

Valhalla Elementary School

Items	Description	
Project Name	Valhalla Elementary School	
Property Type	Academic	
Full Address	530 Kiki Drive Pleasant Hill, CA 94523	
Year Built	1966	
Gross Building Area (GSF)	45,268	
Current Replacement Value (CRV)	\$33,951,000	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	570	
Site Acreage	10.0	
Building Name	Gross Square Footage	Built/Renovated
Building 1 – Multi Use	5,936	1993
Building 2 – Admin Bldg	1,932	1966
Building 3 – Building B	2,850	1966
Building 4 – Building C	4,965	1966
Building 5 – Building D	4,965	1966
Building 6 – Building E	4,965	1966
Building 7 – Building F	4,965	1966
Building 8 – Building G	4,965	1966
Building 9 – Portable Bldg P1-2	1,905	2007
Building 10 – Portable Bldg P3-5	2,850	2007
Building 11 – Portable Bldg P6-7	1,905	2007
Building 12 – Portable Bldg P8-9	1,905	2007
Building 13 – Portable Restroom 1	580	1966
Building 14 – Portable Restroom 2	580	1966
Totals	45,268	

All 45,268 square feet of the property are occupied by Mount Diablo Unified School District. A combination of offices, classrooms, Cafetorium, Library with supporting restrooms, administrative offices, and mechanical and other utility spaces.

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OVERVIEW

Property Executive Summary

Valhalla Elementary is a fully-occupied academic campus consisting of single-story structures. The HVAC was updated in 2014, and electrical systems were updated in 2002. The exterior windows are older, single-pane units that are thermally inefficient.

Site Executive Summary

The pedestrian pavement throughout the property constructed of cast-in-place concrete. Building lighting is provided by soffit fixtures. The parking lot is not lit.

Architectural Structural Executive Summary

The foundation system was not able 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, wood framing, bar joists, and wood structural decking. Original building roofs are flat and finished with modified bitumen. Addition roofs are sloped and finished with metal. The exterior walls are stucco and wood panels. Windows are single-glazed, metal-framed units in punched openings. The building interiors generally include painted gypsum board walls, wall covering in offices and classrooms, and ceramic tile in the restrooms. The floor finishes consist of vinyl composition tile (VCT), 9"x9" tile, carpet, ceramic tile, and concrete. The interior ceilings are finished with acoustic ceiling tile, adhered tile, and gypsum board in the restrooms.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the kitchen by a gas-fired water heater in the electrical closet. Heating and cooling are provided by conventional and VRF split systems. Fire protection systems include a fire alarm system, partial fire sprinkler system throughout, smoke detectors, alarms with strobes, pull stations, extinguishers, standpipes, and appropriate egress signage. General interior lighting provided by T-8 fluorescent fixtures with compact fluorescent (CFL) fixtures in accent locations. Electrical service is provided by a single 1,600-amp panel served from a pad-mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. New track
2. Air in MU
3. STEAM lab

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ASSESSMENT OF SITE

Historical Summary

The elementary school was original constructed in 1966. The Multi-Use Building was constructed in 1993. Multiple existing portable buildings were demolished and replaced with Buildings P1-2, P3-5, P6-7 and P8-9 in 2007.

Site

Site parking was updated in 2000 for ADA accessibility. Playground structures were replaced in 2009. Most of the asphalt paving was repaired in 2017. The playgrounds and sport courts are generally in fair condition, except for the asphalt running track, which shows wear and uneven surfaces. *Originally constructed in 1966, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

