

Ayers Elementary School

Items	Description	
Project Name	Ayers Elementary School	
Property Type	Academic	
Full Address	5120 Myrtle Drive Concord, CA 94521	
Year Built	1962	
Gross Building Area (GSF)	38,344	
Current Replacement Value (CRV)	\$28,758,000	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	420	
Site Acreage	9.27	
Building Name	Gross Square Footage	Built/Renovated
M-U Building	6,500	1993
E Wing	7,200	1962
D Wing	7,400	1962
C Wing	7,200	1962
B Wing	7,900	1962
A 1-2 Building	3,900	1962
B 6 Building	1,650	2000s

All 38,344 square feet of the property are occupied by Ayers Elementary School. The spaces are a combination of offices, classrooms, multipurpose rooms, kitchen, with supporting restrooms, and mechanical and other utility spaces.

Ayers Elementary School

OVERVIEW

Property Executive Summary

Ayers Elementary School is a fully-occupied elementary school campus. All buildings are single story. The property was originally constructed in 1962 with buildings added in the 2000s. The M-U building was constructed in 1993.

Site Executive Summary

Landscaping consists of trees, shrubs, and lawn areas. Landscaped areas are irrigated by an in-ground sprinkler system. Chain link fencing is located at the perimeter of the site. Parking is provided in two asphalt paved lots. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. Cast-in-place concrete steps with metal handrails are located at grade changes. General site lighting is provided by pole-mounted sodium vapor fixtures. Building perimeter lighting is provided by wall-mounted LED fixtures.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. However, based on similar structures, it is assumed to consist of reinforced concrete slab-on-grade with integral footings. The first floor is concrete slab-on-grade. The buildings are conventional wood-framed or masonry bearing wall structures with wood-framed roofs. The roofs are flat and finished with modified bitumen and sloped and finished with standing seam metal. The exterior walls are exposed concrete masonry units and painted stucco. Windows are double- and single-glazed, metal-framed units in punched openings. The building interiors generally include painted gypsum board walls and vinyl wall coverings. The floor finishes consist of carpet, vinyl composition tile, ceramic tile, and quarry tile. The interior ceilings are finished with acoustic ceiling tile and painted gypsum board.

Mechanical/Electrical/Plumbing Executive Summary

Vertical conveyance in the M-U building is provided by a wheelchair lift serving the stage. Domestic hot water is provided by individual electric and gas-fired water heaters located adjacent to each area. Domestic hot water is provided to the commercial kitchen by a commercial-grade, gas-fired water heater located in the janitor's closet. Heating and cooling is provided by VRF systems and split systems. Supplemental cooling is provided by ductless split systems. Fire protection systems include a fire alarm system, fire sprinkler system in portions of the campus, smoke detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. General interior lighting is provided by T-8 fluorescent and LED fixtures with compact fluorescent (CFL) fixtures in accent locations. Electrical service is provided by a single 1600-amp panel served from a pad-mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Additional classrooms including outdoor learning space
2. Increased security including school gates and additional video cameras
3. Exterior painting including addition of murals to provide more inviting elementary environment

Ayers Elementary School

ASSESSMENT OF SITE

Historical Summary

Ayers Elementary School is a fully-occupied elementary school campus. The subject property was originally constructed in 1962. Additional buildings were added in the 2000s. The M-U building was constructed in 1993.

Site

Asphalt paved parking lots are in fair condition. Sports courts and sidewalks are well maintained. Landscaping is in fair condition. Lifecycle replacements are budgeted and anticipated. *Originally constructed in 1962, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

The finishes have been well maintained over the years. The roofing for the entire complex appears to be in fair condition. Exterior finishes consist of wood siding, exposed CMU, and stucco and will need only minor maintenance during the term. The interior finishes have been periodically replaced as needed over the years. Lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The HVAC systems were replaced in 2012 and are in fair condition overall. No major problems were reported. Plumbing components were well maintained. The electrical systems were in good working order. Only the M-U building is partially equipped with fire sprinklers. The remainder of the campus should be retrofitted with fire suppression systems.

