

Bancroft Elementary School

Items	Description	
Project Name	Bancroft Elementary School	
Property Type	Academic	
Full Address	2200 Parish Drive Walnut Creek, CA 94598	
Year Built	1968	
Gross Building Area (GSF)	48,600	
Current Replacement Value (CRV)	\$36,450,000	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	635	
Site Acreage	6.50	
Building Name	Gross Square Footage	Built/Renovated
Building 1 – Pod A	9,000	1968
Building 2 – Pod B	9,000	1968
Building 3 – Pod C	9,000	1968
Building 4 – Pod D	9,000	1968
Building 5 – CR10-11	2,100	2005
Building 6 – CR7	1,000	2005
Building 7 – CR8-9	2,000	2001
Building 8 – Class Pod T1	1,000	2016
Building 9 – Class Pod T2	1,000	2016
Building 10 – MU Building	5,500	~1995

All 48,600 square feet of the property are occupied by Mt. Diablo Unified School District. The spaces are mostly a combination of offices, classrooms and multi-purpose room with supporting restrooms, mechanical and other utility spaces.

Bancroft Elementary School

OVERVIEW

Property Executive Summary

Bancroft Elementary School is a fully occupied elementary school facility. It is a single-story facility that has multiple classroom “pods” originally constructed in 1968. Additional classrooms were constructed on-site in 2001 and again in 2005. Two additional stand-alone classroom “pods” were moved onto the site in 2016. There were no significant issues observed/reported.

Site Executive Summary

The building and adjacent finished surfaces cover approximately three-quarters of the entire site. Landscaping consists of trees, shrubs, student garden and lawn areas. Landscaped areas are irrigated by an in-ground sprinkler system near the main office and MU Building. Fencing is located at the perimeter of the site and around the buildings with lockable gates at multiple locations around the classroom buildings. Parking is provided into two asphalt paved lots. Service vehicle access is provided at north end of the site through a locked gate into the playground. The pedestrian pavement throughout the property is constructed of cast-in-place concrete and asphalt. Building perimeter lighting is provided by wall-mounted HID fixtures.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. However, based on original construction drawings of the school, it consists of concrete piers supporting reinforced concrete slab-on-grade. The newer classroom additions were built slab-on-grade adjacent to the original classrooms. The two classroom pods moved on to the site in 2016 were set on the ground. The original building structural systems consist of wood framing with wood truss roofs. The newer additions were built in a similar fashion. The roof of the original classroom buildings is sloped and finished with a standing seam metal roofing system. The MU Building roof was not accessed but appears to be finished with a new rubber coating over modified bituminous material. The exterior walls are painted stucco or painted plaster. The two temporary pods have a stained wood exterior. Windows are single-glazed, metal-framed units in punched openings. The original buildings have aluminum-framed windows and the newer additions have aluminum framed windows as well. The building interior walls generally include painted plaster with areas of tack board and acoustical panels. Some of the classrooms in the original buildings have temporary accordion-style walls between adjacent classrooms. For the new classroom additions, areas not finished with tack board are finished with painted gypsum board. The floor finishes consist primarily of vinyl composition tiles (VCT) and carpet. Most ceilings in the original buildings have acoustical tiles.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the MU building kitchen and restrooms by a commercial grade natural gas water heater located in a small mechanical room. Heating and cooling are provided by multi-zone heat pumps systems and gas furnaces with split condensers. Heating and cooling are provided to the office building by a multi-zone split system and an outdoor heat pump. Supplemental cooling for IT-related loads is provided by ductless mini-splits or portable window units. A natural gas-fired boiler in the MU Building provides heating to cabinet unit heaters in the MU Building only. Fire protection systems include a fire alarm system, smoke detectors, alarms with strobes, pull stations, extinguishers and appropriate egress signage. There is a specialty fire suppression system located in the kitchen hood. General interior lighting is provided by T- 8 fluorescent fixtures. Electrical service to the building is provided by a single exterior panel that is served from a pad- mounted transformer.

Bancroft Elementary School SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Walls and updating of all rooms and spaces including AC for MUR and Kitchen
2. Improved and updated playgrounds and additional classrooms
3. Full security changes to exterior and interior

ASSESSMENT OF SITE

Historical Summary

Bancroft Elementary School was built in 1968. The Multi-Use (MU) Building was constructed in the 1990s and is to the west of the classroom buildings. The MU Building includes the cafeteria, kitchen and stage. In 2001 and 2005, additional classroom buildings were built on-site to accommodate growing enrollments. These units were added to the east side adjacent to the existing original classrooms. In 2016, two portable classrooms were moved onto the northeast corner of the site.

