

Pine Hollow Middle School

Items		Description	
Project Name		Pine Hollow Middle School	
Property Type		Academic	
Full Address		5522 Pine Hollow Road Concord, CA 94521	
Year Built		1964	
Gross Building Area (GSF)		90,650	
Current Replacement Value (CRV)		\$67,987,500	
CRV/GSF (\$/Sq Ft)		\$750	
Number of Classrooms		X	
Number of Portables		0	
Student population (2018/2019)		571	
Site Acreage		11.33	
Building Name	Gross Square Footage		Built/Renovated
Gymnasium	7750		1963
Multiuse	11250		1963
Portable Classroom 1	2600		2006
Portable Classroom 2	1550		1963
Portable Classroom 3	3000		2006
Portable Classroom 4	3000		2006
Portable Classroom 5	4500		2015
Building A	16600		1963
Building B	11000		1963
Building C	11000		1963
Building D	10600		1963
Restroom Building	1100		2000
Building S	6700		1963
Total SF	90,650		

All 90,650 square feet of the property are occupied by the Mount Diablo School District. The spaces are a combination of offices, classrooms, gymnasium, and hallways with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Pine Hollow Middle School

OVERVIEW

Property Executive Summary

Pine Hollow Middle School is a fully-occupied, single-story academic building.

Site Executive Summary

The building covers a quarter of the site. Landscaping consists of trees, shrubs, and lawn areas. The grass play area is irrigated by an in-ground overhead spray sprinkler system. Parking is provided in two asphalt paved lots with two carport structures. 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 metal halide fixtures. Building perimeter lighting is provided by wall-mounted metal halide 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 a reinforced concrete slab-on-grade with integral footings. The building is a conventional wood-framed structure with light-gauge metal truss roofs. The roofs on most structures are flat with modified bituminous finishes. Sloped roofs on the portable classrooms are finished with metal. The exterior walls are painted stucco with some areas of brick veneer.

Windows are double-glazed, aluminum-framed units in punched openings. The building interiors generally include painted gypsum board walls, fabric walls, and wood panel. The floor finishes consist of carpet, vinyl composition tile (VCT), and ceramic tile. The interior ceilings consist of acoustic ceiling tile, painted gypsum board, and exposed structure.

Mechanical/Electrical/Plumbing Executive Summary

Vertical conveyance in the building is provided by a wheelchair lift at the stage. Domestic hot water is provided to the kitchen by a gas-fired water heater located in the janitor closet adjacent to the kitchen. Heating and cooling is provided by split systems. Portable replacement classrooms have gas-fired furnaces and condensing units. Fire protection systems include a fire alarm system, fire sprinkler system in Portable Classroom 5, smoke detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. There is a specialty fire suppression system located in the kitchen. General interior lighting is provided by T-8 fluorescent fixtures. Electrical service is provided by distribution panels and step-down transformers powering line voltage distribution panels.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Painting/landscaping
2. Air Conditioning in Gym and MU
3. Student Lockers

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ASSESSMENT OF SITE

Historical Summary

The facility was originally constructed in 1993. Additional buildings have been added around 2003, 2004, and 2015.

Site

Carports were added to the site around 2012 and the paving and concrete flatwork appear to be in fair condition. Irrigation exists only on the playing field. *Originally constructed in 1964, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

The exteriors are mostly finished with stucco with small areas adorned with brick veneer. The roofs are finished with modified bitumen. The interior finishes are dated and in need of a refresh.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Air conditioning was added to the facilities around 2009. The electrical systems were completely upgraded in 2009. Solar carport systems were added around 2012. The facilities lack fire suppression.

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%

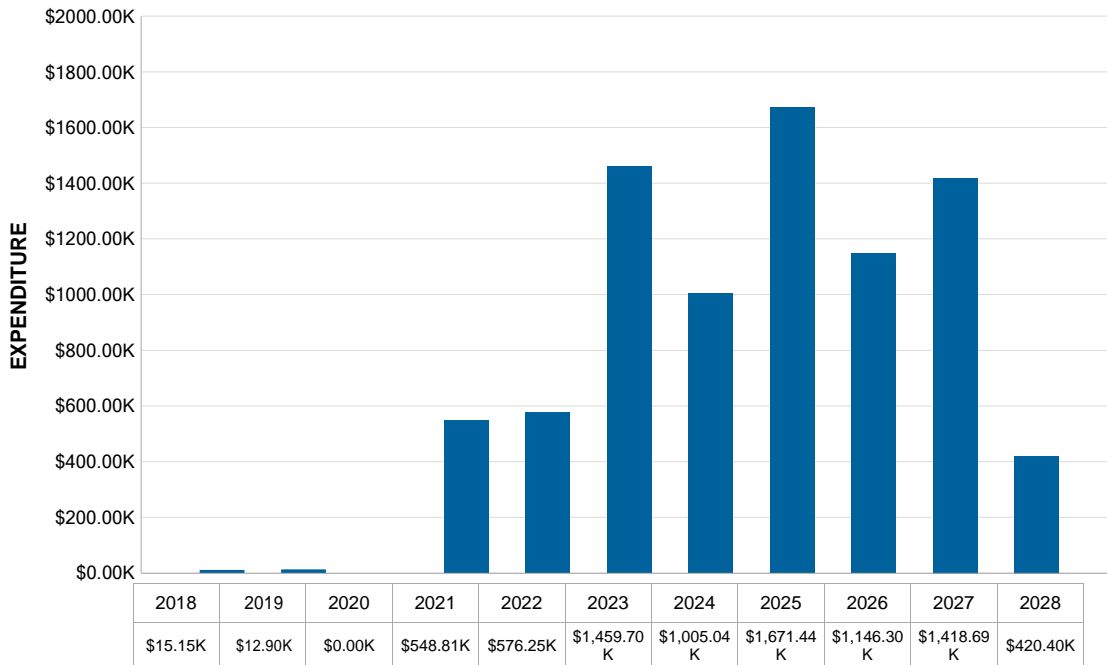
Pine Hollow Middle School
Summary of Findings