The original buildings were completely repainted in 2000s, including the exterior and interior finishes. The restrooms were upgraded in 2007. Aside from the 2007 additions, the roofs appear to be well beyond their estimated useful lives with visible sign of wear and tear. Lifecycle interior finish, exterior finish, and roof replacements budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Most MEPF systems and components have been updated since construction. The electrical systems were upgraded in 2002. 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. The fire sprinkler system covers only electrical closets and the 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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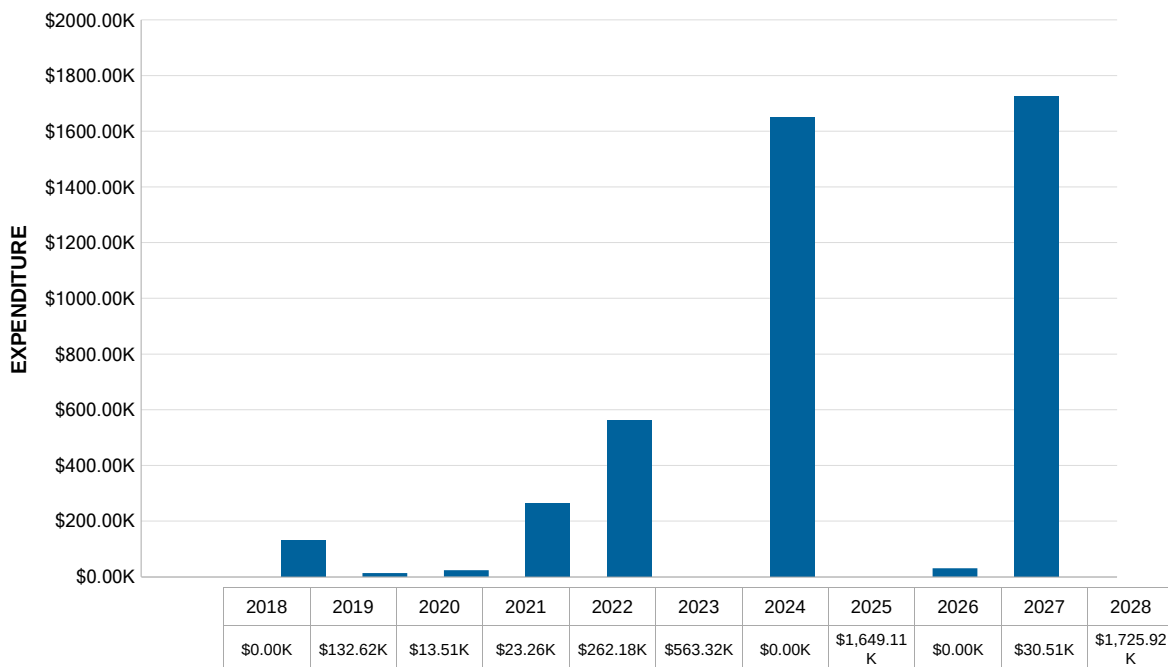
Summary of Findings

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)	\$33,951,000
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$994,885
Long Term Capital Needs (Year 6 to 10)	\$3,405,535
TOTAL Capital Needs (Year 0 to Year 10)	\$4,400,420
Average Capital Needs Per Year	\$440,042

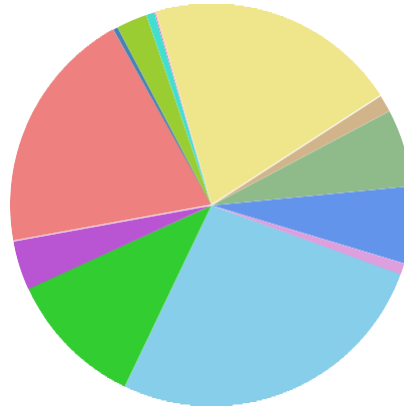
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Valhalla Elementary School building. In addition, we have scheduled key findings highlighting 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 \$4,400,420.

Expenditure Forecast Over Study Period



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



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$1,168,453	26.55 %
B30 Roofing	\$487,503	11.08 %
C10 Interior Construction	\$174,538	3.97 %
C30 Interior Finishes	\$868,675	19.74 %
D10 Conveying	\$16,653	0.38 %
D20 Plumbing	\$109,518	2.49 %
D30 HVAC	\$29,041	0.66 %
D40 Fire Protection	\$4,447	0.10 %
D50 Electrical	\$894,786	20.33 %
E10 Equipment	\$60,834	1.38 %
E20 Furnishings	\$273,655	6.22 %
G20 Site Improvements	\$272,682	6.20 %
G40 Site Electrical Utilities	\$39,636	0.90 %
Total	\$4,400,420	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	Administration, Office, Library, Multipurpose, Classroom Building 3, 4, 5, 6, 7, 8 and Restroom	
Constructed/ Renovated	1966	
Total Area	36,703 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: 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 adhered tile	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply, cast iron waste and vent water heaters	Fair
HVAC	Split systems Supplemental components: ductless split-systems and roof-mount gas unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, 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 lack complete fire suppression	

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Building Type 2 Information



Building Type 2 Information		
Building Locations	Classroom Building 9, 10, 11 and 12	
Constructed/ Renovated	2007	
Total Area	8,565 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Split systems Supplemental components: ductless split systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8 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	Buildings lack fire suppression	

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Site Summary Information



Site Information		
Lot Size	10.42 acres (estimated)	
Parking Spaces	41 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	Building-mounted and property entrance signage, chain link fencing, chain link dumpster enclosures Playgrounds and sports courts with bleachers, and fencing Limited park benches and trash receptacles	Fair
Landscaping & Topography	Limited landscaping features Irrigation present Cast-in-place retaining walls Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow, inlets, and municipal system	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: none Building-mounted: LED, HPS, CFL, metal halide	Fair
Ancillary Structures	Steel-framed solar structure and Pre-fabricated storage sheds	Fair
Key Issues & Findings	Significant running track unevenness, inadequate site lighting	