Site

The site parking lot is in good condition with minimal deficiencies. Parking spaces are well marked. Sidewalk concrete and asphalt are in good condition with no major deficiencies. Trees, shrubs and grass are all well maintained. Site lighting is mostly limited to the building exteriors. All pedestrian paths are lit by wall-mounted lighting fixtures. *Originally constructed in 1968, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

All original classroom buildings (Pods A-D) had a new metal roof installed in 2018. Roofs on the classroom additions consist of standing seam metal with the exception being Classrooms 8-9, which has a modified bituminous finish. Some floors in the original buildings have been upgraded to vinyl tile over time and have been well maintained. There is still some 9"x9" tile in some classroom spaces. This type of tile may contain asbestos. There is also a noticeable amount of carpet in the classrooms that appears to be original or past the expected useful life. The newer classrooms have a combination of vinyl tile and carpeting. Interior wall finishes include tack board and plaster that has been repainted periodically over the years. Other wall finishes include painted gypsum board and accordion-style walls between some classroom spaces. Interior finishes have been repainted periodically as-needed over the years. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

A major mechanical upgrade to the original classroom buildings was completed in or around 2004. For heating and cooling in the original classroom buildings, forced air units are used in conjunction with outdoor heat pumps. The newer classroom additions use forced air units in conjunction with split condensing units or packaged wall mount heat pumps. The MU Building has a natural gas-fired boiler that supplies hot water to a rooftop forced air unit. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

Recommended Additional Studies

No additional studies are recommended.

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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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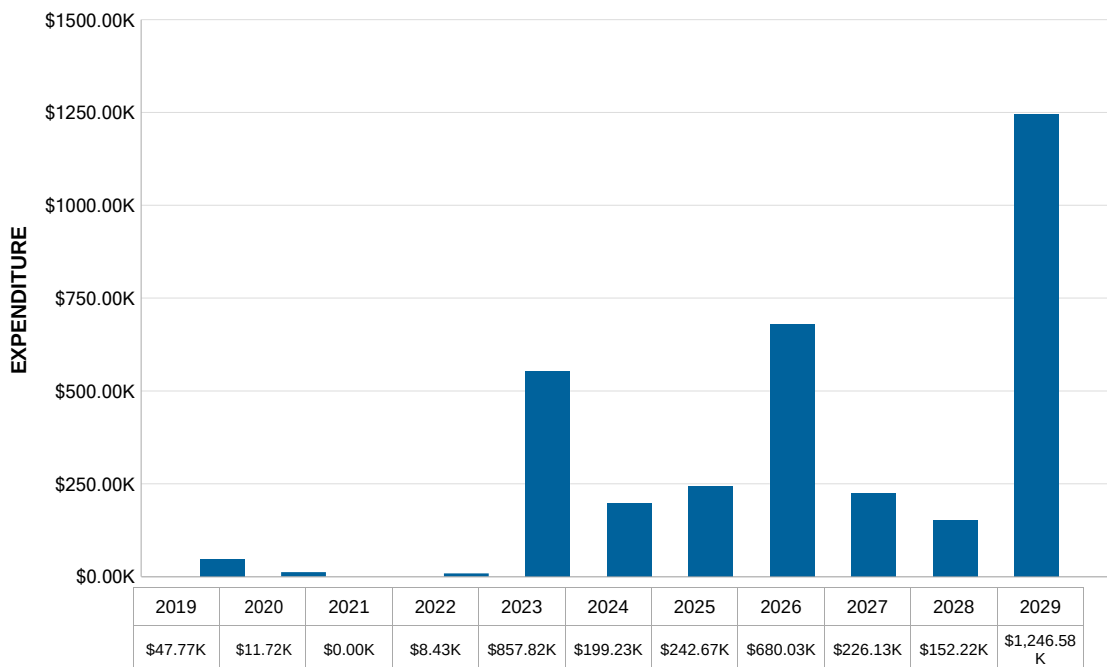
Summary of Findings

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)	0.13 %
Current Replacement Value (CRV)	\$36,450,000
Immediate Capital Needs (Current Year or Year 0)	\$47,773
Short Term Capital Needs (Year 1 to 5)	\$1,077,195
Long Term Capital Needs (Year 6 to 10)	\$2,547,626
TOTAL Capital Needs (Year 0 to Year 10)	\$3,672,594
Average Capital Needs Per Year	\$367,259

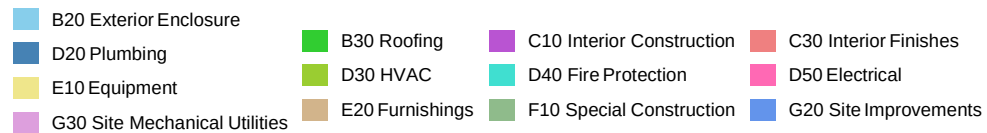
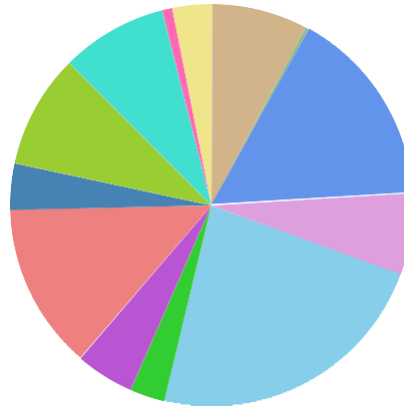
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Bancroft Elementary School building. In addition, we have scheduled key findings highlighting 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 \$3,672,594.

