

Ygnacio Valley Elementary School

EXISTING SITE INFORMATION

Items		Description
Project Name		Ygnacio Valley Elementary School
Property Type		Academic
Full Address		2217 Chalomar Road Concord, CA 94518
Year Built		1951
Gross Building Area (GSF)		43,483
Current Replacement Value (CRV)		\$11,522,995
CRV/GSF (\$/Sq Ft)		\$265
Number of Classrooms		X
Number of Portables		0
Student population (2018/2019)		439
Site Acreage		6.1
Building Name	Gross Square Footage	Built/Renovated
M-U	5900	1951-2012
Administration	1200	1951-2012
Library	3400	1951-2012
K1, 1-3	3600	1951-2012
4-6	3800	1951-2012
6A	900	2012
7-9	3400	1951-2012
11A	900	1951-2012
11-12	2100	1951-2012
13-15	4300	1951-2012
16	1200	2012
17	1200	2012
K2	1300	1951-2012
E1-E8	7800	1951-2012
E9	1100	2012
E10	1100	2012

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RR	700	1951-2012
Total SF	43,483	

All 43,483 square feet of the buildings are occupied by Mt. 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.

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OVERVIEW

Property Executive Summary

Woodside Ygnacio Valley Elementary School is a fully occupied elementary school. It is comprised of 17 single-story structures including; Library, Administration, K-1/ 1-3, 4-6, 7-9, 11A, 11-12, 13-15, K2, E1-E8, RR, and M-U which were generally constructed in 1951 with limited renovations in 2012, and 6A, 16, 17, E9, and E10 were added between 2010 and 2012.

Site Executive Summary

Landscaping consists of trees, shrubs, and lawn areas. Landscaped areas are irrigated by an in-ground overhead spray sprinkler system. Fencing is located at the perimeter of the site with a main gate. Parking is provided in asphalt paved open lots. 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 fixtures.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. However, based on similar structures and the POC comments, it is assumed that the buildings have concrete bearing walls on concrete footings supporting a raised floor. There are flat roofs with modified bituminous finish and pitched roofs with asphalt shingles on the older buildings, and pitched roofs with metal roofing on the new buildings. The exterior walls are painted stucco for all buildings. Windows are a combination of single-glazed 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 tiles (VCT), ceramic tile, wood and concrete. The interior ceilings are finished with acoustic ceiling tiles and painted gypsum board.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is not provided to restrooms areas except for the M-U building, the hot water is provided by individual gas-fired water heaters and one domestic boiler. Heating and cooling is provided by roof and ground mounted package units and ground-mounted gas-fired furnaces with remote condensing units. 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 T-12 fluorescent fixtures and T-8 fluorescent fixtures with compact fluorescent (CFL) fixtures and incandescent fixtures in accent locations. Electrical service to the buildings are provided by individual panels that are served from a pad-mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Multi Use Room needs a new floor
2. Kindergarten wing floors need replacement
3. Pod building needs updating

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ASSESSMENT OF SITE

Historical Summary

The Library, Administration building, K-1/ 1-3, 4-6, 7-9, 11A, 11-12, 13-15, K2, E1-E8, RR and M-U were constructed in 1951 and had limited renovation in 2012. Buildings 6A, 16, 17, E9, and E10 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 at playground area. Some Interior and exterior painting was completed as well as replacement of some VCT tiles. Roof is estimated to be over 15 years old. For all the buildings, typical lifecycle replacements of the 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 on 2007. The boiler at M-U building was replaced in 1997 and seems to be in fair condition, it provides hot water to the M-U building. Most piping is original. Some of the facility's electrical infrastructure components were replaced in 2004.

Recommended Additional Studies

No additional studies recommended at this time.

