

College Park High School

Items	Description	
Project Name	College Park High School	
Property Type	Academic	
Full Address	201 Viking Drive Pleasant Hill, CA 94523	
Year Built	1960	
Gross Building Area (GSF)	149,307	
Current Replacement Value (CRV)	\$111,980,250	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	2,175	
Site Acreage	x	
Building Name	Gross Square Footage	Built/Renovated
Wing A	12,500	1964
Wing B	9,000	1964
Wing C	11,175	1964
Wing D	11,160	1964
Wing E	7,660	1964
Wing H	9,690	1964
Wing J	7,900	1964
Library	4,100	1964
Gym	15,980	1964
Boys Locker room	5,580	1964
Girls Locker room	4,935	1964
P-1	800	2000s
P-2	800	2000s
Snack Bar	1,300	2015
S 1-2	6,238	2000s
S 3-5	9,869	2000s
S 6-7	2,376	2000s

College Park High School

S 8-9	1,700	2000s
S 10-11	1,700	2000s
S 12-14	2,550	2000s
S 15-16	1,690	2000s
S 17	1,110	2000s
S 18-19	1,880	2000s
S 20-21	2,950	2000s
S Restroom	850	2015
Building M-U	9,110	1964
Building 17952	3,144	1964
Building 28279	1,560	1964
Total SF	149,307	

College Park High School

OVERVIEW

Property Executive Summary

College Park High School is a fully-occupied high school campus. All buildings are single story. Electrical outlets in the S14 class room on the floor are plugged with a mixture of floor wax and dirt, creating a safety hazard. Minor site drainage issues were reported in multiple locations, including areas adjacent to the C wing. The HVAC, plumbing, and electrical systems will not need substantial replacements in the short term.

Site Executive Summary

Onsite parking is provided in asphalt parking lots. The pedestrian pavement throughout the property is constructed of cast- in-place concrete. Concrete steps with metal handrails are located at the upper parking lot. General site lighting is provided by pole- and building- mounted lamps.

Architectural Structural Executive Summary

The foundation systems were not able to be directly observed. Based on similar structures, they are assumed to be deep foundation systems with concrete piers supporting grade beams and column pads. The roofs are either low-sloped and finished with modified bitumen or pitched and finished with standing seam metal. The awning roofing that stretches from the northeast corner of the S 3-5 building west and then north to the boys' locker room is in poor condition with multiple holes noted throughout. The exterior walls are clad with brick veneer, stucco, and wood siding. Windows are single- and double- glazed, metal-framed units in punched openings. Doors are glazed storefront and steel utility units. The building interiors generally include painted gypsum board walls with and ceramic tile walls in the restrooms and hallways. The floor finishes consist of vinyl composition tile (VCT), carpet, and ceramic tile. The interior ceilings are finished with acoustic ceiling tile with gypsum board in the restrooms.

Mechanical/Electrical/Plumbing Executive Summary

A wheelchair lift is provided for stage access in the M-U building. Heating in the buildings is provided by hydronic and gas- fired furnaces. Conditioned air is provided to all areas by package units, split system air conditioning units, and ductless split systems. Fire protection systems include a fire alarm system, smoke detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. General interior lighting is provided by LED and T-8 fluorescent units with compact fluorescent (CFL) fixtures in accent locations. There is soffit lighting at the main entrance. Electrical service is provided by a single 4000-amp panel served from a pad mounted transformer. There is no emergency generator.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Additional classrooms, beginning with PE area
2. Updating current classrooms and common use areas
3. New track and field and softball/baseball area

College Park High School

ASSESSMENT OF SITE

Historical Summary

The property was first constructed in 1960. Several buildings have been added over the course of the years, primarily in the 2000s.

