

Walnut Acres Elementary School

Items	Description	
Project Name	Walnut Acres Elementary School	
Property Type	Academic	
Full Address	180 Cerezo Drive Walnut Creek, CA 94598	
Year Built	1956	
Gross Building Area (GSF)	42,675	
Current Replacement Value (CRV)	\$32,006,250	
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 – Admin-Classroom A	9,367	1956/2003
Building 2 – Classroom B	7,476	1956
Building 3 – Library-Classroom C	8,233	1956
Building 4 – Classroom K	2,747	1956
Building 5 – Multi-Use	5,836	1956
Building 6 – Classroom PA8	960	2003
Building 7 – Classroom PA9	960	2003
Building 8 – Classroom PA10	1,350	2003
Building 9 – Classroom PD1-3	2,873	2003
Building 10 – Classroom PD4-6	2,873	2003
Total	42,675	

All 42,675 square feet of the property are occupied by Mount Diablo Unified School District. The spaces are a combination of offices, classrooms, library, and cafeteria with supporting restrooms and mechanical and other utility spaces.

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OVERVIEW

Property Executive Summary

Walnut Acres Elementary is a fully-occupied academic campus consisting of single-story structures. The HVAC systems were upgraded in 2014, and electrical systems were updated in 2003. The exterior windows are older, single-pane units that are thermally inefficient.

Site Executive Summary

There is onsite parking in an asphalt paved parking lot. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. Parking lot lighting is provided by two pole-mounted fixtures.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. Based on similar structures, it is assumed to be concrete slab- on-grade with integral perimeter footings. The building structural systems consist of steel columns and wood framing.

Sloped roofs are supported by rafters and metal decking. Flat roofs are supported by bar joists with wood decking. The flat roofs are finished with modified bitumen. Sloped roofs are finished with of metal panel. The exterior walls are stucco and wood panels. Windows are single-glazed, metal-framed units in punched openings. Doors are a mix of solid-core wood and steel with metal frames. The building interiors generally include painted gypsum board walls, wall covering in office and classroom areas, and ceramic tile in restrooms. The floor finishes consist of vinyl composition tile (VCT), carpet, ceramic tile, and concrete. The interior ceilings are finished with acoustic ceiling tile and adhered tile with gypsum board in restrooms.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the kitchen and the Admin Building by a gas-fired water heater in a mechanical closet. Heating and cooling are provided by packaged units, split systems, and VRF systems. Fire protection systems include a fire alarm system, partial fire sprinkler system, smoke detectors, alarms with strobes, pull stations, extinguishers, standpipes, and appropriate egress signage. General interior lighting is provided by T-8 fluorescent fixtures with compact fluorescent (CFL) fixtures in accent locations. There is soffit lighting throughout the campus. Electrical service is provided by a multiple switchboards served from a pad mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. An upgrade of the general facility, including B-wing bathrooms, the field and grounds, new doors and windows, exterior painting, and small but crucial safety updates such as curtains in the office
2. A STEM of Maker Space building
3. Improved quarters for the Intensive Autism classes, if they stay at WA. Otherwise, support with our gardening project would be much appreciated (basically, we just need a water supply to the area).

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ASSESSMENT OF SITE

Historical Summary

The elementary school was original constructed in 1956. Buildings A8, A9, and A10 were demolished and rebuilt in 2006. A single building adjacent to Building B was demolished and replaced with D1-3 and D4-6 in 2006. Building M1- 2, D1-2, and D5-8 were added in 2013.

Site

Site parking was updated in 2003 for ADA accessibility. Most of the asphalt was repaved in 2006. The playgrounds and sport courts are generally in fair condition. *Originally constructed in 1956, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

The original buildings were completely repainted in the 2000s, including exteriors and interiors. Building A had a complete roof replacement in 2003. The school restrooms were upgraded in 2006. Lifecycle interior finish, exterior finish, and roof replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The electrical systems were upgraded in 2003. All HVAC and plumbing components were updated in 2014. The MEPF infrastructure is generally in good working condition with no major expenditures anticipated in the short term. Fire sprinkler systems serve only the electrical closets and Multi-Use stage.

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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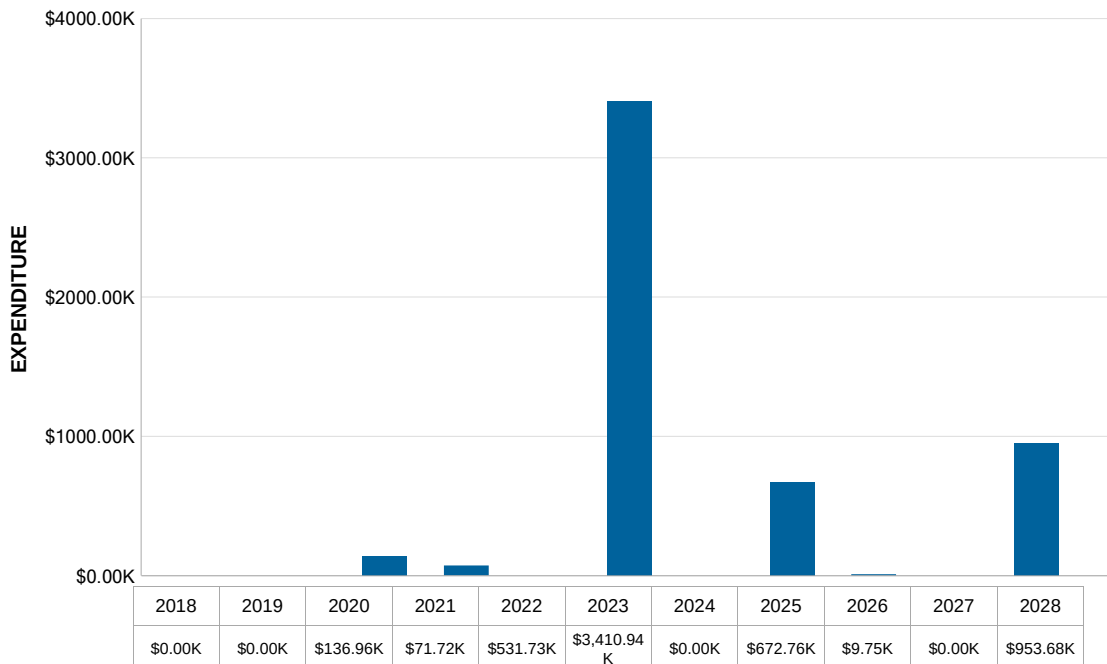
Summary of Findings

