

Diablo View Middle School

Items	Description	
Project Name	Diablo View Middle School	
Property Type	Academic	
Full Address	300 Diablo View Lane Clayton, CA 94517	
Year Built	1992	
Gross Building Area (GSF)	71,000	
Current Replacement Value (CRV)	\$53,250,000	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	700	
Site Acreage	10.00	
Building Name	Gross Square Footage	Built/Renovated
Gym	17,000	1992
Auditorium/400	8,300	1992
Media Center	3,800	1992
Admin/200 Building	8,400	1992
300 Building	7,300	1992
500 Building	8,400	1992
600 Building	3,100	2014
700 Building	8,400	1992
800 Building	8,400	1992

All 71,000 square feet of the property are occupied by Diablo View Middle School. The spaces are a combination of offices, classrooms, gym, auditorium, and kitchen with supporting restrooms and mechanical and other utility spaces.

## Diablo View Middle School

### OVERVIEW

#### **Property Executive Summary**

Diablo View Middle School is a fully-occupied middle school campus originally constructed in 1992. All of the buildings are single story. The science building was constructed in 2014. The HVAC systems are approaching the end of their life expectancy.

#### **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 overhead spray sprinkler system. Cast-in-place retaining walls are provided at grade changes. Chain link fencing is located at the perimeter. Parking is provided in three asphalt paved lots. There is no service vehicle access. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. Cast-in-place concrete steps with metal handrails are located at grade changes. General site lighting is provided by pole-mounted LED fixtures. Building perimeter lighting is provided by wall-mounted LED fixtures.

#### **Architectural Structural Executive Summary**

The foundation system was not able to be directly observed. However, based on similar structures, it is assumed to be reinforced concrete slab-on-grade with integral footings. The first floor is concrete slab-on-grade. The buildings are conventional wood-framed structure with wood-framed roofs. The roofs are flat with single-ply PVC membranes or sloped and finished with standing seam metal roofing. The exterior walls are painted stucco and bare concrete masonry units.

Windows are double-glazed, metal-framed units in punched openings. The building interiors generally include painted gypsum board walls. The floor finishes consist of carpet, vinyl composition tile, ceramic tile, and quarry tile. The interior ceilings are finished with acoustic ceiling tile and painted gypsum board.

#### **Mechanical/Electrical/Plumbing Executive Summary**

Vertical conveyance in the M-U building is provided by a wheelchair lift. Domestic hot water is provided to the restrooms and break room areas by individual electric and gas-fired water heaters located adjacent to each area. Domestic hot water is provided to the commercial kitchen by commercial-grade, gas-fired water heaters located in the mechanical room.

Heating and cooling is provided by gas-fired furnaces with remote condensing units, heat pumps, and a central system with a boiler in the M-U. Supplemental cooling is provided by 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 T-8 fluorescent fixtures/ with compact fluorescent (CFL) fixtures or LED fixtures in accent locations. Electrical service is provided by a single 1000-amp panel served from a pad-mounted transformer.

## SCHOOL SITE ENGAGEMENT

### Principal Priorities:

1. Painting inside and out. Inside school not painted for 25 years.
2. New track for PE
3. Re-do the three older science labs

## Diablo View Middle School

### ASSESSMENT OF SITE

#### Historical Summary

The property is an elementary school campus which was originally developed in 1952 with buildings added in 2002 and 2004. The original buildings largely had their HVAC overhauled in 2015 with the exclusion of the M-U, which still utilizes a steam boiler last replaced in 1995. The leased daycare facility was added to the property in 2004.

#### Site

Site parking appears adequate, but the POC expressed concern with sufficient parking during school events that garner high attendance from parents. The play equipment and surfaces are adequate. There is a damaged portion of asphalt pedestrian pavement on the north side of A Wing that reportedly causes frequent tripping. Site lighting appears adequate.

#### Architectural

The original structures' exteriors are largely original and have been retouched on an as-needed basis, but the paint on several walls are peeling, and refinishing is recommended. Interior finishes are replaced on an as-needed basis. The roofs appear to have last been replaced in 2002. They do not exhibit leaks, but isolated scuppers lack drain baskets.

