

Meadow Homes Elementary School

EXISTING SITE INFORMATION

Items		Description
Project Name		Meadow Homes Elementary School
Property Type		Academic
Full Address		1371 Detroit Avenue Concord, CA 94520
Year Built		1952
Gross Building Area (GSF)		57,831
Current Replacement Value (CRV)		\$15,325,215
CRV/GSF (\$/Sq Ft)		\$265
Number of Classrooms		X
Number of Portables		0
Student population (2018/2019)		812
Site Acreage		6.35
Building Name	Gross Square Footage	Built/Renovated
Building – 01-04	6,760	1951
Building – 05-07	4,425	1952
Building – 08-09	1,825	2002
Building – 10-12	6,500	1951
Building – 13-14	4,045	1955
Building – 15-19	5,600	1951
Building – 20-23B	6,135	1955
Building – 24-28	6,080	1994
Building – 29	1,105	2002
Building – 30-32	2,830	2002
Building – 33-35	3,040	2002
Building – 36	1,200	2002
Building – 37-38	2,775	2002
Building – 39	2,610	2002
Building – Admin	5,610	2002

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Building – Art	2,430	2002
Building – K1	1,950	2002
Building – K2	1,890	2002
Building – M-U	6,165	1951
Building – RR1	620	2002
Building – RR2	915	2002
Building – Science	2,430	2002
Total SF	76,940	

All 76,940 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, administrative offices, and mechanical and other utility spaces.

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OVERVIEW

Property Executive Summary

Meadow Homes Elementary School is a fully-occupied, single story academic building.

Site Executive Summary

The building covers half of the site. Landscaping consists of trees, shrubs, and lawn areas. Fencing is located at the perimeter of the site. Parking is provided for 40 vehicles in asphalt paved lots. There is no service vehicle access. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. Building perimeter lighting is provided by wall-mounted LED fixtures. Pedestrian areas and walkways are lit by LED wall-mounted 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 a continuous reinforced concrete spread footing system supporting concrete foundation walls. The building is a conventional wood-framed structure with precast concrete floors and light gauge metal truss roofs. The roof is flat and finished with a single-ply EPDM membrane. The exterior walls are painted wood siding and precast concrete panels. Windows are single-glazed, aluminum-framed units in punched openings. The building interiors generally include painted gypsum board. The floor finishes consist of carpet and vinyl composition tile (VCT). The interior ceilings are finished with acoustic ceiling tile.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the restrooms and break room areas by individual electric water heaters located in the janitor closet adjacent to each area. Heating and cooling is provided by rooftop package units. Fire protection systems include a fire alarm system, smoke detectors, alarms with strobes, pull stations, and extinguishers. General interior lighting is provided by T-8 fluorescent fixtures with LED and incandescent fixtures in accent locations. Electrical service is provided by a single 800-amp panel served from a pad-mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Safety - fences along the city park/school border
2. Outside eating area for students (tables, umbrellas)
3. Improvement/modernization of public areas - front of school, some older classrooms

Meadow Homes Elementary School ASSESSMENT OF SITE

Historical Summary

The property is an elementary school campus which was developed in 1951, adding buildings in 1952, 1955, 1994 and 2002. The most recent renovation was completed in 2002. The electrical systems were upgraded in 2004. There was a significant HVAC upgrade in 2008. Solar panels were installed in 2014.

Site

The site parking and sidewalks have been periodically repaved or replaced as needed over the years. There is an additional parking lot for a park next to the site. The playgrounds and sport courts are generally in good condition.

