

Valley View Middle School

Items	Description	
Project Name	Valley View Middle School	
Property Type	Academic	
Full Address	181 Viking Drive Pleasant Hill, CA 94523	
Year Built	1963	
Gross Building Area (GSF)	68,096	
Current Replacement Value (CRV)	\$51,072,000	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	849	
Site Acreage	12.2	
Building Name	Gross Square Footage	Built/Renovated
Building 1 - Building A	10,680	1963
Building 2 - Building B	8,725	1963
Building 3 - Building C	7,635	1963
Building 4 - Building D1-D2	1,904	2000
Building 5 - Building D3-D4	1,904	1963
Building 6 - Building D5-D8	3,808	2000
Building 7 - Building E	9,076	1963
Building 8 - Building M1-M2	3,932	2000
Building 9 - Building M	2,364	1963
Building 10 - Building Multi-Use	5,954	1963
Building 11 - Building Gym	6,920	1963
Building 12 - Building Shop S1-S2	5,440	1963/2000
Building 13 - Building S3	960	2000
Total SF	69,302	

All 69,302 square feet of the property are occupied by Mount Diablo Unified School District. The spaces mostly consist of a combination of offices, classrooms, laboratory spaces, gym, and cafeteria with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Valley View Middle School

OVERVIEW

Property Executive Summary

Valley View Middle School is a fully-occupied academic campus. It consists of single-story structures with a mix of newer buildings with sloped roofs and older buildings with flat roofs. The HVAC was updated in 2014. The windows are older, single-pane units that are thermally inefficient.

Site Executive Summary

Onsite parking is provided in an asphalt paved lot. The pedestrian pavement throughout the property is constructed of cast- in-place concrete. General site lighting is provided by two poles mounted lamps.

Architectural Structural Executive Summary

The foundation systems were not able to be directly observed. Based on similar structures, they are assumed to consist of concrete slab-on-grade with integral footings. The building structural systems consist of light-gauge steel with wood framing, beams, and floor decks. The flat roofs are supported by beams with flat wood decking. Sloped roofs are supported by bar joists with metal roof decks. The flat roofs are finished with modified bitumen, and the sloped roofs are finished with metal panel. The exterior walls are stucco and wood panels. Windows are single-glazed, metal-framed units in punched openings. Doors are glazed storefront and steel utility units. The building interiors generally include painted gypsum board walls, wall covering in office and classroom areas, and ceramic tile in the restrooms. The floor finishes consist of vinyl composition tile (VCT), carpet, ceramic tile, and wood strip. The interior ceilings are finished with acoustic ceiling tile with gypsum board in the restrooms.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the kitchen, the woodshop, and the Admin Building restrooms by a gas-fired water heater located in the heater room. Heating and cooling are provided by variable refrigerant flow systems with roof- and ground- mounted condensing units. Fire protection systems include a fire alarm system, partial 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 with compact fluorescent (CFL) fixtures in accent locations. There is soffit lighting on the canopies throughout the campus. Electrical service is provided by a single 2000-amp panel served from a pad mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Upgrading our lab/shop areas
2. Making the drop-off/up area safer
3. Security cameras

Valley View Middle School
ASSESSMENT OF SITE

Historical Summary

The middle school was originally constructed in 1963. Building S3 was added in 2003. Building M1-2, D1-2, and D5-8 were added in 2013.

Site

The parking lot was updated in 2000 for accessibility. Most of the asphalt was repaved in 2007. The playgrounds and sport courts are generally in fair condition.

Architectural

The original buildings were completely repainted in 2007, including the exterior and interior finishes, and complete roof replacements were performed. Building A’s roof was replaced again 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. All HVAC and plumbing components were updated in 2014. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term. The fire alarm system was upgraded in 2007. A sprinkler system covers only the electrical closet and stage.