Site

The asphalt paved parking lots and sidewalks have been well maintained over the years. Drainage issues were reported with the site drainage in multiple locations, including areas adjacent to C wing. Otherwise, typical lifecycle interior and exterior finish replacements are budgeted and anticipated. *Originally constructed in 1960, Maintenance indicates deteriorating site utility in need of replacement.*

Architectural

The buildings are in fair condition overall. A portion of the awning roof stretching from the northeast corner of the S 3-5 building west and then north to the boys' locker room is in poor condition and should be repaired or replaced before the rainy season. Deteriorated wooden beams were noted at the top of the awning adjacent to the M-U building. Skylight panes were noted broken or missing on the roofs of B and D wings. The interior and exterior finishes have been periodically replaced as needed over the years. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The majority of the HVAC equipment was replaced in 2012. The S 3-5 building, the S 1-2 building, and the locker rooms are heated with by a two-pipe hydronic system with local fan coil units. Air conditioning is provided with ground- and roof- mounted package units, split systems with gas fired furnaces, and ductless split systems. The electrical system has been upgraded since property construction. The fire alarm system includes smoke detectors, strobe alarms and fire extinguishers. Only typical lifecycle interior and exterior replacements are budgeted and anticipated.

Recommended Additional Studies

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

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%

College Park High School

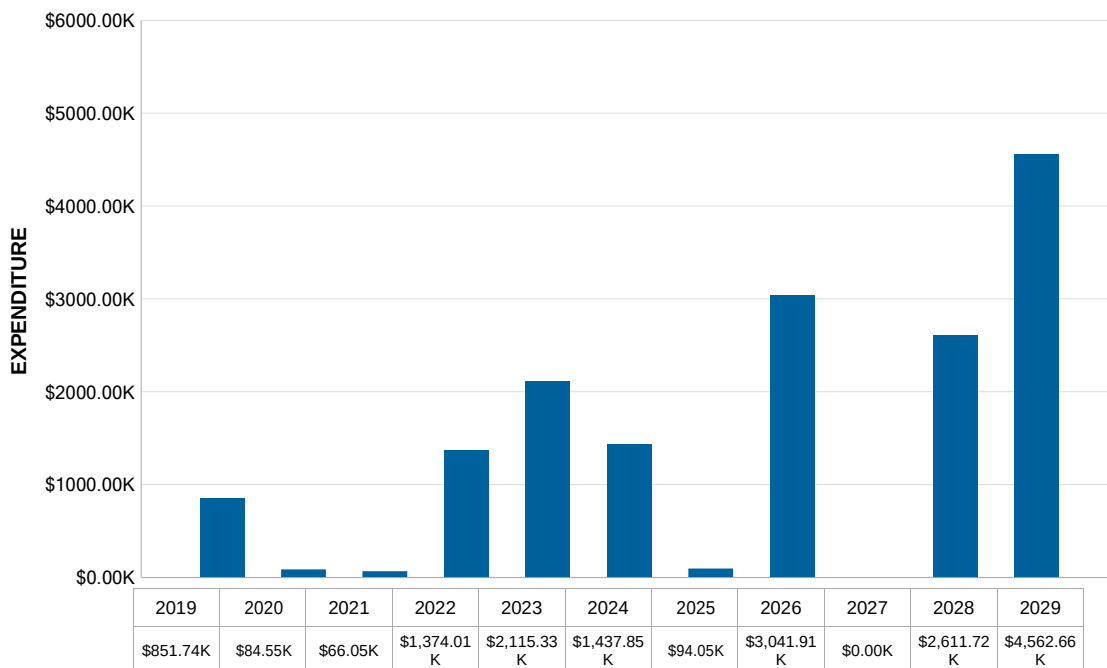
Summary of Findings

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)	0.76 %
Current Replacement Value (CRV)	\$111,980,250
Immediate Capital Needs (Current Year or Year 0)	\$851,738
Short Term Capital Needs (Year 1 to 5)	\$5,077,788
Long Term Capital Needs (Year 6 to 10)	\$10,310,334
TOTAL Capital Needs (Year 0 to Year 10)	\$16,239,859
Average Capital Needs Per Year	\$1,623,986

