

Mountain View Elementary School

Items	Description	
Project Name	Mountain View Elementary School	
Property Type	Academic	
Full Address	1705 Thornwood Drive Concord, CA 94521	
Year Built	1964	
Gross Building Area (GSF)	41,432	
Current Replacement Value (CRV)	\$31,074,000	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	380	
Site Acreage	10.84	
Building Name	Gross Square Footage	Built/Renovated
Building 1 – Admin/Classroom A	8,503	1800/1900
Building 2 – Classroom B	5,768	1800
Building 3 – Library/Classroom C	9,585	1800
Building 4 – Classroom D	5,775	1800
Building 5 – Classroom K1-2	2,776	1800
Building 6 – Multi Use	5,817	1800
Building 7 – Classroom K3	1,288	1800
Building 8 – Classroom P9-10	1920	1800
Totals	41,432	

All 41,432 square feet of the property are occupied by Mount Diablo Unified School District. A combination of offices, classrooms, library, cafetorium, kitchen with supporting restrooms, administrative offices, and mechanical and other utility spaces.

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OVERVIEW

Property Executive Summary

Mountain View 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 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. General site lighting is provided by two parking lot light poles. *Originally constructed in 1964, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural Structural Executive Summary

The foundation system was not able directly observed. However, based on similar structures, it 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. Additions are sloped and finished with metal. The exterior walls are finished with brick veneer, stucco, and wood panel. 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 and adhered tile with gypsum board in the restrooms.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water provided to the kitchen by a gas-fired water heater in the electrical closet. Heating and cooling is provided by VRFs and conventional split 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. Electrical service is provided by a single 1,600-amp panel served from a pad mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Science Space
2. Landscaping
3. Technology Updates

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ASSESSMENT OF SITE

Historical Summary

The elementary school was originally constructed in 1964. In 2006, Portable Building P9-10 was demolished and rebuilt. Building K3 was added in 2006. In 2013, Building E was demolished and converted to landscape area. Building K4 was also demolished and converted to the kindergarten playground.

Site

Parking was updated in 2000 for ADA accessibility. The sport courts and parking area were repaved in 2006. In 2017, sport courts were sealed and striped. The playgrounds and sport courts are generally in fair condition.

Architectural

The original buildings were completely repainted in 2006, including the exterior and interior finishes. The restrooms were upgraded in 2006. All buildings had complete roof replacements in 2015. Lifecycle interior finish, exterior finish, and roof replacements are 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. Fire sprinkler systems cover only the electrical closets and Multi-Use stage. The MEPF infrastructure is generally in good working condition with no major expenditures anticipated in the short-term.

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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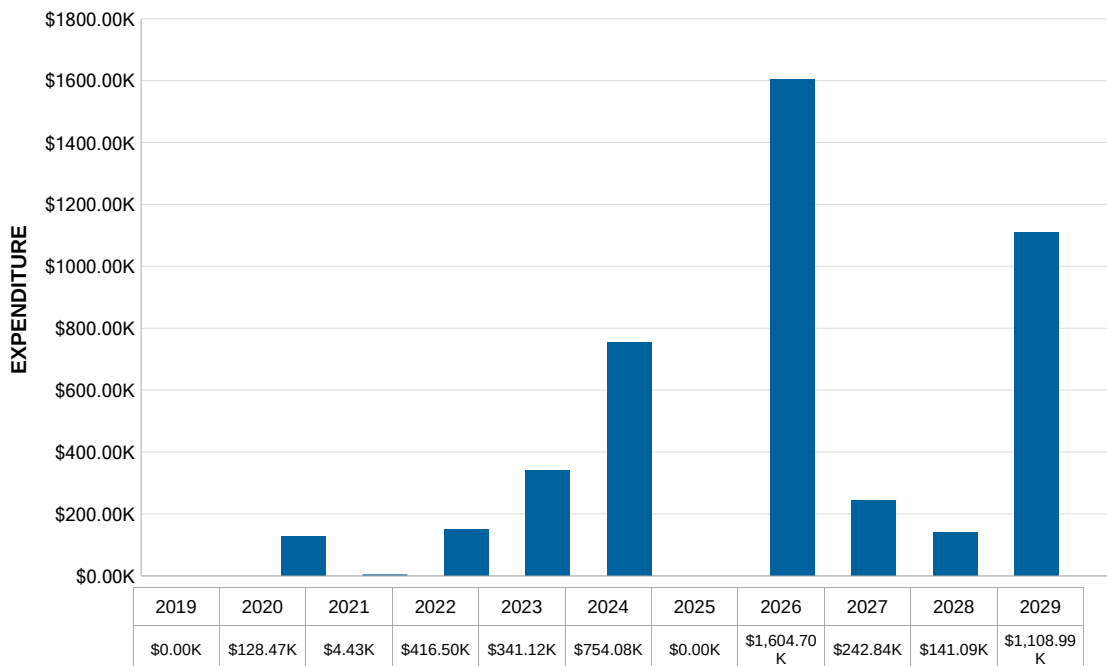
Summary of Findings

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)	\$31,074,000
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$1,644,596
Long Term Capital Needs (Year 6 to 10)	\$3,097,625
TOTAL Capital Needs (Year 0 to Year 10)	\$4,742,221
Average Capital Needs Per Year	\$474,222

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 Mountain View 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 \$4,742,221.