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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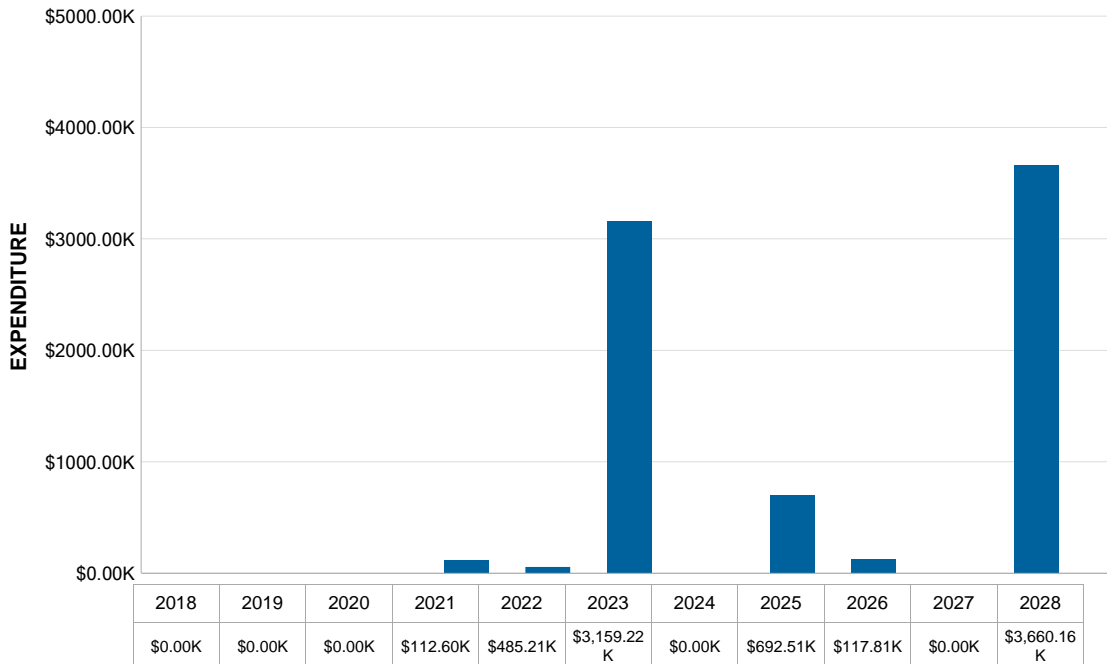
Summary of Findings

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)	\$51,072,000
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$3,757,029
Long Term Capital Needs (Year 6 to 10)	\$4,470,484
TOTAL Capital Needs (Year 0 to Year 10)	\$8,227,513
Average Capital Needs Per Year	\$822,751

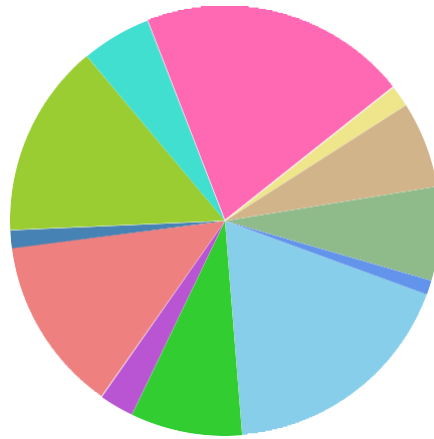
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Valley View Middle School building. In addition, we have scheduled key findings highlighting 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 \$8,227,513.

Expenditure Forecast Over Study Period



Valley 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	\$1,494,601	18.17 %
B30 Roofing	\$692,200	8.41 %
C10 Interior Construction	\$213,344	2.59 %
C30 Interior Finishes	\$1,089,359	13.24 %
D20 Plumbing	\$110,752	1.35 %
D30 HVAC	\$1,199,742	14.58 %
D40 Fire Protection	\$430,047	5.23 %
D50 Electrical	\$1,661,932	20.20 %
E10 Equipment	\$132,839	1.61 %
E20 Furnishings	\$533,980	6.49 %
G20 Site Improvements	\$579,681	7.05 %
G40 Site Electrical Utilities	\$89,034	1.08 %
Total	\$8,227,513	100 %

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 Building Type 1 Information



Building Type 1 Information		
Building Locations	Administration, Office, Library, Multipurpose, Classroom Building A, B, C, E, and S1-2.	
Constructed/ Renovated	1963/2007	
Total Area	51,778 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs Wood-framed roofs with concrete-topped metal decks	Good
Façade	Painted wood with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board, ACT, and adhered tile	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent water heaters	Fair
HVAC	Split systems Supplemental components: ductless split-systems	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	Building lacks fire suppression	

Valley View Middle School
 Building Type 2 Information



Building Type 2 Information		
Building Locations	Gymnasium, Classroom Building D1-2, D5-8, M1-2, and S3	
Constructed/ Renovated	2013	
Total Area	17,524 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs Wood-framed roofs with concrete-topped metal decks	Good
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Split systems Supplemental components: roof gas unit heaters	Fair
Fire Suppression	fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8 and CFL Emergency: none	--
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	--
Equipment/Special	None	--
Key Issues & Findings	Building lacks fire suppression	

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Site Summary Information



Site Information		
Lot Size	12.2 acres	
Parking Spaces	95 total spaces all in open lots 54 spaces in open lots; 41 spaces in carports 2 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, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link fencing and chain link w/ vinyl strip dumpster enclosures Playgrounds and sports courts with limited park benches, and trash receptacles	Fair
Landscaping & Topography	No significant landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow The concrete drainage swales have isolated areas of cracking and spalling	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS, CFL, and halogen Building-mounted: HPS, CFL, and metal halide	Fair
Ancillary Structures	Solar panel steel structure carports and pre-fabricated storage sheds	Fair
Key Issues & Findings	Inadequate site lighting	