Recommended Additional Studies

Additional investigation is currently taking place to address specific AB-300 requirements and potential independent structural system review for Classroom wings A, B, C, D, and E.

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%

Ayers Elementary School

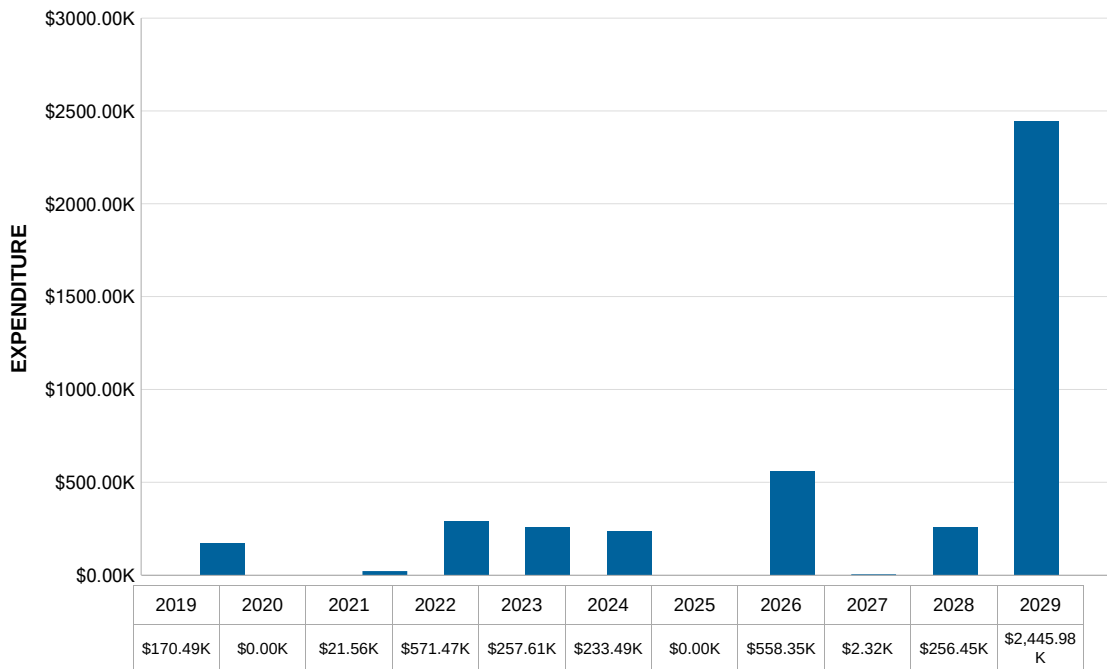
Summary of Findings

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)	0.59 %
Current Replacement Value (CRV)	\$28,758,000
Immediate Capital Needs (Current Year or Year 0)	\$170,494
Short Term Capital Needs (Year 1 to 5)	\$1,084,128
Long Term Capital Needs (Year 6 to 10)	\$3,263,090
TOTAL Capital Needs (Year 0 to Year 10)	\$4,517,711
Average Capital Needs Per Year	\$451,771

