

Valle Verde Elementary School

Items	Description	
Project Name	Valle Verde Elementary School	
Property Type	Academic	
Full Address	3275 Peachwillow Lane Walnut Creek, CA 94598	
Year Built	1967	
Gross Building Area (GSF)	45,057	
Current Replacement Value (CRV)	\$33,792,750	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	473	
Site Acreage	11.09	
Building Name	Gross Square Footage	Built/Renovated
Office	2,200	1967
M-U Building	6,730	2000s
A Pod	8,500	1967
B Pod	8,500	1967
C Pod	9,100	1967
D Pod	7,700	1967
E 1-2 Building	2,200	2000s
Field Restroom	1,000	1967

All 45,930 square feet of the property are occupied by Mount Diablo Unified School District. The spaces are a combination of offices, classrooms, a Multipurpose building, and kitchen with supporting restrooms and mechanical and other utility spaces.

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OVERVIEW

Property Executive Summary

Valle Verde Elementary School is a fully-occupied elementary school campus. All buildings are single story. The property was originally constructed in 1967. Additional buildings were built in the 2000s.

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 be a reinforced concrete slab-on-grade with a thickened perimeter. The buildings are conventional wood-framed structures with wood-framed roofs. The roofs are either flat and finished with modified bitumen or sloped and finished with standing seam metal. The exterior walls are painted stucco. Windows are single- and double-glazed, metal-framed units in punched openings. The building interiors generally include painted gypsum board walls. The floor finishes consist of carpet, vinyl composition tile (VCT), 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 building is provided by a wheelchair lift in the M-U building. Domestic hot water is provided to the restrooms and break room areas 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 closet. Heating and cooling is provided by heat pumps and gas-fired furnaces with remote condensing units. Supplemental cooling is provided ductless split systems. Fire protection systems include a fire alarm system, fire sprinkler system in limited areas, smoke detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. General interior lighting is provided by T-8 fluorescent 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. Upgrade/additional security cameras
2. Gates for safety
3. Paint

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ASSESSMENT OF SITE

Historical Summary

Valle Verde is a fully-occupied elementary school campus. The subject property was originally constructed in 1967. Additional buildings were built in the 2000s.

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

Architectural

The finishes have been reasonably well maintained over the years. Some of the building roofs show wear and will require replacement. Exterior finishes are stucco and will need only minor maintenance over the years. The interior finishes have been periodically replaced as-needed over the years. Lifecycle interior and exterior finish replacements are budgeted and anticipated. *Originally constructed in 1967, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Mechanical, Electrical, Plumbing & Fire (MEPF)

The HVAC systems were replaced in approximately 2008 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 and small storage rooms in other buildings were equipped with fire sprinklers. The remainder of the campus should be retrofitted with sprinklers.

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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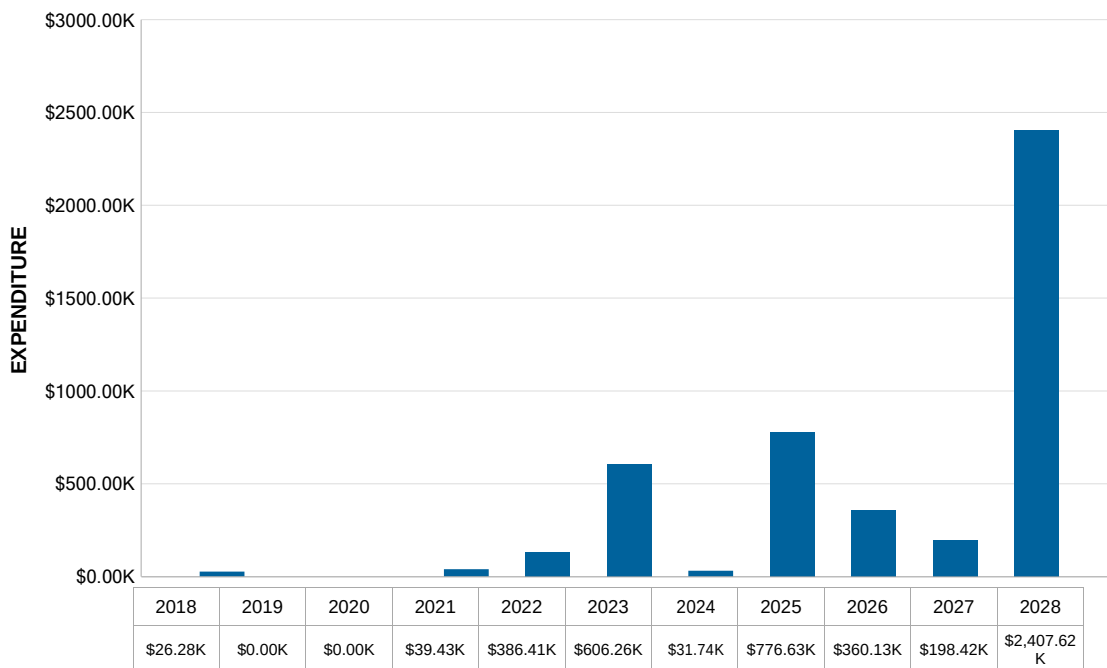
Summary of Findings

