Shadelands Preschool

Items	Description
Project Name	Shadelands Preschool
Property Type	Academic
Full Address	1860 Silverwood Drive Concord, CA 94519
Year Built	1956
Gross Building Area (GSF)	22,246
Current Replacement Value (CRV)	$16,684,500
CRV/GSF ($/Sq Ft)	$750
Number of Classrooms	X
Number of Portables	0
Student population (2018/2019)	866
Site Acreage	28.95

Building Name	Gross Square Footage	Built/Renovated
Building 1	15,268	1956/2013
Building 2	650	1956
Portable Building 1	3,164	2007
Portable Building 2	3,164	2007
Total SF	**22,246**	

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OVERVIEW

Property Executive Summary

The buildings cover approximately 20% of the site. Landscaping consists of trees, shrubs, and lawn areas. Fencing is located at the perimeter of the site with a manual vehicle gate. Additional fencing surrounds the play areas and the entrance to the staff parking lot. Parking is provided in one asphalt paved lot and additional roadside parking. There is no service vehicle access. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. Asphalt play areas are present at the front and back of the property with rubber padding beneath play equipment. Building perimeter lighting is provided by wall-mounted metal halide and LED fixtures.

Site Executive Summary

The buildings cover nearly the entire site. Landscaping consists of trees, shrubs, and lawn areas. Landscaped areas are irrigated by an in-ground sprinkler system. Fencing is located at the perimeter of the site with an automatic vehicle gate and security post. Parking is provided in for 150 vehicles in asphalt paved lots. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. General site lighting is provided by pole-mounted HID fixtures. Building perimeter lighting is provided by wall-mounted metal halide fixtures. Pedestrian areas and walkways are lit by metal halide lighting.

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 thickened perimeter. The building is a conventional wood-framed structure. The main roof is flat with a built-up finish. Secondary classroom building roofs are sloped and finished with standing seam metal. The exterior walls are painted brick, exterior insulation and finish system (EIFS), and wood siding with wood trim. Windows are double-glazed, metal-framed units in ribbons. The building interiors generally include painted gypsum board walls and fabric-faced panels with ceramic tile in restrooms. The floor finishes consist of vinyl composition tile (VCT), ceramic tile, and concrete. 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 main building restrooms and break rooms by commercial-grade, gas-fired water heaters located in the mechanical room along the playground. Domestic hot water is provided to the secondary classroom building laundry machines by small electric water heaters in the work rooms. Heating and cooling is provided to the main building by fan coil units fed by exterior heat pumps. Supplemental heating is provided by a ductless split system. Heating and cooling is provided to the secondary classroom buildings by fan coil units fed by exterior heat pumps. Fire protection systems include a fire alarm system, heat detectors, alarms with strobes, extinguishers, and appropriate egress signage. There is no fire sprinkler system present. General interior lighting is provided by T-8 fluorescent fixtures. Electrical service is provided by a 2000-amp switchboard served from a pad-mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Painting on the inside of the buildings
2. Landscaping/shade trees planted in P-Wing yard/space
3. Slats in the fences

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ASESSMENT OF SITE

Historical Summary

The property was constructed in 1956 with most recent renovations in 2013. Portable buildings to the north of the main building have most recently been replaced in 2007 as secondary classroom buildings.

Site

Southeast property line sidewalks pose substantial trip hazards. Playground equipment and surfaces have been recently replaced. All site lighting consists of wall-mounted lights. *Originally constructed in 1956, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

There is damage to roof window paneling on the east side of the building, and the west side of the building has leaking gutters beside room 6. In the staff room and room 3, there is suspected asbestos-containing flooring. The roof access hatch is mounted without any safeguards preventing the hatch from dropping on its user.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The main building HVAC system was last overhauled in 2013 with Mitsubishi City Multi systems. The electrical system appears to have been renovated in the past fifteen years. The campus lacks fire suppression systems.

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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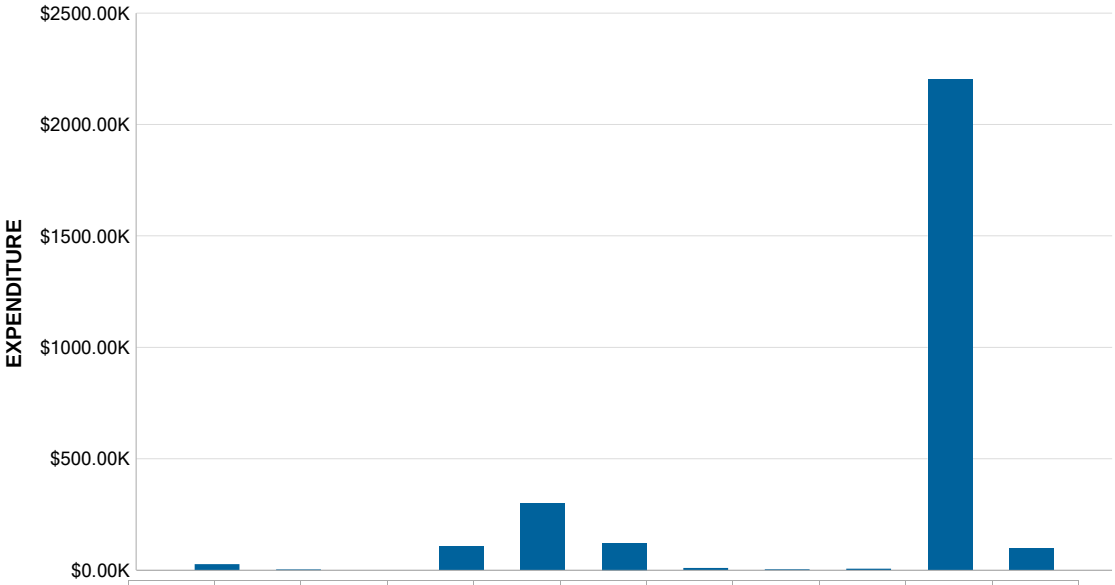
Summary of Findings