#### Mechanical, Electrical, Plumbing & Fire (MEPF)

The annexes' HVAC systems are aging yet functional, and the original buildings' HVAC was recently replaced with VRF systems. Heating is provided to the M-U by a steam boiler system with some components original to the 1951 construction. The site lacks a fire sprinkler system, and a full retrofit is recommended. Electrical systems were renovated in 2002. Most lavatories have uninsulated exposed piping, and it is recommended to install pipe wraps for accessibility.

#### 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
<b>GOOD</b>	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
<b>FAIR</b>	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
<b>POOR</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
<b>V-POOR</b>	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

## Diablo View Middle School

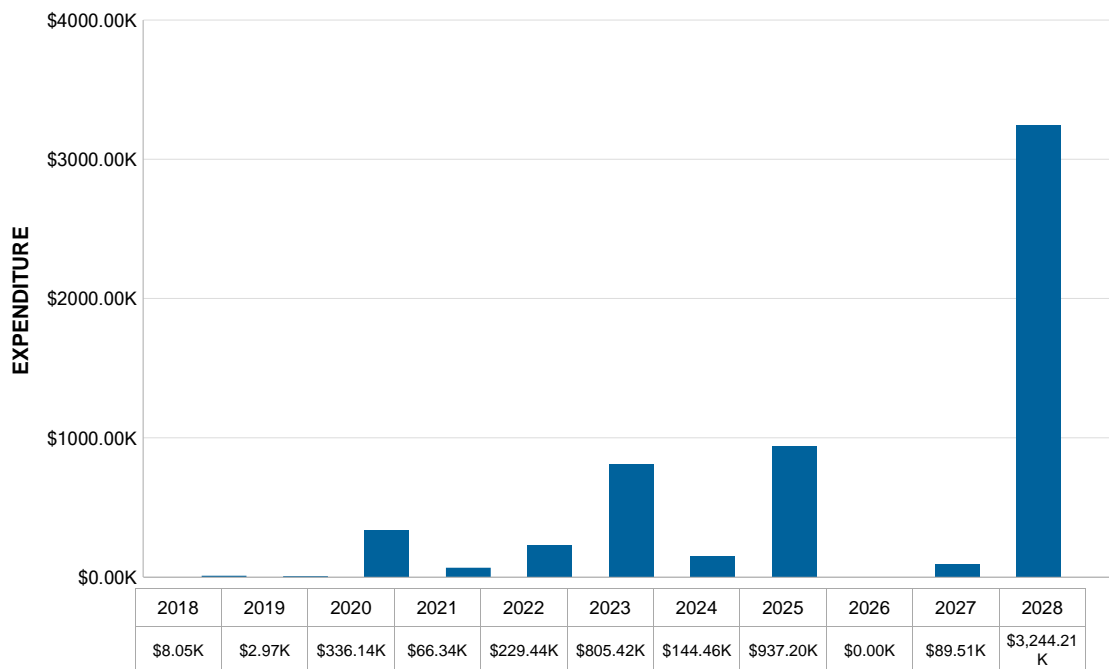
### Summary of Findings

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)	0.02 %
Current Replacement Value (CRV)	\$53,250,000
Immediate Capital Needs (Current Year or Year 0)	\$8,050
Short Term Capital Needs (Year 1 to 5)	\$1,440,312
Long Term Capital Needs (Year 6 to 10)	\$4,415,380
<b>TOTAL Capital Needs (Year 0 to Year 10)</b>	<b>\$5,863,743</b>
<b>Average Capital Needs Per Year</b>	<b>\$586,374</b>

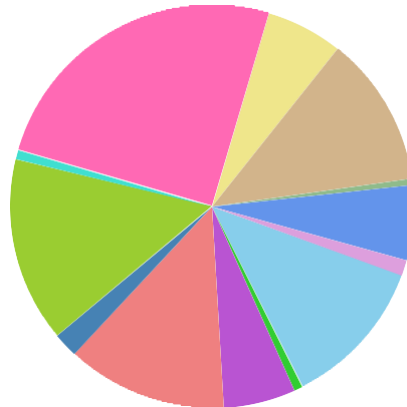
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Diablo View Middle School building. In addition, we have scheduled key findings highlighting 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 \$5,863,743.