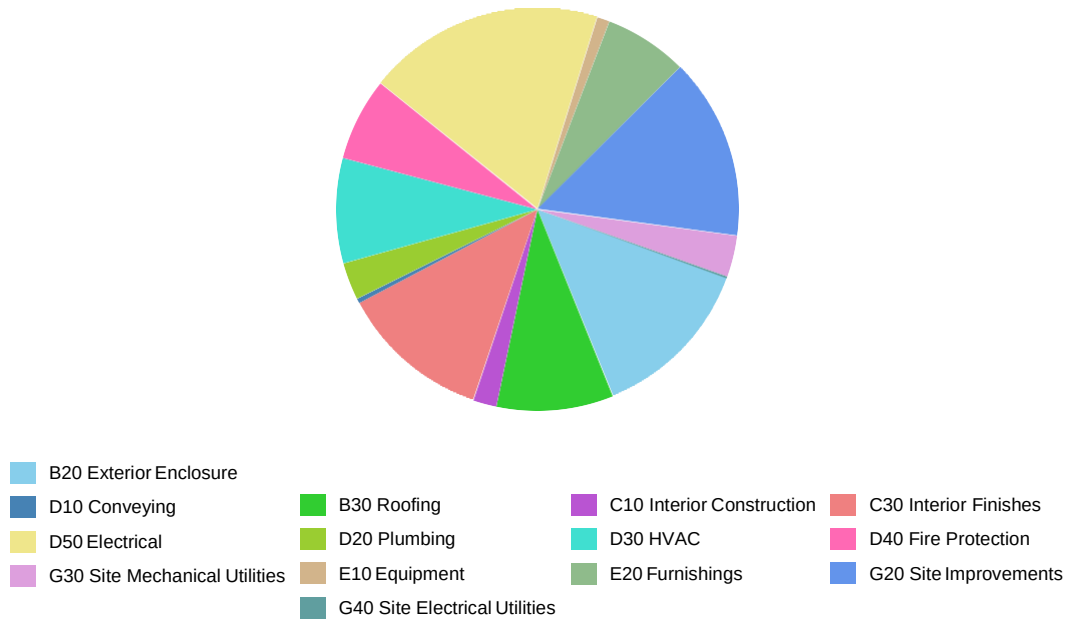
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Ayers Elementary School building. In addition, we have scheduled key findings highlighting key 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 \$4,517,711.

Expenditure Forecast Over Study Period



Ayers Elementary School

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



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$579,737	13.34 %
B30 Roofing	\$407,793	9.38 %
C10 Interior Construction	\$81,967	1.89 %
C30 Interior Finishes	\$528,173	12.15 %
D10 Conveying	\$16,653	0.38 %
D20 Plumbing	\$130,405	3.00 %
D30 HVAC	\$366,688	8.44 %
D40 Fire Protection	\$289,255	6.65 %
D50 Electrical	\$827,044	19.02 %
E10 Equipment	\$43,869	1.01 %
E20 Furnishings	\$291,250	6.70 %
G20 Site Improvements	\$633,458	14.57 %
G30 Site Mechanical Utilities	\$144,321	3.32 %
G40 Site Electrical Utilities	\$6,606	0.15 %
Total	\$4,347,218	100 %

Ayers Elementary School

Building A 1-2, B Wing, C Wing, D Wing, E Wing Information



Building A 1-2, B Wing, C Wing, D Wing, E Wing Information		
Building Locations	Office, Library, Classroom Building, Restroom	
Constructed/ Renovated	1962	
Total Area	33,600 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Fair
Façade	Exposed CMU with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board & CMU Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Individual heat pumps Supplemental components: ductless split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers, hose cabinets, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL, 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	Lacks fire sprinklers	

Ayers Elementary School

Building M-U Information



Building M-U Information		
Building Locations	Multipurpose, Kitchen	
Constructed/ Renovated	1993	
Building Size	6,500 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heater	Fair
HVAC	None, fans only	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-12, CFL 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	Only partial fire sprinkler protection	

Ayers Elementary School

Building B -6, Daycare Information



Building B-6, Daycare Information		
Building Locations	Classroom, Daycare	
Constructed/ Renovated	2000s	
Total Area	5,650 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Fair
Façade	Stucco or wood siding with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board & vinyl 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 heat pump or split-system units Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL, 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	No fire sprinklers	

Ayers Elementary School

Site Summary Information



Site Information		
Lot Size	9.27 acres (estimated)	
Parking Spaces	46 total spaces all in open lots; three of which are accessible Three accessible (included in total above) , two 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	Property entrance signage, chain link fencing, chain link dumpster enclosures Playgrounds and sports courts with fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Moderate landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow, inlets, underground piping, municipal system	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Building-mounted: LED, CFL	Fair
Ancillary Structures	Pre-fabricated storage sheds	Fair
Key Issues & Findings	None noted	