

El Monte Elementary School

EXISTING SITE INFORMATION

Items		Description
Project Name		El Monte Elementary School
Property Type		Academic
Full Address		1400 Dina Drive Concord, CA 94518
Year Built		1955
Gross Building Area (GSF)		41,393
Current Replacement Value (CRV)		\$31,044,750
CRV/GSF (\$/Sq Ft)		\$750
Number of Classrooms		X
Number of Portables		0
Student population (2018/2019)		421
Site Acreage		7.50
Building Name	Gross Square Footage	Built/Renovated
Library 1-10	10,500	1955-2012
Administration	2,900	1955-2012
K1-K2	4,400	1955-2012
K3	1,400	2012
11-17	4,200	1955-2012
18-21	3,893	1955-2012
22-24	4,400	1955-2012
25	1000	2012
26	1,100	2012
M-U	5,700	1955-2012
P1-P2	1,900	1955-2012
Total SF	41,393	

All 41,393 square feet of the property are occupied by Mount Diablo Unified School District. The spaces are mostly a combination of offices, classrooms spaces with supporting restrooms, administrative offices, and mechanical and other utility spaces.

El Monte Elementary School

OVERVIEW

Property Executive Summary

El Monte Elementary School is a fully-occupied academic campus consisting of 11 single-story structures. The Library 1-10, Administration Building, K1-K2, 11-17, 18-21, 22-24, P1-P2, and M-U were constructed in 1955 and had limited renovation in 2012. Buildings K3, 25, and 26 were added between 2010 and 2012.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. However, based on similar structures, it is assumed to be concrete bearing walls on concrete slabs. The original building roofs are flat and finished with modified bitumen. Addition roofs are gabled and finished with metal. The original building exterior walls are painted wood siding. Additions are finished with stucco. Windows are single- and double-glazed, aluminum- and steel-framed units. The building interiors generally include painted gypsum board walls and exposed concrete. The floor finishes consist of carpet, vinyl composition tile (VCT), ceramic tile, wood, and concrete. The interior ceilings are finished with acoustic ceiling tile and painted gypsum board.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to some restrooms and break room areas by individual gas-fired water heaters located in the janitor closet adjacent to each area. Heating and cooling are provided by split systems. One boiler heats the M-U building through cabinet unit heaters. Fire protection systems include a fire alarm system, smoke detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. There is no sprinkler system in the any building. General interior lighting is provided by T-8 and T-12 fluorescent fixtures with compact fluorescent (CFL) and incandescent fixtures in accent locations. Electrical service is provided by a single 1600-amp panel served from a pad-mounted transformer.

Site Executive Summary

The buildings cover nearly the entire 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 with an automatic vehicle gate and security post. Parking is provided in for 38 vehicles in asphalt paved lots. There is no service vehicle access. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. General site lighting is provided by pole-mounted HID fixtures. Building perimeter lighting is provided by wall-mounted metal halide fixtures. Pedestrian areas and walkways are lit by metal halide lighting.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. White boards/classroom updates
2. Parking lot/safety improvement
3. Paint - current paint is very old and peeling

El Monte Elementary School

ASSESSMENT OF SITE

Historical Summary

Library 1-10, Administration, M-U, and Buildings K1-K2, 11-17, 18-21, 22-24, and P1-P2 were constructed in 1955 and had limited renovation in 2012. Buildings K3, 25, and 26 were added between 2010 and 2012.

Site

The asphalt at the playground and the parking lot area is in fair condition. Most of the concrete pavement and site features range from good to fair condition, generally correlating with age.

Architectural

In 2012, a solar system was added in the parking lot and playground areas. Some interior and exterior painting and replacement of some VCT was completed. The roofs are estimated to be over 15 years old. Lifecycle replacements of interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The MEPF systems and infrastructure vary significantly in age. Most HVAC system were replaced and upgraded between 2010 and 2013. The M-U building boiler was replaced in 1998 and appears to be in fair condition. Most piping is original. Some of the facility's electrical infrastructure components were replaced in 2004.

Additional Studies Required

Additional investigation is currently taking place to address specific AB-300 requirements and potential independent structural system review.