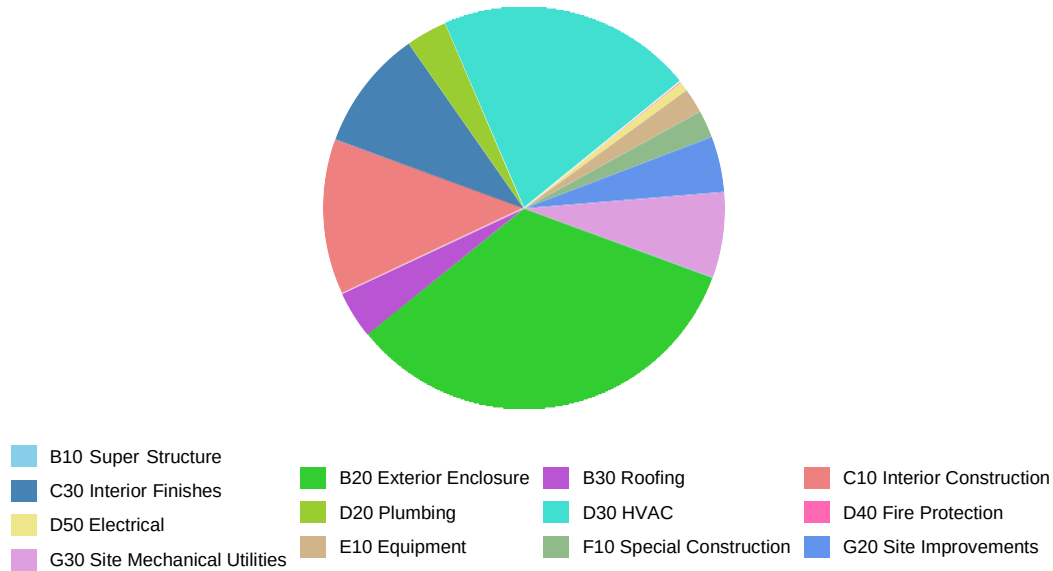
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the College Park High School building. In addition, we have scheduled key findings highlighting 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 \$16,239,859.

Expenditure Forecast Over Study Period



College Park High School

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



Building System	Estimated Cost	Percentage of Total Cost
B10 Super Structure	\$20,260	0.13 %
B20 Exterior Enclosure	\$5,161,806	33.54 %
B30 Roofing	\$586,218	3.81 %
C10 Interior Construction	\$1,927,717	12.53 %
C30 Interior Finishes	\$1,492,560	9.70 %
D20 Plumbing	\$507,607	3.30 %
D30 HVAC	\$3,171,125	20.61 %
D40 Fire Protection	\$13,055	0.08 %
D50 Electrical	\$113,521	0.74 %
E10 Equipment	\$308,796	2.01 %
F10 Special Construction	\$339,276	2.20 %
G20 Site Improvements	\$690,970	4.49 %
G30 Site Mechanical Utilities	\$1,055,210	6.86 %
Total	\$15,388,121	100 %

College Park High School

A wing, B wing, C wing, D wing, E wing, H wing, J wing, Library Information



A wing, B wing, C wing, D wing, E wing, H wing, J wing, Library Information		
Building Locations	Administration, Office, Classroom, Library	
Constructed/ Renovated	1964	
Total Area	69,359 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 aluminum- and steel-framed 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	None	--
Plumbing	Copper supply, cast iron waste and vent	Fair
HVAC	Individual split-system, package, ductless split system units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	--
Equipment/Special	None	--
Key Issues & Findings	None noted	

College Park High School

Gym Information



Gym Information		
Building Locations	Gym	
Constructed/ Renovated	1960	
Total Area	15,980 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab 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: Maple sports floor, VCT Ceilings: Painted gypsum board	Fair
Elevators	None	Fair
Plumbing	Copper supply, cast iron waste and vent	Fair
HVAC	Two-pipe hydronic system from central boiler	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED, CFL	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and exit signs, pull stations	Fair
Equipment/Special	Adjacent pool	Fair
Key Issues & Findings	None noted	

