

Pleasant Hills Elementary School

Items		Description
Project Name		Pleasant Hill Elementary School
Property Type		Academic
Full Address		2097 Oak Park Boulevard Pleasant Hill, CA 94523
Year Built		1951
Gross Building Area (GSF)		44,999
Current Replacement Value (CRV)		\$33,749,250
CRV/GSF (\$/Sq Ft)		\$750
Number of Classrooms		X
Number of Portables		0
Student population (2018/2019)		650
Site Acreage		10.0
Building Name	Gross Square Footage	Built/Renovated
Building 1 - Office/Classroom 3-7	6900	1951
Building 2 - Classroom 1-2	2500	1951
Building 3 - Classroom 8-9	2500	1951
Building 4 - Classroom 10-13	4100	1951
Building 5 - Classroom 14-18	4400	1951
Building 6 - Classroom 19-20	2700	1951
Building 7 - Classroom 21-23	3600	1951
Building 8 - Classroom 24-26	4700	1951
Building 9 - Classroom 27-28	1800	2002
Building 10 - Classroom 29-32	4100	2002
Building 11 - Classroom 33-34	2100	2002
Building 12 - Classroom 35	880	1995
Building 13 - Classroom 36	1500	2002
Building 14 - Multi Use Building	5900	1951

All 47,680 square feet of the property are occupied by Mt. Diablo Unified School District. The spaces are mostly a combination of offices, classrooms, and a multi-use building with supporting restrooms and mechanical and other utility spaces.

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OVERVIEW

Property Executive Summary

Pleasant Hill Elementary School is a fully-occupied academic campus. It has a single-story main structure with multiple classroom wings and standalone classroom buildings that were installed in 2002. Issues related to water runoff were noted and reported by staff. The site grade causes drains in front of classrooms 19-23 to overflow. In some cases, water makes it to the doors of classrooms where sandbags are required to keep water out. There was a recent upgrade to one of the stormwater drains, but the effectiveness of this improvement had not been determined at the time of the site visit. There are issues with rodents in classrooms due to compromised door weather stripping. Multiple exterior lights were on during the daytime. The teacher work space has 9"x9" floor tiles that likely contain asbestos.

Site Executive Summary

The building covers approximately a quarter of the site. Landscaping consists of trees, shrubs, and lawn areas. Some landscaped areas around the office building are irrigated by an in-ground sprinkler system. Fencing is located at the perimeter of the site with multiple lockable gates. Parking is provided for 67 vehicles in asphalt paved lots. Service vehicle access is provided at the northeast corner of the site. The pedestrian pavement throughout the property is constructed of cast-in-place concrete, asphalt, and masonry pavers. Cast-in-place concrete steps with metal handrails are located at grade changes. Building perimeter lighting is provided by wall-mounted sodium vapor, metal halide, and LED fixtures. Pedestrian areas and walkways are lit by recessed compact fluorescent fixtures and LED wallpacks and flood lights.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. However, based on similar structures and drawings of the original school, it consists of concrete piers supporting reinforced concrete slab-on-grade. The newer classrooms are wood- framed and built on-grade adjacent to the original classrooms. The main building structural systems consist of concrete block bearing walls with wood truss roofs. The roof has a slight pitch and is finished with modified bitumen. The exterior walls are painted concrete masonry units and with wood trim. Windows are single-glazed, metal-framed units in punched openings. The newer classroom additions have painted stucco with aluminum framed windows. The building interiors generally include painted concrete masonry units with some areas of tack board and acoustical panels. The floor finishes consist primarily of vinyl composition tile (VCT) with small areas of carpet. The interior ceilings are finished with acoustic ceiling tile in the original building and painted gypsum board in the additions.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the M-U building kitchen and restrooms by a commercial-grade, gas-fired water heater located in the boiler room. Heating and cooling are provided by rooftop package units and forced air units with remote heat pumps and condensing units. Supplemental cooling is provided to the administration area 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. Electrical service is provided by a single 1,600-amp panel served from a pad-mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Fencing
2. Air Conditioning for MU
3. Painting/wall repair (exterior and interior)

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ASSESSMENT OF SITE

Historical Summary

Most of the Pleasant Hill Elementary School was built in 1951 with similar classroom additions in the early 1950s. The office building also shares three classroom spaces. The remaining rows of buildings built to the south of the office are classroom wings built in similar style. The Multi-Use (M-U) Building lies to the east of the classroom buildings and includes the cafeteria, kitchen, and stage. During the 1990s and around 2002, standalone classroom buildings were built to accommodate growing enrollments.

Site

The site parking lot is in fair condition with normal surface cracking in several areas. Parking spaces are well marked. Asphalt and concrete sidewalks and playground asphalt are in fair condition with no major deficiencies. Trees, shrubs and grass are all well maintained with no deficiencies. Site drainage presents an issue. The area between the office and Classrooms 8-10 has had multiple occurrences of water pooling, requiring sandbags in front of doors to prevent water infiltration into classrooms. Recent landscaping has been completed to address this issue, but no rain events have occurred since. Site lighting is limited to the building exteriors with no dedicated yard or other pole-mounted lighting. All pedestrian paths are well lit by recessed or wall-mounted lighting fixtures. *Originally constructed in 1955, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