### Expenditure Forecast Over Study Period



Diablo View Middle School

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



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$706,170	12.06 %
B30 Roofing	\$39,838	0.68 %
C10 Interior Construction	\$338,001	5.77 %
C30 Interior Finishes	\$753,996	12.88 %
D20 Plumbing	\$116,562	1.99 %
D30 HVAC	\$870,083	14.86 %
D40 Fire Protection	\$42,994	0.73 %
D50 Electrical	\$1,465,919	25.03 %
E10 Equipment	\$358,010	6.11 %
E20 Furnishings	\$708,000	12.09 %
F10 Special Construction	\$29,858	0.51 %
G20 Site Improvements	\$352,176	6.01 %
G40 Site Electrical Utilities	\$74,087	1.27 %
<b>Total</b>	<b>\$5,855,693</b>	<b>100 %</b>

Diablo View Middle School

Building Gymnasium Information



Building Gymnasium Information		
<b>Building Locations</b>	Gymnasium	
<b>Constructed/ Renovated</b>	1992	
<b>Building Size</b>	17,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls on concrete slabs with steel-framed roofs	Good
<b>Façade</b>	Exposed CMU with aluminum-framed windows	Fair
<b>Roof</b>	Primary: Pyramid construction with metal finish Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board & CMU Floors: VCT, ceramic tile, wood sports floor, unfinished Ceilings: Painted gypsum board, Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply, cast iron waste and vent Gas-fired water heater	Fair
<b>HVAC</b>	Individual package and heater units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, metal halide Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Key Issues &amp; Findings</b>	None noted	

Diablo View Middle School

Building M-U, Admin/200, 300, 500, 700, 800 Building Information



Building M-U, Admin/200, 300, 500, 700, 800 Building Information		
<b>Building Locations</b>	Kitchen, Office, Library, Multipurpose, Classroom, Restroom	
<b>Constructed/ Renovated</b>	1992	
<b>Total Area</b>	54,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls on concrete slabs with wood-framed roofs	Good
<b>Façade</b>	Exposed CMU with aluminum-framed windows	Fair
<b>Roof</b>	Primary: Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	Wheelchair lift	Fair
<b>Plumbing</b>	Copper supply, cast iron waste and vent Gas and electric water heaters, or no hotwater	Fair
<b>HVAC</b>	Individual package, heat pump, split-system units Supplemental components: ductless split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system or no sprinklers; hydrants, fire extinguishers,	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Key Issues &amp; Findings</b>	Antiquated HVAC components and infrastructure, most buildings lack fire sprinklers	

Diablo View Middle School  
 Building 600 Information



Building 600 Information		
<b>Building Locations</b>	Building	
<b>Constructed/ Renovated</b>	2014	
<b>Building Size</b>	3,100 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls on concrete slabs with wood-framed roofs	Good
<b>Façade</b>	Stucco with aluminum-framed windows	Fair
<b>Roof</b>	Primary: Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply, cast iron waste and vent No hot water	Fair
<b>HVAC</b>	Individual heat pumps	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers, hose cabinets, kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, CFL Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	Fair
<b>Key Issues &amp; Findings</b>	Building lacks fire sprinklers	



## Diablo View Middle School

### Site Summary Information



Site Information		
<b>Lot Size</b>	10.91 acres (estimated)	
<b>Parking Spaces</b>	79 total spaces all in open lots; nine of which are accessible Nine accessible (included in total above), five van-accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and property entrance signage, chain link fencing, chain-link dumpster enclosures Playgrounds and sports courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Moderate landscaping features Irrigation present One retaining wall Low to moderate site slopes throughout	Fair
<b>Draining Systems and Erosion Control</b>	Surface flow, inlets, underground piping, municipal system	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electricity and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS, metal halide Building-mounted: LED, CFL	Fair
<b>Ancillary Structures</b>	Pre-fabricated storage sheds, a storage trailer, solar parking structures and gazebos	Fair
<b>Key Issues &amp; Findings</b>	None noted	