that are thermally inefficient.

Site Executive Summary

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

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. Based on similar structures, it is assumed to be a concrete slab-on-grade with integral perimeter footings. The building structural systems consist of light-gauge steel, wood framing, beams, and metal floor decks. Sloped roofs on newer buildings consist of metal structure and decking and are finished with standing seam metal. The older buildings have flat roofs with metal bar joists supporting wood decking and are finished with modified bitumen. The exterior walls are stucco and wood panels. Windows are single-glazed, metal-framed units in punched openings. Doors are glazed storefront and steel utility units. The building interiors generally include painted gypsum board walls, wall cover in office and classroom areas, and ceramic tile walls in the restrooms. The floor finishes consist of vinyl composition tile (VCT), carpet, ceramic tile, and concrete. The interior ceilings are finished with acoustic ceiling tile and gypsum board.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the kitchen and adjacent restrooms by a gas-fired water heater. Heating and cooling is provided by conventional and VRF split systems with pad- and roof-mounted condensing units. Fire protection systems include a fire alarm system, partial fire sprinkler system throughout, smoke detectors, alarms with strobes, pull stations, extinguishers, standpipes, and appropriate egress signage. General interior lighting is provided by T-8 fluorescent fixtures with compact fluorescent (CFL) fixtures in accent locations. There is soffit lighting at the main entrance. Electrical service is provided by one 1200- and one 1600-amp switchboard served from a pad mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Removal of 2 trees that are a safety hazard
2. Painting
3. Landscaping

Silverwood Elementary School

ASSESSMENT OF SITE

Historical Summary

The elementary was original constructed in 1968. Building P8 was added in 2004. The play court, parking, and the drop-off area paving was removed and replaced in 2004 during the construction of the P8 building. Classroom Building P3-P4 was demolished and rebuilt in 2014.

Site

The parking lots, bus drop off area, and play yard were sealed and striped in 2014. Parking was updated in 2000 for accessibility. The playgrounds and sport courts are generally in fair condition. Site paving was repaired in early 2018. *Originally constructed in 1968, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

The original buildings were completely repainted, and roofs were replaced in the 2000s prior to the construction of Classroom Building P8, including the exterior and interior finishes. Lifecycle interior finish, exterior finish, and roof replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Most MEPF systems have been replaced since construction. HVAC and plumbing components were updated in 2014 for all classroom areas. 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%

Silverwood Elementary School

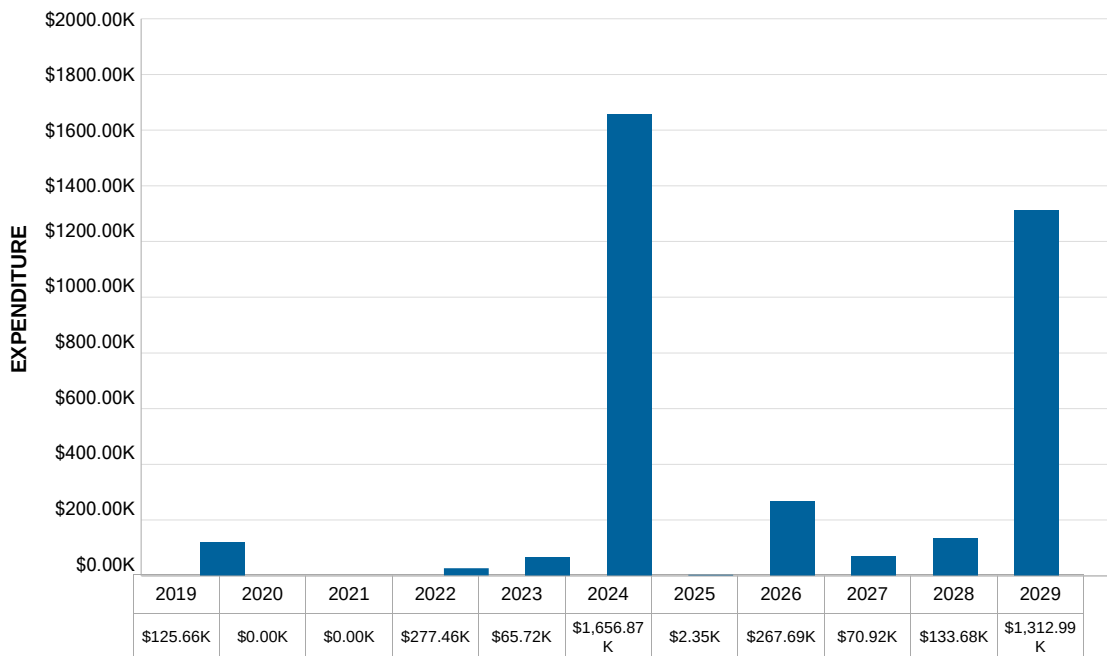
Summary of Findings

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)	0.40 %
Current Replacement Value (CRV)	\$30,216,000
Immediate Capital Needs (Current Year or Year 0)	\$125,658
Short Term Capital Needs (Year 1 to 5)	\$2,000,049
Long Term Capital Needs (Year 6 to 10)	\$1,787,622
TOTAL Capital Needs (Year 0 to Year 10)	\$3,913,328
Average Capital Needs Per Year	\$391,333

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 Sunrise Special Education 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 \$3,913,328.

