

Sunrise Special Education School

Items	Description	
Project Name	Sunrise Special Education School	
Property Type	Academic	
Full Address	1861 Silverwood Drive Concord, CA 94519	
Year Built	1966	
Gross Building Area (GSF)	11,980	
Current Replacement Value (CRV)	\$8,985,000	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	32	
Site Acreage	2.0	
Building Name	Gross Square Footage	Built/Renovated
Building 1	1,214	1966/2007
Building 2	5,313	1966/2018
Building 3	2,550	1966/2018
Classroom 7	955	2007
Classroom 8	976	2007
Classroom 9	972	2007
Total SF	11,980	

All 11,980 square feet of the property are occupied by Mount Diablo United School District. The spaces are a combination of offices, classrooms, and dining and therapy spaces with supporting restrooms, kitchen, administrative offices, and mechanical and other utility spaces.

Sunrise Special Education School

OVERVIEW

Property Executive Summary

Sunrise Special Education School is a fully-occupied academic campus. It has six single-story buildings. There were ongoing renovations to the campus restrooms, leaving one in Building 1 out of order.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. However, based on similar structures, it is assumed to be reinforced concrete slab-on-grade with integral footings. The original buildings are conventional wood-framed structures with wood-framed flat roofs finished with modified bitumen. The classroom buildings are conventional wood-framed structures with pitched roofs finished with metal. The original exterior walls are painted wood siding with wood trim. The classroom building exterior walls are exterior insulated finish W42A2-A10 ng system (EIFS). Windows are double-glazed, aluminum-framed units in ribbons. There are no loading docks. The building interiors generally include painted gypsum board walls, fabric-faced acoustical tile wall panel, and ceramic/stone tile walls. The floor finishes consist of carpet, vinyl composition tile (VCT), ceramic tile, and terrazzo with unfinished concrete in most service spaces. The interior ceilings are finished with acoustic ceiling tile and painted gypsum board.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the restrooms and break room areas by individual electric and gas-fired water heaters located in the janitor closets adjacent to each area. Heating and cooling is provided by exterior multi-zone ductless split systems and gas-fired furnaces with remote condensing units. Fire protection systems include a fire alarm system, fire sprinkler system in some service spaces, smoke/heat detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. General interior lighting is provided by T-8 fluorescent fixtures with LED fixtures in accent locations. Electrical service is provided by a single 600-amp panel served from a pad-mounted transformer.

Site Executive Summary

The buildings cover approximately a tenth of the site. Landscaping consists of trees, shrubs, and lawn areas. Fencing is located at the perimeter of the site with a manual automatic vehicle gate. Parking is provided in one asphalt paved lot. Service vehicle access is provided at the southern corner of the property with an asphalt paved service drive. The pedestrian pavement throughout the property is constructed of cast-in-place concrete and asphalt. Poured-in-place rubber provides padding surrounding major playground equipment. Building perimeter lighting is provided by wall-mounted HID fixtures and soffit-mounted LED fixtures.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Exterior painting - wood rot, old, chipping paint
2. Landscaping - overgrown, weeds in gutters, holes around building which has become a breeding ground for rodents
3. An extra building for library, music, and a maker space

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ASSESSMENT OF SITE

Historical Summary

The property was originally constructed in 1966, adding the most recent classroom buildings and renovating electrical systems around 2007. Restrooms were largely renovated in 2018.

Site

Due to restriction to daytime usage, site lighting appears to be adequate. The parking lot and play areas were recently renovated. *Originally constructed in 1966, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

Building 2 appears to be too close to a large pine tree, which regularly deposits large amounts of debris on the building's roof and the main electrical cage, producing a possible fire hazard. Transferring or pruning this tree to mitigate this problem is recommended, and a cost allowance has been included. The interior finishes have been periodically replaced as needed over the years, most recently in 2018.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The electrical systems were last renovated in 2007. The original building's HVAC systems were last overhauled in 2013 with multi-zone ductless split systems. The plumbing systems appear to be renovated on an as-needed basis, with likely original plumbing infrastructure. The fire alarm system was renovated in 2009. Fire sprinklers are in select spaces with gas-fired equipment, though at least one such space is no longer in use. The fire supply backflow preventer is located beside Building 3.