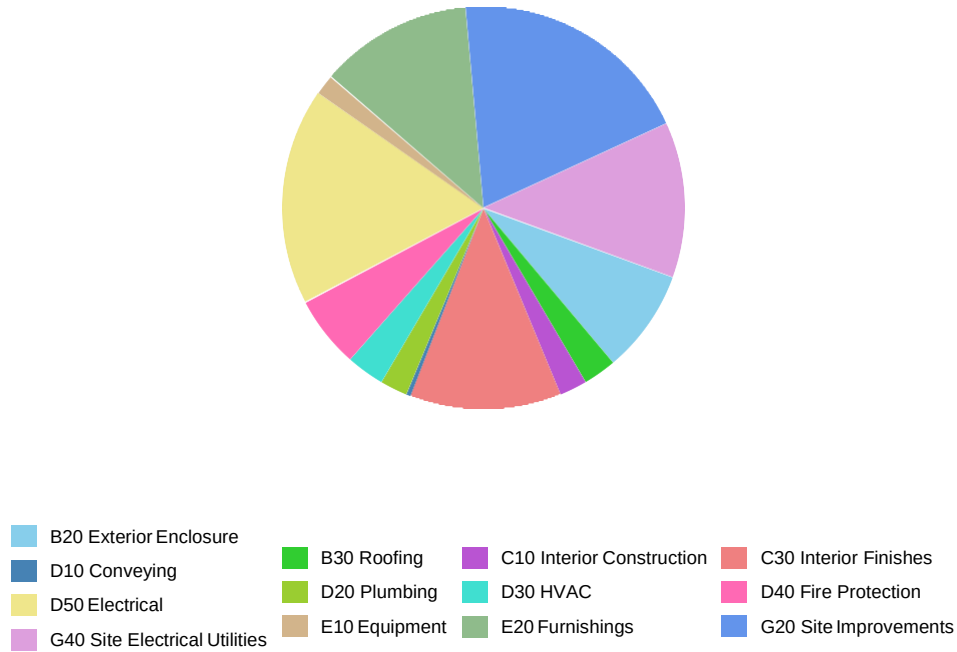
Expenditure Forecast Over Study Period



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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	\$394,256	8.31 %
B30 Roofing	\$126,197	2.66 %
C10 Interior Construction	\$105,378	2.22 %
C30 Interior Finishes	\$576,473	12.16 %
D10 Conveying	\$16,653	0.35 %
D20 Plumbing	\$104,119	2.20 %
D30 HVAC	\$145,256	3.06 %
D40 Fire Protection	\$272,005	5.74 %
D50 Electrical	\$827,541	17.45 %
E10 Equipment	\$75,236	1.59 %
E20 Furnishings	\$582,615	12.29 %
G20 Site Improvements	\$924,239	19.49 %
G40 Site Electrical Utilities	\$592,253	12.49 %
Total	\$4,742,221	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	Administration, Office, Library, Multipurpose, Classroom, and Restroom	
Constructed/ Renovated	1964 / 2015	
Total Area	38,224 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional steel- and wood-framed structure on concrete slabs	Fair
Façade	Brick and painted wood with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, wood board, and ceramic tile Floors: Carpet, VCT, ceramic tile, and concrete Ceilings: Painted gypsum board, ACT, and adhered tile	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply, cast iron waste and vent water heater	Fair
HVAC	Split systems Supplemental components: ductless split systems and roof mounted gas unit heaters	Fair
Fire Suppression	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	Classroom leaking faucet and building lacks complete fire suppression coverage	

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Building Type 2 Information



Building Type 2 Information		
Building Locations	Classroom and Restroom	
Constructed/ Renovated	2006	
Total Area	3,208 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs Stucco walls and wood-framed roofs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet, VCT, and ceramic tile Ceilings: Adhered tile	Fair
Elevators	None	--
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	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	10.84 acres	
Parking Spaces	51 total spaces all in open lots; 2 accessible (included in total above), no 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 Playgrounds and sports courts with outer fencing Limited park benches	Fair
Landscaping & Topography	Limited landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow and municipal system	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Building-mounted: CFL, halogen, and metal halide	Fair
Ancillary Structures	Solar panel steel structure	Fair
Key Issues & Findings	Isolated uneven brick paving	