

Hidden Valley Elementary School

Items	Description	
Project Name	Hidden Valley Elementary School	
Property Type	Academic	
Full Address	500 Glacier Drive Martinez, CA 94553	
Year Built	1968	
Gross Building Area (GSF)	70,785	
Current Replacement Value (CRV)	\$53,088,750	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	825	
Site Acreage	5.9	
Building Name	Gross Square Footage	Built/Renovated
Building A	8200	1968
Building B	7400	1968
Building C	8200	1968
Building D	8200	1968
Multiuse	6650	1968
Building Admin	5200	1968
Portable E	3730	2000
Portable F	5800	2000
Portable G	5125	2000
Portable H	8155	2000
Portable Unnamed	2425	2010
Restroom Building	900	2000
Daycare Building	800	2000
Total SF	70,785	

All 70,785 square feet of the property are occupied by Mount Diablo Unified School district. The spaces are a combination of offices, classrooms, and multiuse areas with supporting restrooms and mechanical and other utility spaces.

Hidden Valley Elementary School

OVERVIEW

Property Executive Summary

Hidden Valley Elementary School is a fully-occupied academic campus.

Site Executive Summary

The building covers roughly 25 percent of the site. Landscaping consists of trees, shrubs, and lawn areas. Landscaped areas are irrigated by an in-ground sprinkler system. Fencing is located at the perimeter of the site. Parking is provided in two asphalt paved lots. There is no service vehicle access. The pedestrian pavement throughout the property is constructed of cast-in-place concrete and asphalt. Cast-in-place concrete steps with metal handrails are located at grade changes. General site lighting is provided by pole-mounted metal halide fixtures. Building perimeter lighting is provided by wall-mounted metal halide 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 continuous reinforced concrete spread footing system supporting concrete foundation walls. The building is a conventional wood-framed structure with wood truss roof support. The roof is flat and finished with modified bitumen. The roof on the multipurpose building is in poor condition. The exterior walls are painted stucco. Windows are double-glazed, aluminum-framed units in punched openings. The building interiors generally include painted gypsum board and fabric-covered walls. The floor finishes consist of carpet, vinyl composition tile (VCT), and ceramic tile. The interior ceilings are finished with acoustic ceiling tile and painted gypsum board.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the kitchen by gas-fired water heaters located in the janitor closet adjacent to the kitchen. Heating and cooling is provided by split systems. Package units sit on the roofs of some portable classroom buildings. Fire protection systems include a fire alarm system, fire sprinkler system throughout, smoke detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. There is a wet chemical fire suppression system located in the kitchen. General interior lighting is provided by T-8 fluorescent fixtures. Electrical service is provided by multiple electrical panels served from a pad-mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Cafeteria renovation
2. Office renovation to include more offices
3. Dealing with the parking lot issues or us not having any grass. Perhaps the city can donate some of the grass area from the park behind our school?

Hidden Valley Elementary School

ASSESSMENT OF SITE

Historical Summary

The school was originally constructed in 1968. Several portable buildings have been constructed since the school first opened.

Site

The site is mostly in fair condition with the exception of the rubber play surfaces, which are need of replacement. *Originally constructed in 1968, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

The facility is mostly clad with stucco, with some areas covered with fiber cement siding. Windows are aluminum framed, and steel doors on the exterior are being replaced with fiberglass doors as needed. The interior finishes are a mixture of carpet, gypsum board ceilings and walls, fabric walls, vinyl tile, and ceramic tile walls and floors.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The electrical system has been upgraded since the facility was originally constructed with most buildings having a dedicated high- and low-voltage switchboard and secondary transformer. Solar was installed on the site in 2014 and the main switchgear was upgraded at that time to incorporate the new system. Air conditioning was added to buildings in 2013.