College Park High School

Locker Room Buildings Information



Locker Room Building Information		
Building Locations	Locker room	
Constructed/ Renovated	1960	
Total Area	10,515 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Fair
Façade	Stucco with aluminum and steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board	Fair
Elevators	None	Fair
Plumbing	Copper supply, cast iron waste and vent	Fair
HVAC	Two-pipe hydronic system from central boiler	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED, CFL	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and exit signs, pull stations	Fair
Equipment/Special	None	--
Key Issues & Findings	None noted	

College Park High School

Building P-1, P-2 Information



Building P-1, P-2 Information		
Building Locations	Classroom	
Constructed/ Renovated	2000s	
Building Size	1600 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with raised floor Masonry bearing walls with wood-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent	Fair
HVAC	Individual heat pumps	Fair
Fire Suppression	hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Panel with copper wiring Interior Lighting: T-8, LED, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	--
Equipment/Special	None	--
Key Issues & Findings	None noted	

College Park High School

Snack Bar Information



Snack Bar Information		
Building Locations	Snack bar	
Constructed/ Renovated	2010s	
Building Size	1,300 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent	Fair
HVAC	Ductless split system units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Panel with copper wiring Interior Lighting: T-8, LED, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	--
Equipment/Special	None	--
Key Issues & Findings	None noted	

College Park High School

Building S 1-2, S 3-5 Information



Building S 1-2, 3-5 Information		
Building Locations	Classrooms, weight room	
Constructed/ Renovated	2000s	
Building Size	16,107 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Fair
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, bare	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent	Fair
HVAC	Two-pipe hydronic system fed by central boilers Individual package units, fan coil units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Panel with copper wiring Interior Lighting: T-8, LED, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	--
Equipment/Special	None	--
Key Issues & Findings	None noted	

College Park High School

Buildings S 6-7, S 8-9, S 10-11, S 12-14, S 15-16, S 17, S 18-19, S 20-21, S Restroom Information



Buildings S 6-7, S 8-9, S 10-11, S 12-14, S 15-16, S 17, S 18-19, S 20-21, S Restroom Information		
Building Locations	Classrooms, Restroom	
Constructed/ Renovated	2000s	
Total Area	16,806 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Fair
Façade	Stucco with steel windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, Vinyl covering Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent	Fair
HVAC	Individual heat pump, split system, ductless split system units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Panel with copper wiring Interior Lighting: T-8, LED, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	Electrical outlets in the S14 class room on the floor are plugged with a mixture of floor wax and dirt, creating a safety hazard	

College Park High School

Building M-U, Building 17952, Building 28279 Information



Building M-U, Building 17952, Building 28279 Information		
Building Locations	Multipurpose room, kitchen, classrooms	
Constructed/ Renovated	1960	
Total Area	21,511 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Fair
Façade	Stucco with steel windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, Vinyl covering Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent	Fair
HVAC	Individual heat pump, split system, ductless split system units	Fair
Fire Suppression	hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Panel with copper wiring Interior Lighting: T-8, LED, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None noted	

College Park High School

Site Summary Information



Site Information		
Lot Size	36.76 acres (estimated)	
Parking Spaces	272 total spaces all in open lots; 17 of which are accessible 17 accessible (included in total above), 3 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 with bleachers, fencing, and site lights Limited park benches, picnic tables, trash receptacles; outdoor swimming pool	Fair
Landscaping & Topography	Moderate landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow, Inlets, Underground piping, municipal system The site drainage has a history of back-ups and clogs.	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: LED, CFL, halogen Pedestrian walkway and accent landscaping lighting	Fair
Ancillary Structures	Pre-fabricated storage sheds, repurposed cargo trailers	Fair
Key Issues & Findings	Site drainage issues, especially near C wing.	