

Delta View Elementary School

Items	Description	
Project Name	Delta View Elementary	
Property Type	Academic	
Full Address	2916 Rio Verde Pittsburg, CA 94565	
Year Built	2004	
Gross Building Area (GSF)	57,246	
Current Replacement Value (CRV)	\$42,934,500	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	866	
Site Acreage	28.95	
Building Name	Gross Square Footage	Built/Renovated
Building 1	57,246	2004

All 57,246 square feet of the property are occupied by Mount Diablo Unified School District. The spaces are mostly a combination of offices, classrooms and multi-purpose room with supporting restrooms, mechanical and other utility spaces.

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OVERVIEW

Property Executive Summary

Delta View Elementary is a fully-occupied academic building. It has a ground level with two above-grade stories. All of the mechanical equipment is located on the roof. In 2017, there was a significant water leak event in a second floor janitor closet. Extensive floor, wall, and ceiling finishes were completed in the area affected.

Site Executive Summary

The building covers about a fifth of the site. Landscaping consists of trees, shrubs, and lawn areas. Landscaped areas are irrigated by an in-ground sprinkler system near the street-facing portions of the building. Fencing is located at the perimeter of the finished surfaces with several lockable swing gates. Parking is provided for 77 vehicles in asphalt paved lots. There are multiple instances of tree root growth buckling the asphalt finish. Service vehicle access is provided at the northeast corner of the site through a steel-tube swing gate. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. General site lighting is provided by pole-mounted metal halide fixtures. Building perimeter lighting is provided by wall-mounted metal halide and sodium vapor fixtures.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. However, based on similar structures and construction drawings, it consists of a reinforced concrete slab-on-grade with integral footings. Wall construction consists of concrete masonry units. The building structural systems consist of a steel frame superstructure with metal roof decks. The roof is flat and primarily finished with modified bitumen with smaller sections of standing seam metal. The exterior walls are painted stucco with precast concrete lintels. Windows are double- and single-glazed, aluminum framed units in punched openings. There are also some areas of Kalwall windows in punched openings. The building interiors generally include painted gypsum board walls. The floor finishes consist primarily of vinyl composition tile (VCT) with smaller areas of carpet, quarry tile, and ceramic tile. The interior ceilings consist of acoustic ceiling tile, painted gypsum board, and some exposed structure. Two stair towers provide fire-rated egress from each floor. One monumental stair case provides access from the ground level to the second floor.

Mechanical/Electrical/Plumbing Executive Summary

Vertical conveyance in the building is provided by one hydraulic passenger elevator that serves the first through second floors. Domestic hot water is provided to the kitchen by one electric water heater located in the closet adjacent to the kitchen. Domestic hot water is provided to the second floor janitor closet by a small electric water heater located in the room. Heating and cooling are provided by rooftop package units. Supplemental cooling is provided to the IT and electrical spaces by four ductless split systems. Fire protection systems include a fire alarm system, fire sprinkler system throughout, smoke detectors, alarms with strobes, pull stations, extinguishers, standpipes, and appropriate egress signage. General interior lighting is provided by T-8 fluorescent fixtures. Electrical service is provided by a single 1,600-amp panel served from a pad-mounted transformer. There are six solar carport structures on-site. Net electric metering is used as part of the on-site power generation system.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. More staff parking
2. Work with Diane Adair to move out of building
3. Weed Removal

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ASSESSMENT OF SITE

Historical Summary

Delta View Elementary School is a two-story school built in 2004. In 2017, major repairs were needed to isolated areas of the first and second floors due to a water leak.

Site

The parking lot is in good condition with minimal deficiencies. Parking spaces are well marked. There are isolated areas of asphalt damage due to tree root overgrowth in the parking lot and kindergarten play area. Sidewalk concrete is in good condition with no major deficiencies. Trees and shrubs are well maintained. Grass is well maintained in irrigated areas, but the commons area ground cover—which is not irrigated—has mostly died over the years. Site lighting consists of wall- and pole-mounted fixtures.