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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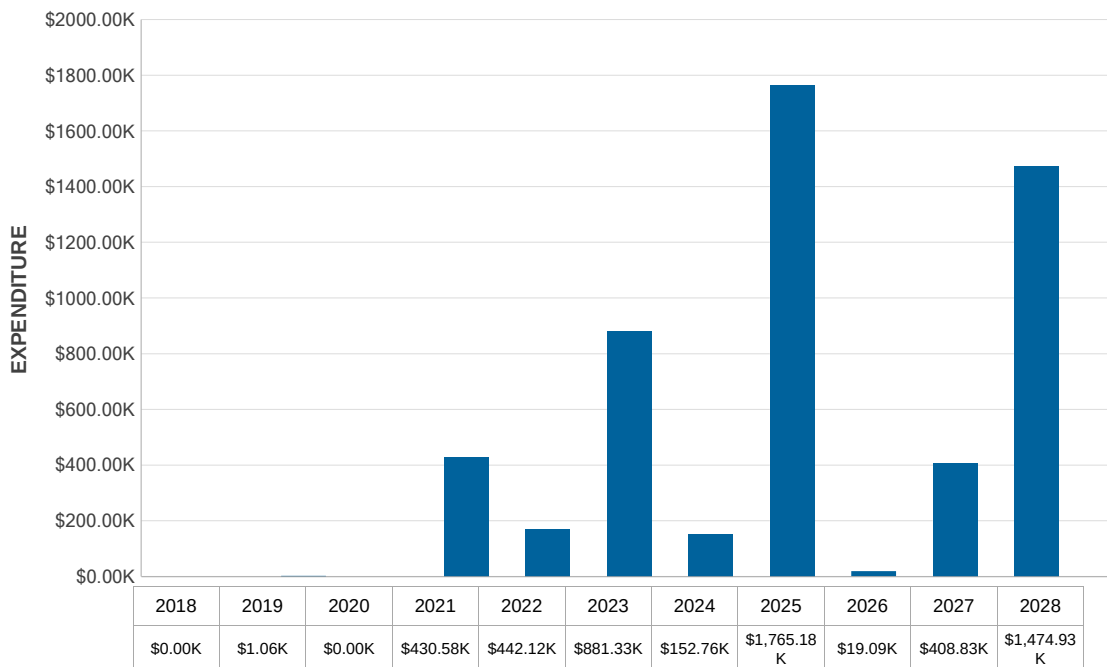
Property Condition

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)	\$11,522,995
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$1,755,083
Long Term Capital Needs (Year 6 to 10)	\$3,820,791
TOTAL Capital Needs (Year 0 to Year 10)	\$5,575,874
Average Capital Needs Per Year	\$557,587

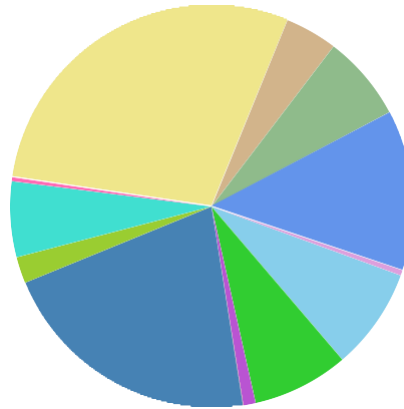
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Ygnacio Valley Elementary School building. In addition, we have scheduled key findings highlighting 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 \$5,575,874.

Expenditure Forecast Over Study Period



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



B20 Exterior Enclosure	B30 Roofing	C10 Interior Construction	C20 Stairs
C30 Interior Finishes	D20 Plumbing	D30 HVAC	D40 Fire Protection
D50 Electrical	E10 Equipment	E20 Furnishings	G20 Site Improvements
G40 Site Electrical Utilities			

Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$1,575,844	28.26 %
B30 Roofing	\$551,742	9.90 %
C10 Interior Construction	\$80,114	1.44 %
C30 Interior Finishes	\$566,356	10.16 %
D10 Conveying	\$16,653	0.30 %
D20 Plumbing	\$66,817	1.20 %
D30 HVAC	\$583,927	10.47 %
D40 Fire Protection	\$271,769	4.87 %
D50 Electrical	\$824,298	14.78 %
E10 Equipment	\$56,469	1.01 %
E20 Furnishings	\$106,600	1.91 %
G20 Site Improvements	\$870,792	15.62 %
G40 Site Electrical Utilities	\$4,494	0.08 %
Total	\$5,575,874	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	Library, Administration building, K-1/ 1-3, 4-6, 7-9, 11A, 11-12, 13-15, K2, E1-E8, RR and M-U	
Constructed/ Renovated	1951 / 2012	
Building Size	37,983 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete bearing walls on concrete slab/ with raised floor	Fair
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	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 and cast iron waste & venting Gas water heater	Fair
HVAC	Individual package, Condensing units and Multi-Zone split-system Supplemental components: ductless split-systems and suspended gas unit heater	Fair

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Building Type 1 Information		
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.	

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Building Type 2 Information



Building Type 2 Information		
Building Locations	6A, 16, 17, E9 and E10	
Constructed/ Renovated	2010-2012	
Building Size	5,500 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab/ with raised floor	Good
Façade	Stucco with aluminum 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 and cast iron waste & venting	Fair
HVAC	Condensing split-system units and furnaces	Fair

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Building Type 2 Information		
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	

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Site Summary Information



Site Information		
Lot Size	8.80 acres (estimated)	
Parking Spaces	43 total spaces all in open lots; 3 of which are accessible 1 accessible (included in total above) , 2 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	