Expenditure Forecast Over Study Period



Bancroft Elementary School

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



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$841,546	23.22 %
B30 Roofing	\$101,813	2.81 %
C10 Interior Construction	\$170,415	4.70 %
C30 Interior Finishes	\$484,495	13.37 %
D20 Plumbing	\$134,810	3.72 %
D30 HVAC	\$331,372	9.14 %
D40 Fire Protection	\$309,751	8.55 %
D50 Electrical	\$29,733	0.82 %
E10 Equipment	\$115,061	3.17 %
E20 Furnishings	\$278,800	7.69 %
F10 Special Construction	\$10,000	0.28 %
G20 Site Improvements	\$579,812	16.00 %
G30 Site Mechanical Utilities	\$237,214	6.54 %
Total	\$3,624,821	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	Office, Library, Original Classrooms, Restrooms	
Constructed/ Renovated	1968	
Building Size	36,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab Wood framed walls and wood-framed roofs	Good
Façade	Painted plaster with aluminum operable and fixed windows	Fair
Roof	Primary: Crossed hip construction with metal finish	Excellent
Interiors	Walls: Painted plaster, tack board Floors: Carpet, VCT Ceilings: Painted plaster, dropped ACT	Fair
Elevators	None	--
Plumbing	Copper and cast iron supply and cast iron waste & venting No hot water	Fair
HVAC	Forced air units with outdoor heat pumps / Multi-zone units with outdoor heat pump Supplemental components: ductless mini split-systems	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Exterior switchboard with copper wiring / Fed from exterior main distribution 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	Buildings lack fire suppression, numerous complaints of low light levels both inside and outside, sink drains in renovated restrooms are not wrapped per ADA, some floor tile is 9"x9" which may contain asbestos	

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Building Type 2 Information



Building Type 2 Information		
Building Locations	Classrooms C7-11	
Constructed/ Renovated	2001, 2005	
Building Size	5,100 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab Wood-frame bearing walls and wood-framed roofs	Good
Façade	Stucco with aluminum operable windows	Fair
Roof	Primary: Gable construction with metal finish, flat with modified bituminous	Fair
Interiors	Walls: Painted gypsum board & Tack-board Floors: Carpet, VCT Ceilings: ACT, drywall	Fair
Elevators	None	--
Plumbing	Copper supply and PVC waste & venting No hot water	Fair
HVAC	Gas furnaces with split condensing units	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Exterior switchboard with copper wiring / Fed from exterior main distribution 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	Building lacks fire suppression	

Site Summary Information

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Building Type 3 Information



Building Type 3 Information		
Building Locations	Portable Classroom Buildings T-1 and T-2	
Constructed/ Renovated	2004 Constructed/2016 Installed	
Building Size	2,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on grade Wood-frame bearing walls and wood-framed roofs	Good
Façade	Wood siding with aluminum operable windows	Fair
Roof	Primary: Flat construction with modified bituminous (not accessed)	Fair
Interiors	Walls: Tack-board Floors: Carpet Ceilings: Dropped ACT	Fair
Elevators	None	--
Plumbing	Copper supply and PVC waste & venting	Fair
HVAC	Wall mounted exterior heat pumps	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Exterior switchboard with copper wiring / Fed from exterior main distribution 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	No fire suppression	

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Building Type 4 Information



Building Type 4 Information		
Building Locations	MU Building	
Constructed/ Renovated	1990s	
Building Size	5,500 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional masonry structure on concrete slab Masonry bearing walls and wood-framed roof (no documentation)	Good
Façade	Painted stucco with aluminum fixed and operable windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Excellent
Interiors	Walls: Tack board, painted drywall Floors: VCT throughout Ceilings: ACT, Painted plaster	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Copper supply and PVC waste & venting Gas domestic hot water heater	Fair
HVAC	Natural gas boiler serving rooftop unit	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Exterior switchboard with copper wiring / Fed from exterior main distribution panel with copper wiring Interior Lighting: T-8, stage lighting system	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment, sound system	Fair
Key Issues & Findings	Building lacks fire suppression	

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Site Summary Information



Site Information		
Lot Size	10.31 acres (estimated)	
Parking Spaces	51 total spaces all in open lots 4 accessible (included in total above), 2 van-accessible	
System	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of asphalt and concrete sidewalks and curbs	Fair
Site Development	Ground-mounted signage, chain-link fencing Playgrounds and sports courts Moderately furnished park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Moderate landscaping features Irrigation present Relatively flat grade throughout site	Fair
Draining Systems and Erosion Control	Surface flow / Pits	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: HPS, metal halide, recessed LED and CFL bulb fixtures	Fair
Ancillary Structures	Two steel-framed PV Arraystructures/Carports	Good
Key Issues & Findings	Goose problem creates a mess for kids and staff, weekend trespassing issues exacerbated by lack of site lighting, Classroom A3 has water infiltration during rain events	