Architectural

The roof consists primarily of a modified bituminous finish. Portions of the building have a standing seam metal roofing and skylights. Flooring consists of vinyl tile with carpet in the library and smaller office spaces. Wall finishes are painted gypsum board with fiberglass paneling in the restrooms and kitchen. Lifecycle interior finish, exterior finish, and roof replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Packaged rooftop units provide heating and cooling throughout the school. 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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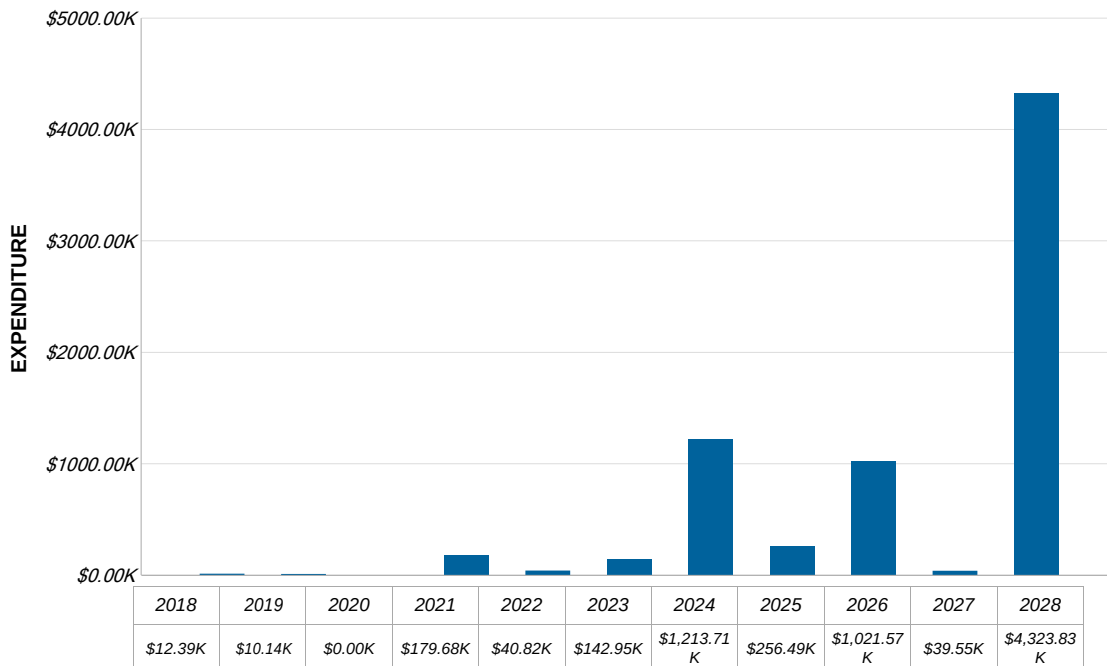
Summary of Findings

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)	0.03 %
Current Replacement Value (CRV)	\$42,934,500
Immediate Capital Needs (Current Year or Year 0)	\$12,390
Short Term Capital Needs (Year 1 to 5)	\$373,596
Long Term Capital Needs (Year 6 to 10)	\$6,855,156
TOTAL Capital Needs (Year 0 to Year 10)	\$7,241,142
Average Capital Needs Per Year	\$724,114

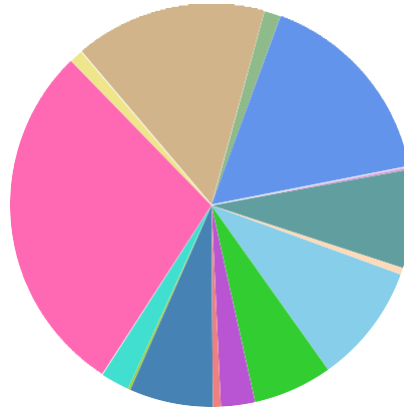
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Delta View Elementary building. In addition, we have scheduled key findings highlighting key 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 \$7,241,142.

Expenditure Forecast Over Study Period



Delta View Elementary School

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



B20 Exterior Enclosure
C30 Interior Finishes
D40 Fire Protection
F10 Special Construction

B30 Roofing
D10 Conveying
D50 Electrical
G20 Site Improvements

C10 Interior Construction
D20 Plumbing
E10 Equipment
G40 Site Electrical Utilities

C20 Stairs
D30 HVAC
E20 Furnishings

Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$694,650	9.61 %
B30 Roofing	\$459,341	6.35 %
C10 Interior Construction	\$198,192	2.74 %
C20 Stairs	\$45,800	0.63 %
C30 Interior Finishes	\$485,990	6.72 %
D10 Conveying	\$13,547	0.19 %
D20 Plumbing	\$165,850	2.29 %
D30 HVAC	\$2,070,348	28.64 %
D40 Fire Protection	\$77,140	1.07 %
D50 Electrical	\$1,115,485	15.43 %
E10 Equipment	\$95,600	1.32 %
E20 Furnishings	\$1,182,000	16.35 %
F10 Special Construction	\$15,000	0.21 %
G20 Site Improvements	\$571,613	7.91 %
G40 Site Electrical Utilities	\$38,197	0.53 %
Total	\$7,228,752	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Location	Office, Classrooms, MU Room, Library, Restrooms	
Constructed/ Renovated	2004	
Building Size	57,246 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with metal decks	Good
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish, Kalwall skylights	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, quarry tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: one car serving two floors One wheelchair lift	Fair
Plumbing	Copper supply, cast iron and PVC waste and vent Electric domestic water heaters	Fair
HVAC	Individual packaged rooftop units Supplemental components: ductless splitsystems	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: External main switchboard panel 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	Good
Equipment/Special	Commercial kitchen equipment	Fair
Key Issues & Findings	No major deficiencies	

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Site Summary Information



Site Information		
Lot Size	6.3 acres (estimated)	
Parking Spaces	77 total spaces all in open lots 5 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 and curbs	Fair
Site Development	Property entrance signage, chain-link and iron fencing Playgrounds and sports courts and site lights Moderately furnished park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Moderate landscaping features Irrigation present Low site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow, pits	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 solar carport structures	Good
Key Issues & Findings	Asphalt damage due to tree growth in parking lot and kindergarten playground	