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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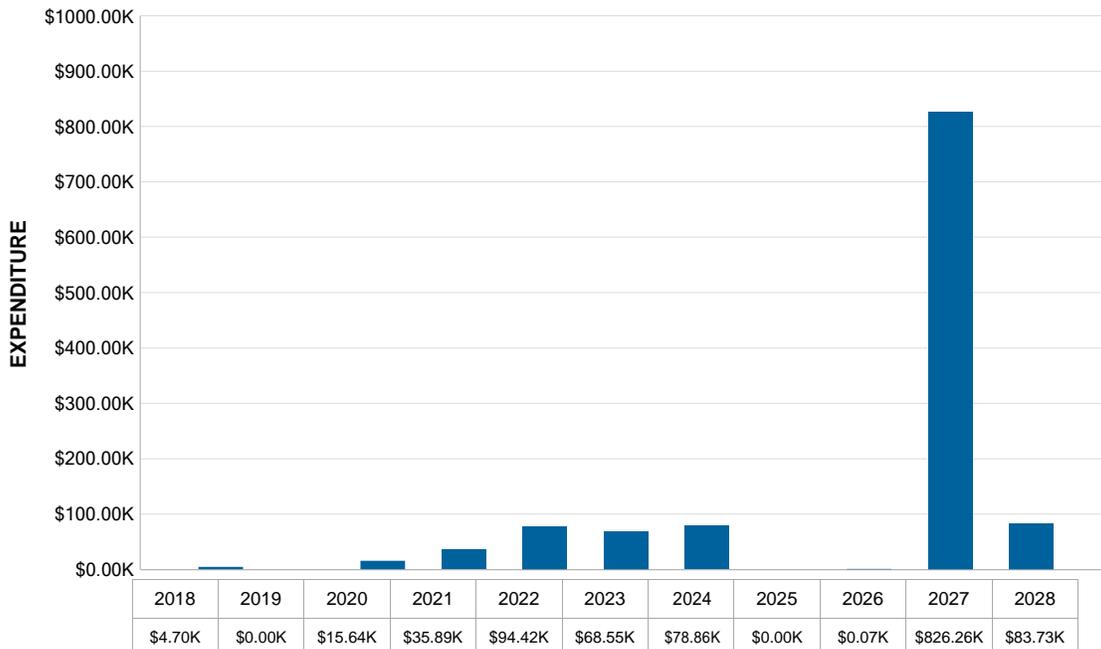
Summary of Findings

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)	0.05 %
Current Replacement Value (CRV)	\$8,985,000
Immediate Capital Needs (Current Year or Year 0)	\$4,699
Short Term Capital Needs (Year 1 to 5)	\$214,495
Long Term Capital Needs (Year 6 to 10)	\$988,929
TOTAL Capital Needs (Year 0 to Year 10)	\$1,208,122
Average Capital Needs Per Year	\$120,812

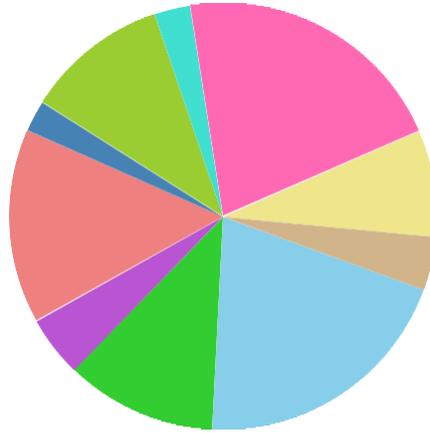
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Sunrise Special Education School building. In addition, we have scheduled key findings highlighting 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 \$1,208,122.

Expenditure Forecast Over Study Period



Sunrise Special Education School
Distribution of Future (Year 1-Year 10) Needs by Building System

Distribution of Capital Needs by Building System



- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- E20 Furnishings
- G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$243,775	20.26 %
B30 Roofing	\$137,700	11.44 %
C10 Interior Construction	\$55,530	4.61 %
C30 Interior Finishes	\$177,691	14.77 %
D20 Plumbing	\$28,311	2.35 %
D30 HVAC	\$130,220	10.82 %
D40 Fire Protection	\$32,722	2.72 %
D50 Electrical	\$251,562	20.90 %
E20 Furnishings	\$97,191	8.08 %
G20 Site Improvements	\$48,722	4.05 %
Total	\$1,203,423	100 %

Sunrise Special Education School
 Building Type 1 Information



Original Building Information		
Building Locations	Buildings 1 through 3	
Constructed/ Renovated	1966/2007/2018	
Building Size	1,214 to 5,313 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with aluminum-framed windows	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, fabric acoustic tiles, ceramic/quarry tiles Floors: VCT, ceramic/quarry tile, terrazzo Ceilings: Painted gypsum board, ACT	Excellent
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Gas and electric water heaters	Fair
HVAC	Multi-zone ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchgear and panel with copper wiring Interior Lighting: T-8, LED	Good
Fire Alarm	Alarm panel, smoke/heat detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Key Issues & Findings	Blocked roof drains, dated fire sprinkler layout, restrooms under renovation	

Sunrise Special Education School
 Building Type 2 Information



Separate Classrooms Information		
Building Locations	Classrooms 7 through 9	
Constructed/ Renovated	2007	
Building Size	968 SF each	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concreteslab	Good
Façade	EIFS with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board & fabric-faced acoustical tile Floors: Carpet & VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Individual split-systems	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Fed from adjacent buildings with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke/heat detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None	

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Site Summary Information



Site Information		
Lot Size	2.00 acres (estimated)	
Parking Spaces	32 total spaces all in open lots; 3 of which are accessible 3 accessible (included in total above), 1 van-accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps	Fair
Site Development	Building-mounted and property entrance signage, chain link fencing Playgrounds and sports courts with basketball backstop and ball wall Limited park benches, picnic tables	Fair
Landscaping & Topography	Limited landscaping features Irrigation not present No retaining walls Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Municipal system Soil erosion occurs near rear of separate classroom buildings	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, HID	Fair
Ancillary Structures	Pre-fabricated storage shed	Fair
Key Issues & Findings	No major findings	