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%

El Monte Elementary School

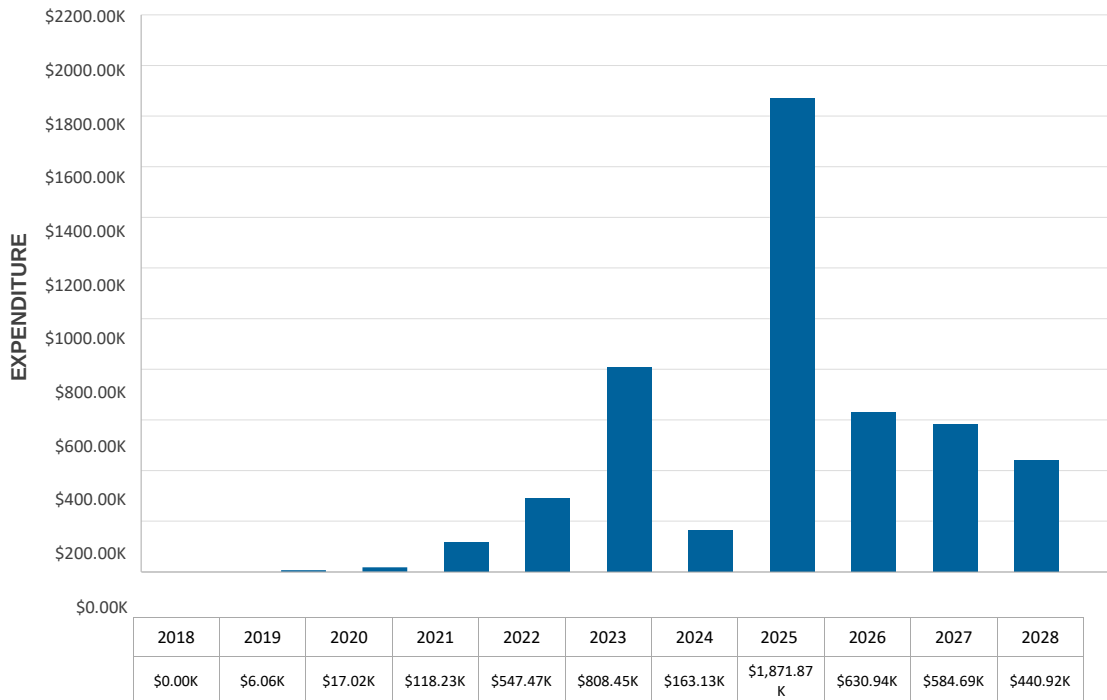
Property Condition

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)	\$31,044,750
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$1,497,222
Long Term Capital Needs (Year 6 to 10)	\$3,691,552
TOTAL Capital Needs (Year 0 to Year 10)	\$5,188,774
Average Capital Needs Per Year	\$518,877

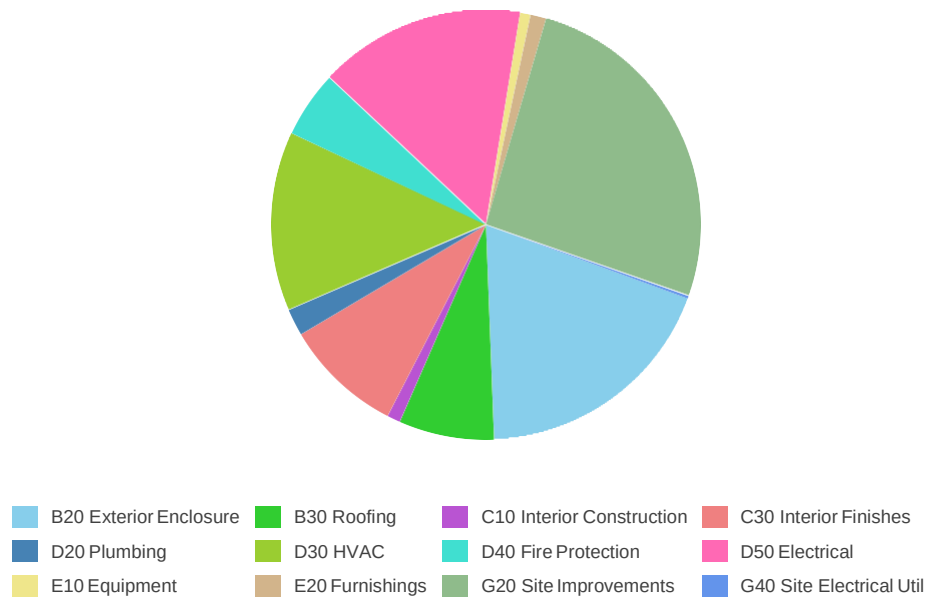
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the El Monte Elementary School building. In addition, we have scheduled key findings highlighting 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 \$5,188,774.

Expenditure Forecast Over Study Period



El Monte Elementary School

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



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$977,688	18.84 %
B30 Roofing	\$372,113	7.17 %
C10 Interior Construction	\$51,751	1.00 %
C30 Interior Finishes	\$463,708	8.94 %
D20 Plumbing	\$104,904	2.02 %
D30 HVAC	\$699,988	13.49 %
D40 Fire Protection	\$258,706	4.99 %
D50 Electrical	\$806,330	15.54 %
E10 Equipment	\$40,907	0.79 %
E20 Furnishings	\$61,200	1.18 %
G20 Site Improvements	\$1,341,571	25.86 %
G40 Site Electrical Utilities	\$9,909	0.19 %
Total	\$5,188,774	100 %

El Monte Elementary School

Building Type 1 Information



Building Type 1 Information		
Building Locations	Library 1-10, Administration building, K1-K2, 11-17, 18-21, 22-24, P1-P2 and M-U	
Constructed/ Renovated	1955 / 2012	
Total Area	37,893 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete bearing walls on concrete slabs	Fair
Façade	Wood siding with steel-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and unfinished concrete Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heater	Fair
HVAC	Multizone ductless split-systems Supplemental components: None	Fair
Fire Suppression	Hydrants, fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main switchboard and distribution panels Interior Lighting: T-8, T-12, incandescent Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations,	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Key Issues & Findings	Buildings lacks fire suppression.	

El Monte Elementary School

Building Type 2 Information



Building Type 2 Information		
Building Locations	K3, 25, and 26	
Constructed/ Renovated	2010-2012	
Total Area	3,500 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	Good
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent	Fair
HVAC	Split systems with furnaces and remote condensing units	Fair
Fire Suppression	Hydrants, fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main switchboard and distribution panels Interior Lighting: T-8, T-12, incandescent Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Key Issues & Findings	None	

El Monte Elementary School

Site Summary Information



Site Information		
Lot Size	7.50 acres (estimated)	
Parking Spaces	38 total spaces all in open lots; 2 of which are accessible 2 accessible (included in total above), 0 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, chain link dumpster enclosures Sports courts, fencing, and site lights	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, swales, underground piping	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	Steel-framed carports for solar system.	Good
Key Issues & Findings	None	