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)	\$67,987,500
Immediate Capital Needs (Current Year or Year 0)	\$15,146
Short Term Capital Needs (Year 1 to 5)	\$2,597,654
Long Term Capital Needs (Year 6 to 10)	\$5,661,875
TOTAL Capital Needs (Year 0 to Year 10)	\$8,274,675
Average Capital Needs Per Year	\$827,467

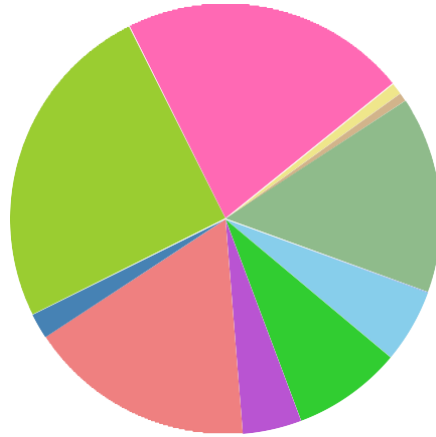
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Pine Hollow Middle School building. In addition, we have scheduled key findings highlighting 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 \$8,274,675.

Expenditure Forecast Over Study Period



Pine Hollow Middle School
Distribution of Future (Year 1-Year 10) Needs by Building System

Distribution of Capital Needs by Building System



- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- 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	\$456,849	5.53 %
B30 Roofing	\$677,192	8.20 %
C10 Interior Construction	\$366,153	4.43 %
C30 Interior Finishes	\$1,407,943	17.05 %
D20 Plumbing	\$158,831	1.92 %
D30 HVAC	\$2,059,824	24.94 %
D40 Fire Protection	\$0	0.00 %
D50 Electrical	\$1,780,317	21.55 %
E10 Equipment	\$72,895	0.88 %
E20 Furnishings	\$53,339	0.65 %
G20 Site Improvements	\$1,221,693	14.79 %
G40 Site Electrical Utilities	\$4,494	0.05 %
Total	\$8,259,529	100 %

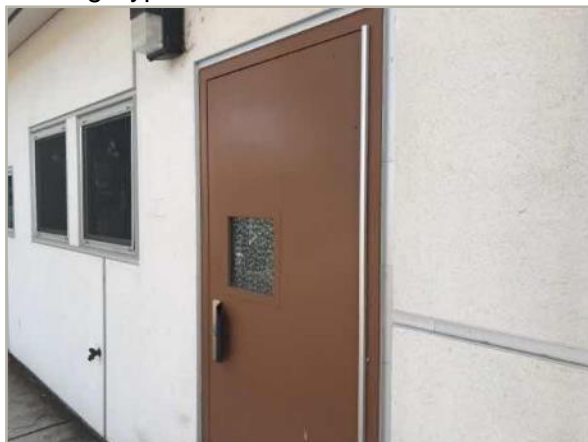
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Building Type 1 Information



Building Type 1 Information		
Building Locations	Gymnasium	
Constructed/ Renovated	1963	
Building Size	7,750 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board & CMU Floors: VCT, wood strip Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Single air handler	Fair
Fire Suppression	Extinguishers	Fair
Electrical	Source & Distribution: Fed from main panel located on site building with copper wiring Interior Lighting: T-8, Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None	

Pine Hollow Middle School
 Building Type 2 Information



Building Type 2 Information		
Building Locations	Portable Classrooms	
Constructed/ Renovated	2003, 2006, 2012	
Building Size	14,650 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Individual split-system	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None	

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 Building Type 3 Information



Building Type 3 Information		
Building Locations	Multipurpose	
Constructed/ Renovated	1963	
Building Size	11,250 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Fair
Façade	Brick with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Quarry Tile in kitchen, VCT, Wood strip on stage, Carpet Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lifts	Good
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heater	Fair
HVAC	Individual package units, split systems Supplemental components: fan coil units in music classroom	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 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	None	

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 Building Type 4 Information



Building Type 4 Information		
Building Locations	Administration and Classroom Buildings A, B, C, D, S	
Constructed/ Renovated	1963	
Building Size	55,900 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Brick with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Individual package units, split systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None	

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Building Type 5 Information



Building Type 5 Information		
Building Locations	Restroom	
Constructed/ Renovated	2000	
Building Size	1,100 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco, no windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Ceramic tile Floors: ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Fed from panel located on site with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Key Issues & Findings	None	

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Site Summary Information



Site Information		
Lot Size	11.33 acres (estimated)	
Parking Spaces	56 total spaces all in open lots; 6 of which are 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, CMU dumpster enclosures Playgrounds and sports courts Limited park benches, picnic tables, trash receptacles	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, inlets, underground piping, municipal system Ponding occurs in the landscaped areas	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: metal halide Pedestrian walkway and accent landscaping lighting	Fair
Ancillary Structures	Solar carports	Good
Key Issues & Findings	None	