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%

Summary of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this

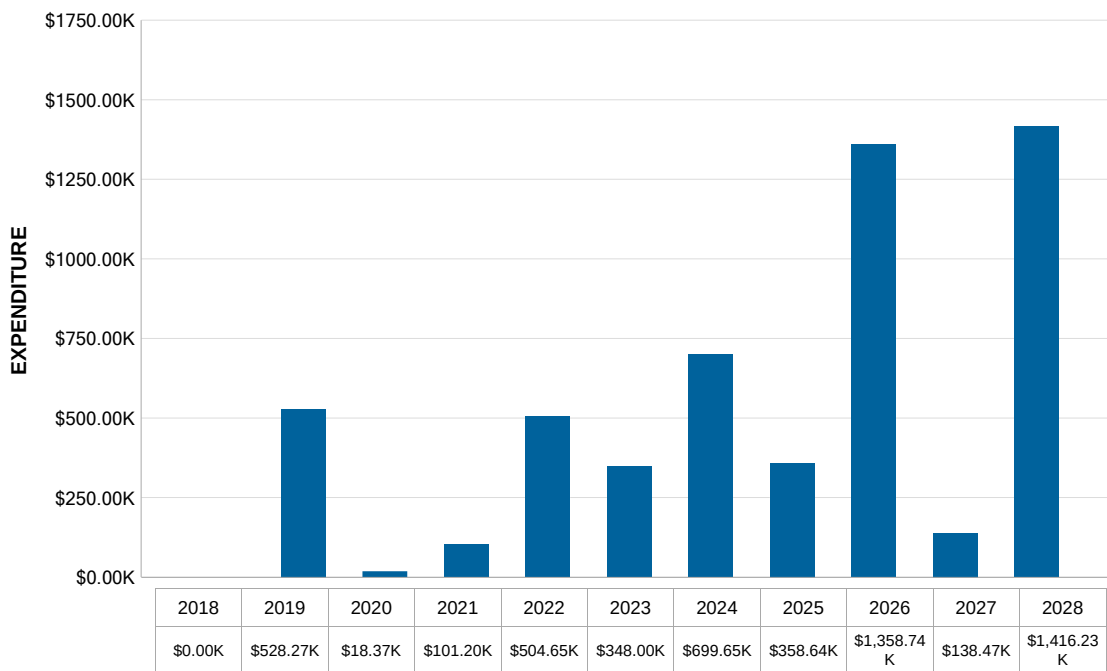
Hidden Valley Elementary School

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)	\$53,088,750
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$1,500,488
Long Term Capital Needs (Year 6 to 10)	\$3,971,739
TOTAL Capital Needs (Year 0 to Year 10)	\$5,472,227
Average Capital Needs Per Year	\$547,223

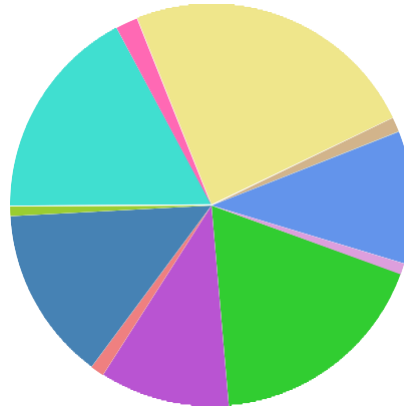
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Hidden Valley Elementary School building. In addition, we have scheduled key findings highlighting 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 \$5,472,227.

Expenditure Forecast Over Study Period



Hidden Valley Elementary School

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



Building System	Estimated Cost	Percentage of Total Cost
B10 Super Structure	\$591	0.01 %
B20 Exterior Enclosure	\$988,377	18.06 %
B30 Roofing	\$571,144	10.44 %
C10 Interior Construction	\$60,596	1.11 %
C30 Interior Finishes	\$765,680	13.99 %
D20 Plumbing	\$42,108	0.77 %
D30 HVAC	\$944,250	17.26 %
D40 Fire Protection	\$97,329	1.78 %
D50 Electrical	\$1,305,565	23.86 %
E10 Equipment	\$64,149	1.17 %
E20 Furnishings	\$1,500	0.03 %
G20 Site Improvements	\$581,507	10.63 %
G40 Site Electrical Utilities	\$49,432	0.90 %
Total	\$5,472,227	100 %

Hidden Valley Elementary School

Administration Building Information



Administration Building Information		
Building Locations	Administration	
Constructed/ Renovated	1968	
Building Size	5200 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board & fabric Floors: Carpet, VCT, ceramic tile, Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Individual split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard 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	None	

Hidden Valley Elementary School

Pod Buildings (A, B, C, D) Information



Pod Buildings Information		
Building Locations	Classroom Building A, B, C, D	
Constructed/ Renovated	1968	
Total Area	32,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board & fabric Floors: Carpet, VCT, ceramic tile, Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Individual split systems	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None	

Hidden Valley Elementary School

Multiuse Building Information



Multipurpose Building Information		
Building Locations	Multipurpose	
Constructed/ Renovated	1968	
Building Size	6,650 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 with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile, Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heaters	Fair
HVAC	Individual package units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Key Issues & Findings	Roof is in poor condition	

Hidden Valley Elementary School

Portable Classrooms Information



Portable Classrooms Information		
Building Locations	Classroom Buildings E, F, G, H, Unnamed	
Constructed/ Renovated	2000	
Total Area	25,010 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable with metal finish	Fair
Interiors	Walls: Painted gypsum board & fabric Floors: Carpet, VCT, ceramic tile, Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Individual split systems	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None	

Hidden Valley Elementary School

Restroom Building Information



Restroom Building Information		
Building Locations	Restroom	
Constructed/ Renovated	2000	
Building Size	900 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Stucco with no windows	Fair
Roof	Primary: Flat construction with metal finish	Good
Interiors	Walls: Ceramic tile Floors: ceramic tile, Ceilings: Painted gypsum board,	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Good
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Fed from Building D building with copper wiring Interior Lighting: T-8	Good
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None	

Hidden Valley Elementary School

Site Summary Information



Site Information		
Lot Size	5.9 acres (estimated)	
Parking Spaces	60 total spaces all in open lots; 4 of which are 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	Good
Site Development	Property entrance signage, chain link fencing Playgrounds and sports courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow, inlets, municipal system	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: metal halide	Fair
Ancillary Structures	Metal carports with solar panels	Good
Key Issues & Findings	None	