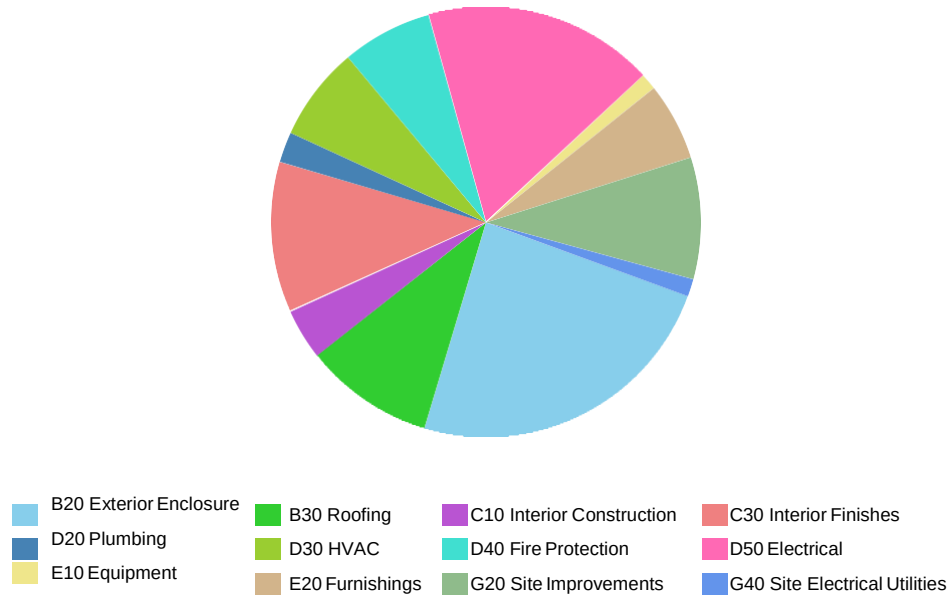
Expenditure Forecast Over Study Period



Silverwood Elementary School

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	\$912,465	24.09 %
B30 Roofing	\$369,489	9.76 %
C10 Interior Construction	\$144,459	3.81 %
C30 Interior Finishes	\$429,449	11.34 %
D20 Plumbing	\$86,584	2.29 %
D30 HVAC	\$267,711	7.07 %
D40 Fire Protection	\$256,758	6.78 %
D50 Electrical	\$657,583	17.36 %
E10 Equipment	\$46,230	1.22 %
E20 Furnishings	\$221,060	5.84 %
G20 Site Improvements	\$346,043	9.14 %
G40 Site Electrical Utilities	\$49,842	1.32 %
Total	\$3,787,671	100 %

Silverwood Elementary School

Building Type 1 Information



Building Type 1 Information		
Building Locations	Administration, Office, Library, Classroom, Multi Use, and Restroom	
Constructed/ Renovated	1968	
Total Area	37,423 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board, ACT, and adhered tile	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heater	Fair
HVAC	VRF systems Supplemental components: ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, hose cabinets, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8, CFL, halogen, incandescent 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	Limited fire suppression system coverage	

Silverwood Elementary School

Building Type 2 Information



Building Type 2 Information		
Building Locations	Classroom Building	
Constructed/ Renovated	2004	
Building Size	2,865 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs Wood-framed metal roofs	Good
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet, and VCT Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Heat pumps	Fair
Fire Suppression	None	--
Electrical	Source & Distribution: 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	None	--
Key Issues & Findings	None	

Silverwood Elementary School

Site Summary Information



Site Information		
Lot Size	9.98 acres	
Parking Spaces	26 total spaces all in open lots; two of which are accessible, one 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	Building-mounted signage, property entrance signage, and chain link fencing Playgrounds and sports courts with limited park benches and trash receptacles	Fair
Landscaping & Topography	No significant landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: HPS, CFL, and halogen Pedestrian walkway and accent landscaping lighting	Fair
Ancillary Structures	Solar panel steel structure and prefabricated storage sheds	Fair
Key Issues & Findings	Inadequate site lighting	