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)	0.00 %
Current Replacement Value (CRV)	\$32,006,250
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$4,151,340
Long Term Capital Needs (Year 6 to 10)	\$1,636,192
TOTAL Capital Needs (Year 0 to Year 10)	\$5,787,532
Average Capital Needs Per Year	\$578,753

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 Walnut Acres 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 \$5,787,532.

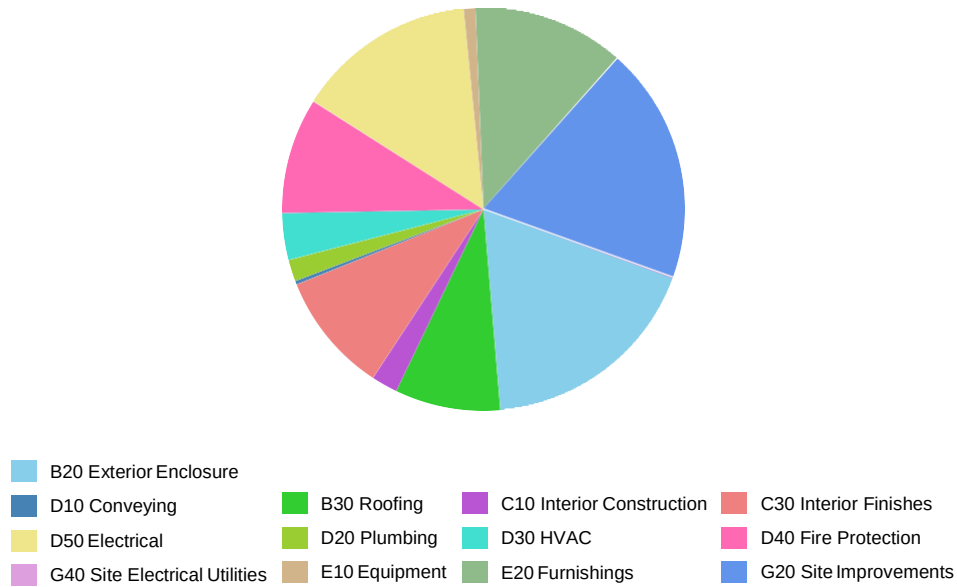
Expenditure Forecast Over Study Period



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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	\$1,047,943	18.11 %
B30 Roofing	\$489,931	8.47 %
C10 Interior Construction	\$122,499	2.12 %
C30 Interior Finishes	\$560,561	9.69 %
D10 Conveying	\$16,653	0.29 %
D20 Plumbing	\$101,146	1.75 %
D30 HVAC	\$217,108	3.75 %
D40 Fire Protection	\$537,502	9.29 %
D50 Electrical	\$834,635	14.42 %
E10 Equipment	\$54,434	0.94 %
E20 Furnishings	\$705,000	12.18 %
G20 Site Improvements	\$1,095,626	18.93 %
G40 Site Electrical Utilities	\$4,494	0.08 %
Total	\$5,787,532	100 %

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Building Type 2 Information



Building Type 2 Information		
Building Locations	Multipurpose and Classroom Building A8, A9, A10, D1-3, and D4-6	
Constructed/ Renovated	2006	
Total Area	14,852 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs Wood joists with metal decks	Good
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board, ACT, and glue on ACT	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply, cast iron waste and vent water heaters	Fair
HVAC	Split systems Supplemental components: gas unit heaters	Fair
Fire Suppression	Partial wet-pipe sprinkler system; hydrants, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8, CFL, and halogen 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	Buildings generally lack fire suppression	

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Site Summary Information



Site Information		
Lot Size	7.9 acres	
Parking Spaces	31 total spaces all in open lots; 1 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, and stairs	Fair
Site Development	Property entrance signage, chain link fencing Playgrounds and sports courts with limited park benches, and receptacles	Fair
Landscaping & Topography	Limited landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow and municipal system Ponding occurs in the landscaped areas adjacent to the play court The concrete drainage swales have isolated areas of cracking and spalling The concrete sumps and sump pumps have a history of back-ups and clogs. The stormwater management retention pond has silt deposits, an accumulation of trash and debris, and soil erosion in the pond	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS and CFL Building-mounted: CFL and metal halide	Fair
Ancillary Structures	Solar panel steel structure and pre-fabricated storage sheds	Fair
Key Issues & Findings	Ponding in the grass yard	