Architectural

The original exterior structure is mostly original and has been refreshed on an as-needed basis. The roofs show signs of aging, but are in fair condition, without leaks.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Most of the MEPF systems have been updated since the original construction in 1951 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%

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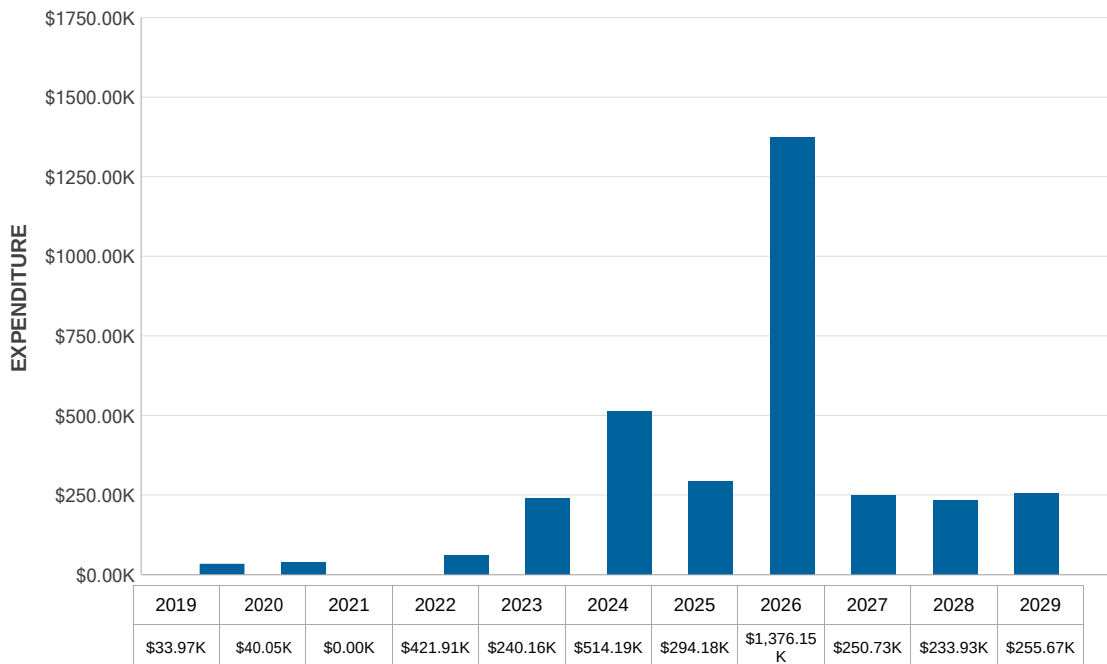
Summary of Findings

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)	0.22 %
Current Replacement Value (CRV)	\$15,325,215
Immediate Capital Needs (Current Year or Year 0)	\$33,969
Short Term Capital Needs (Year 1 to 5)	\$1,216,305
Long Term Capital Needs (Year 6 to 10)	\$2,410,673
TOTAL Capital Needs (Year 0 to Year 10)	\$3,660,948
Average Capital Needs Per Year	\$366,095

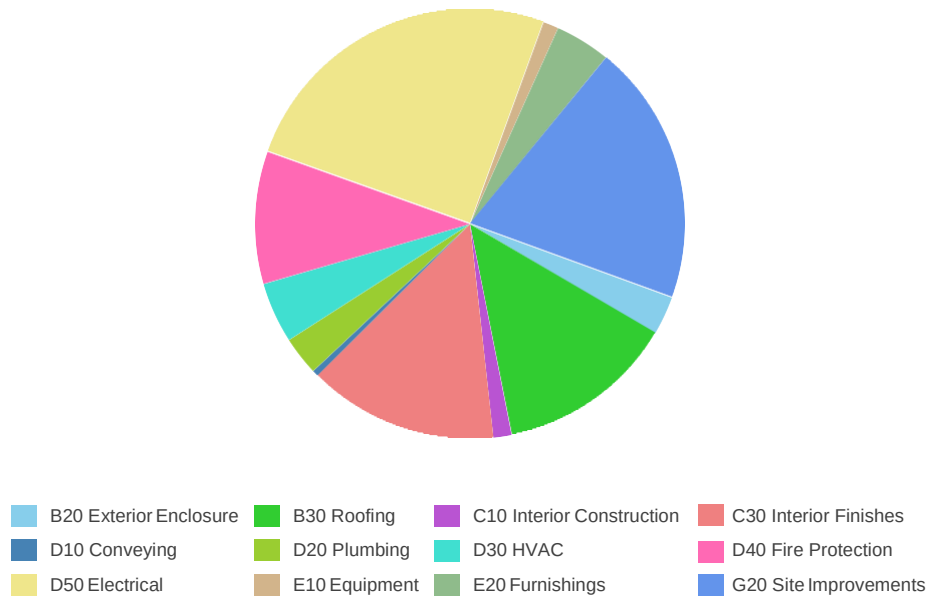
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Meadow Homes Elementary School building. In addition, we have scheduled key findings highlighting 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 \$3,660,948.

