

Gregory Gardens Elementary School (includes Shearer Preschool)

Items	Description	
Project Name	Gregory Gardens Elementary School	
Property Type	Academic	
Full Address	1 Corritone Court Pleasant Hill, CA 94523	
Year Built	1952	
Gross Building Area (GSF)	48,379	
Current Replacement Value (CRV)	\$36,284,250	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	375	
Site Acreage	10.0	
Building Name	Gross Square Footage	Built/Renovated
Building 1 - Multi-Use	5,688	1952/2003
Building 2 - Classroom P1-6	8,270	1952/2003
Building 3 - Kindergarten 1-4	4,749	1952/2003
Building 4 – Administration CR5-6	4,526	1952/2003
Building 5 - Classroom 7-8	4,335	1952/2003
Building 6 - Classroom 9-11	2,901	1952/2003
Building 7- Classroom 12-19	8,355	1952/2003
Building 8 - Classroom 20	1,335	1952/2003
Building 9 - Classroom 22-23	1,955	1952/2003
Building 10 - Classroom 24-27	3,850	1952/2003
Building 11 - Classroom 28	960	1952/2003
Building 12 - Classroom 29	960	1952/2003
Building 13 - Yard Toilet	495	1952/2003
Total SF	48,379	

All 48,379 square feet of the property are occupied by Mount Diablo Unified School District. The spaces are a combination of offices, classrooms, library, multi-use area, and kitchen with supporting restrooms, administrative offices, and mechanical and other utility spaces.

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OVERVIEW

Property Executive Summary

Gregory Gardens Elementary is a fully-occupied academic campus. It consists of single-story structures. The HVAC was updated in 2014. Electrical and plumbing systems were updated in 2003. The exterior 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 system was not able to be directly observed. Based on similar structures, it is assumed to be concrete slab-on-grade with integral perimeter footings. The building structural systems consist of steel columns and wood framing with wood roof trusses and decking. Sloped roofs are finished with metal panel, and flat roofs are finished with modified bitumen. The exterior walls are stucco and wood siding. Windows are single-glazed, metal-framed units in punched openings. Doors are solid wood and steel utility units. The building interiors generally include painted gypsum board walls and wall covering with ceramic tile in the restrooms. The floor finishes consist of vinyl composition tile (VCT), carpet, ceramic tile, and exposed concrete. The interior ceilings are finished with adhered ceiling tile with gypsum board in the restrooms.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the kitchen by a gas-fired water heater and to Classroom 12-19 by a single boiler in the mechanical closet. Heating and cooling are provided by variable refrigerant flow systems. 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 throughout the campus. Electrical service is provided by a single 1600-amp panel served from a pad mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Fill-in in-ground planters by preschool & holes on playfield
2. Upgrade the kitchen
3. The asphalt on the playground and kindergarten courtyards needs repair/replacement & repair/refresh fencing surrounding these areas.

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ASSESSMENT OF SITE

Historical Summary

The school was original constructed in 1952. Classroom Building 22-23 rebuilt in 2003. The original buildings were completely repainted at the time Classroom Building 22-23 construction.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed. The entrance parking lot has been restriped and a total of five handicap parking spaces were added. The playgrounds and sport courts are generally in good condition. *Originally constructed in 1952, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

The original buildings underwent a complete renovation in 2003 including exterior and interior finishes and complete roof replacement. Lifecycle interior finish, exterior finish, and roof replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