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)	0.08 %
Current Replacement Value (CRV)	\$33,792,750
Immediate Capital Needs (Current Year or Year 0)	\$26,276
Short Term Capital Needs (Year 1 to 5)	\$1,032,103
Long Term Capital Needs (Year 6 to 10)	\$3,774,545
TOTAL Capital Needs (Year 0 to Year 10)	\$4,832,923
Average Capital Needs Per Year	\$483,292

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 Valle Verde 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 \$4,832,923.

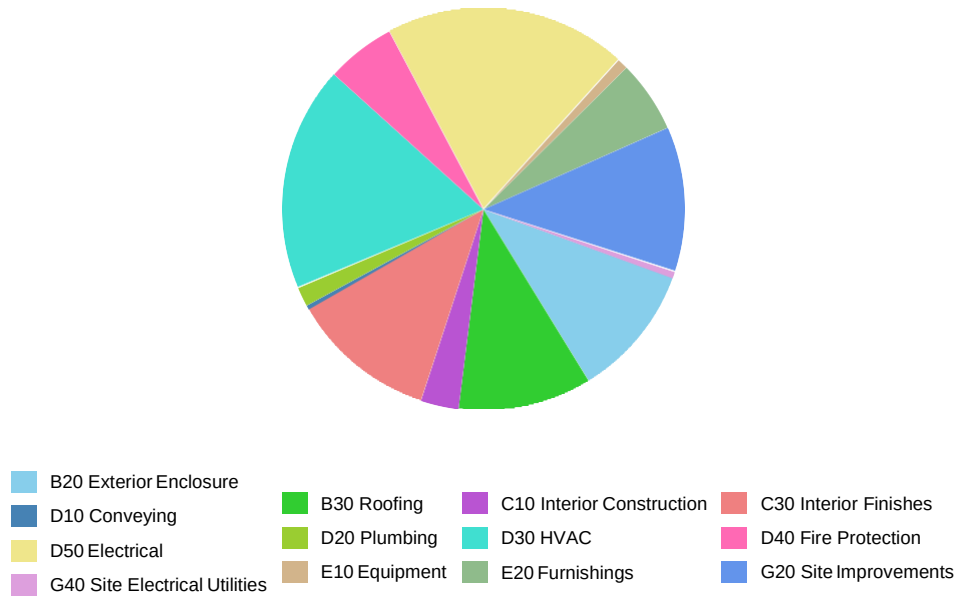
Expenditure Forecast Over Study Period



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

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$515,313	10.72 %
B30 Roofing	\$514,381	10.70 %
C10 Interior Construction	\$146,765	3.05 %
C30 Interior Finishes	\$562,430	11.70 %
D10 Conveying	\$16,653	0.35 %
D20 Plumbing	\$74,508	1.55 %
D30 HVAC	\$868,432	18.07 %
D40 Fire Protection	\$266,910	5.55 %
D50 Electrical	\$934,911	19.45 %
E10 Equipment	\$41,617	0.87 %
E20 Furnishings	\$278,400	5.79 %
G20 Site Improvements	\$560,757	11.67 %
G40 Site Electrical Utilities	\$25,570	0.53 %
Total	\$4,806,648	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	Office, A Pod, B Pod, C Pod, Field Restroom	
Constructed/ Renovated	1967	
Total Area	37,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structures on concrete slabs with wood-framed roofs	Fair
Façade	Stucco with steel-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Gas-fired and electric water heaters	Fair
HVAC	Individual package units, heat pumps, split systems Supplemental components: ductless splitsystems	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main switchboard with copperwiring Interior Lighting: T-8, LED, CFL Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	Building lacks complete fire suppression systems	

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Building Type 2 Information



Building Type 2 Information		
Building Locations	Multipurpose, E 1-2 Building	
Constructed/ Renovated	2000s	
Total Area	8,930 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel-framed structures on concrete slabs with concrete-topped metal decks Concrete tilt-up walls and wood panel roof	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile, Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heaters	Fair
HVAC	Individual split systems Supplemental components: Through wall units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, hose cabinets, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED, CFL Emergency: None	--
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, back-up emergency lights, and exit signs	--
Equipment/Special	Commercial kitchen equipment	--
Key Issues & Findings	Expired fire extinguisher inspection tags noted, backstage area of M-U Building	

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Site Summary Information



Site Information		
Lot Size	11.09 acres (estimated)	
Parking Spaces	35 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	Building-mounted signage, chain link fencing Playgrounds and sports courts 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	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Building-mounted: LED, CFL, metal halide	Fair
Ancillary Structures	Pre-fabricated storage sheds, solargazebos	Fair
Key Issues & Findings	None	