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)	0.16 %
Current Replacement Value (CRV)	$16,684,500
Immediate Capital Needs (Current Year or Year 0)	$26,664
Short Term Capital Needs (Year 1 to 5)	$665,801
Long Term Capital Needs (Year 6 to 10)	$2,317,461
TOTAL Capital Needs (Year 0 to Year 10)	**$3,009,927**
Average Capital Needs Per Year	**$300,993**

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 Shadelands Preschool 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 $3,009,927.

Expenditure Forecast Over Study Period



2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
$26.66K	$1.38K	$139.04K	$106.41K	$297.72K	$121.25K	$9.40K	$2.52K	$6.51K	$2,201.78K	$97.26K

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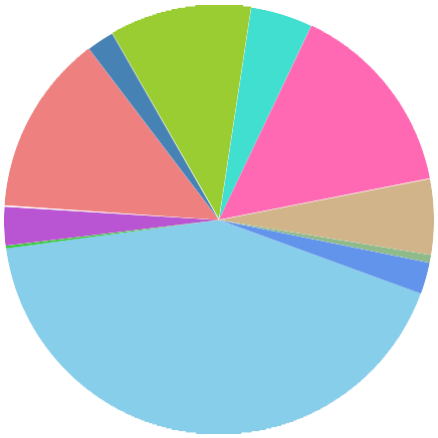
Distribution of Future (Year 1-Year 10) Needs by Building System



B20 Exterior Enclosure | B30 Roofing | C10 Interior Construction | C30 Interior Finishes
D20 Plumbing | D30 HVAC | D40 Fire Protection | D50 Electrical
E10 Equipment | E20 Furnishings | F10 Special Construction | G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	$1,263,185	42.34 %
B30 Roofing	$5,857	0.20 %
C10 Interior Construction	$86,553	2.90 %
C30 Interior Finishes	$407,609	13.66 %
D20 Plumbing	$61,744	2.07 %
D30 HVAC	$318,410	10.67 %
D40 Fire Protection	$139,038	4.66 %
D50 Electrical	$442,865	14.84 %
E10 Equipment	$665	0.02 %
E20 Furnishings	$169,016	5.67 %
F10 Special Construction	$17,527	0.59 %
G20 Site Improvements	$70,794	2.37 %
Total	**$2,983,262**	**100 %**

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Building Type 1 Information

Building 1 Information		
Building Locations	Main Building	
Constructed/ Renovated	1956 / 2013	
Building Size	15,268 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wood siding and brick with aluminum-framed windows	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heaters	Fair
HVAC	Fan coils fed by individual heat pump split-system Supplemental components: ductless split-system	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard and panels with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, heat detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	Damaged window panels, ACM flooring	

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Building Type 2 Information

Building 2 Information		
Building Locations	Restroom Building	
Constructed/ Renovated	1956	
Building Size	650 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wood siding	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Wood paneling Floors: CT Ceilings: Painted gypsum board, plywood	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Supplemental components: suspended gas unit heaters	Fair
Fire Suppression	None	--
Electrical	Source & Distribution: Fed from main building with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Heat detectors, alarms, strobes	Fair
Equipment/Special	None	--
Key Issues & Findings	None	

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Building Type 3 Information

Portable Building Information		
Building Locations	Portable Classroom Building 1, 2	
Constructed/ Renovated	2007	
Total Area	6,328 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	EIFS with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Ceramic tile, fabric acoustic panels Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric water heaters	Fair
HVAC	Individual split-systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	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	

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Site Summary Information

Site Information		
Lot Size	3.00 acres (estimated)	
Parking Spaces	66 total spaces all in open lots; 3 of which are accessible 3 accessible (included in total above), 2 van-accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, and ramps	Fair
Site Development	Building-mounted and property entrance signage, chain link fencing Playgrounds	Fair
Landscaping & Topography	No significant landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Municipal system	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, metal halide	Fair
Ancillary Structures	Wood-framed storage sheds	Fair
Key Issues & Findings	Significant sidewalk cracking	