All HVAC systems were updated in 2014. Plumbing and electrical systems were reportedly upgraded in 2003. 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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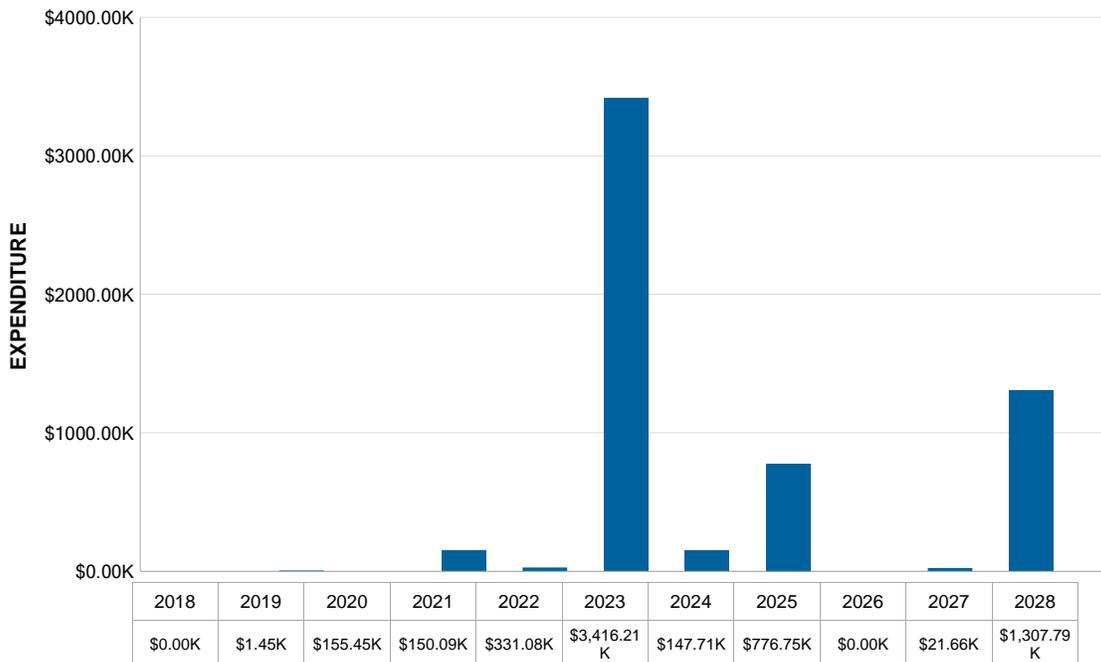
Summary of Findings

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)	0.00 %
Current Replacement Value (CRV)	\$36,284,250
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$4,054,277
Long Term Capital Needs (Year 6 to 10)	\$2,253,917
TOTAL Capital Needs (Year 0 to Year 10)	\$6,308,194
Average Capital Needs Per Year	\$630,819

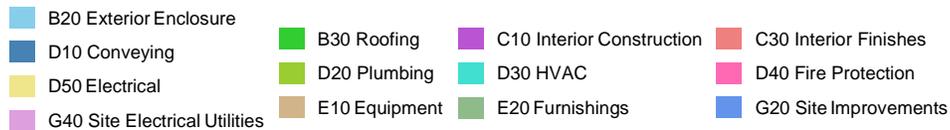
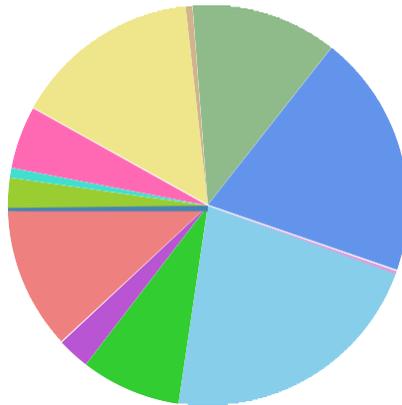
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Gregory Gardens Elementary School building. In addition, we have scheduled key findings highlighting 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 \$6,308,194.

Expenditure Forecast Over Study Period



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



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$1,375,364	21.80 %
B30 Roofing	\$509,932	8.08 %
C10 Interior Construction	\$164,231	2.60 %
C30 Interior Finishes	\$726,199	11.51 %
D10 Conveying	\$16,653	0.26 %
D20 Plumbing	\$152,293	2.41 %
D30 HVAC	\$50,348	0.80 %
D40 Fire Protection	\$318,467	5.05 %
D50 Electrical	\$954,969	15.14 %
E10 Equipment	\$35,094	0.56 %
E20 Furnishings	\$744,090	11.80 %
G20 Site Improvements	\$1,243,507	19.71 %
G40 Site Electrical Utilities	\$17,047	0.27 %
Total	\$6,308,194	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	Multipurpose and Classroom 1-29	
Constructed/ Renovated	1952 / 2003	
Total Area	48,379 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab Steel column and wood-framed roofs Steel column with wood frame metal decks	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, adhered tile, unfinished Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift serving stage	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired domestic boiler with storage tanks and water heaters	Fair
HVAC	Split systems Supplemental components: ductless split-systems, suspended gas unit heaters, make-up air unit	Fair
Fire Suppression	Hydrants, fire extinguishers, hose cabinets, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: T-8, LED, CFL, halogen Emergency: None	Fair

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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	Possible roof leak, building lacks fire suppression	

Gregory Gardens Elementary School

Site Summary Information



Site Information		
Lot Size	10 acres (estimated)	
Parking Spaces	66 total spaces all in open lots; 5 of which are accessible 5 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 fence with vinyl strip dumpster enclosures Playgrounds and sports courts with benches and fencing Limited park benches, 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	Underground piping	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: LED, CFL Pedestrian walkway and accent landscaping lighting	Fair
Ancillary Structures	Steel carport solar system, pre-fabricated storage sheds	Fair
Key Issues & Findings	Inadequate site lighting	