Expenditure Forecast Over Study Period



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Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$106,649	2.94 %
B30 Roofing	\$485,684	13.39 %
C10 Interior Construction	\$49,959	1.38 %
C30 Interior Finishes	\$518,606	14.30 %
D10 Conveying	\$16,653	0.46 %
D20 Plumbing	\$105,725	2.91 %
D30 HVAC	\$165,633	4.57 %
D40 Fire Protection	\$361,444	9.97 %
D50 Electrical	\$910,030	25.09 %
E10 Equipment	\$42,214	1.16 %
E20 Furnishings	\$151,200	4.17 %
G20 Site Improvements	\$713,183	19.66 %
Total	\$3,626,979	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	Buildings 01-04, 05-07, 08-09, 10-12, 13-14, 15-19, 20-23B, 24-28, 29, 30-32, 33-35, 36, 37-38, 39, Admin, K1, K2, M-U, RR1, RR2	
Constructed/ Renovated	1951, 1952, 1955, 1994, 2002 Renovated 2002	
Total Area	72,080 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Fair
Façade	Painted CMU with metal-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable 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 No hot water	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	

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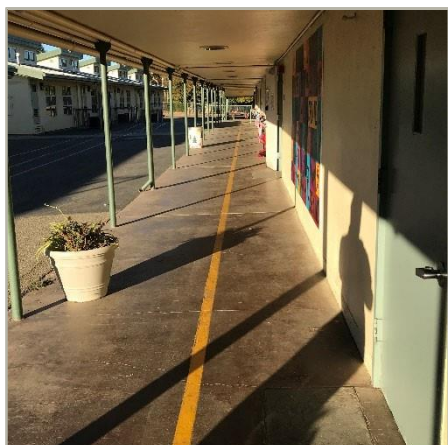
Building Type 2 Information



Building Type 2 Information		
Building Locations	Art and Science Building	
Constructed/ Renovated	2002	
Building Size	4,860 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Fair
Façade	Wood siding with aluminum-framed windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Covered gypsum board Floors: Carpet Ceilings: ACT	Poor
Elevators	None	--
Plumbing	None	--
HVAC	Window unit	Fair
Fire Suppression	None	--
Electrical	Source & Distribution: Panel with copper wiring Interior Lighting: T-8 Emergency: None	--
Fire Alarm	None	--
Equipment/Special	None	--
Key Issues & Findings	No fire suppression or alarm in either building. ACT needs to be repaired/replaced.	

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Site Summary Information



Site Information		
Lot Size	6.35 acres (estimated)	
Parking Spaces	40 total spaces all in open lots; 3 of which are accessible 3 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	Fair
Site Development	Building-mounted signage, chain link fencing, chain link fence dumpster enclosures Playgrounds and sports courts with fencing Limited park benches, picnic tables, trash receptacles	Fair
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 electric and natural gas	Fair
Site Lighting	Building-mounted: LED, metal halide Pedestrian walkway CFL and LED lighting	Fair
Ancillary Structures	Pre-fabricated storage sheds (two), covered sidewalks	Fair
Key Issues & Findings	No major findings	