The roofs on the original buildings are finished with modified bitumen. There is a noticeable amount of grit missing from the roofing finish, but according to staff, there are no major issues. The classroom addition buildings have metal roofs with the exception of Classroom 35, which has a flat, modified bitumen roof. The floors in the original buildings have been upgraded to vinyl tile over time and have been well maintained. The teacher's workroom has 9"x9" tile, which appears original and could contain asbestos. Interior wall finishes include concrete that has been repainted periodically over the years. Other wall finishes include acoustic tile, tack board, and painted gypsum board in the newer classroom buildings. Interior finishes have been repainted periodically as needed. Lifecycle interior finish, exterior finish, and roof replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

In the classroom buildings, the heating boiler and associated systems have been replaced with packaged rooftop units, and split systems for classrooms. According to district staff, the major mechanical upgrade to the classroom buildings was completed around 2012. The M-U Building has a hydronic boiler and a small packaged rooftop unit above the kitchen. The MEPF infrastructure is generally in good working condition with no major expenditures anticipated in the short term.

Recommended Additional Studies

It is unknown if the drainage issue has been resolved with the landscaping work. A future study may be needed to investigate the storm sewer integrity. In the event water pooling continues, a professional engineer or consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

Additional investigation is currently taking place to address specific AB-300 requirements and potential independent structural system review for Classroom wings A, B, and C.

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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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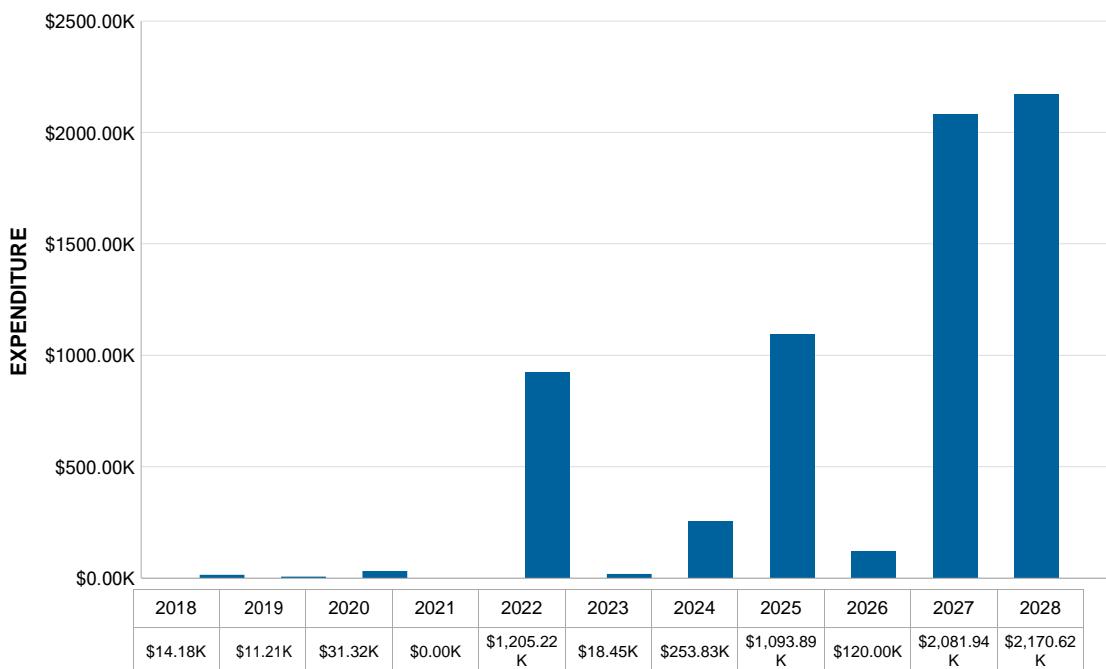
Summary of Findings

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:

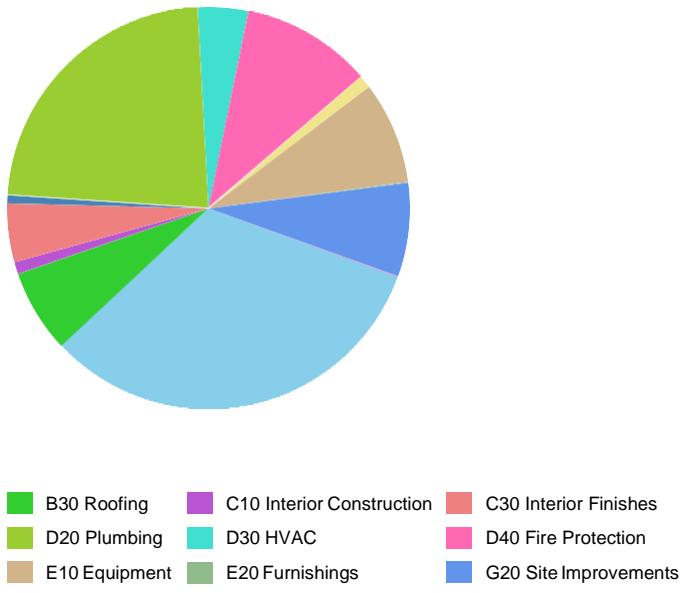
Key Findings	Metric
Facility Condition Index (FCI)	0.04 %
Current Replacement Value (CRV)	\$33,749,250
Immediate Capital Needs (Current Year or Year 0)	\$14,182
Short Term Capital Needs (Year 1 to 5)	\$1,266,194
Long Term Capital Needs (Year 6 to 10)	\$5,720,270
TOTAL Capital Needs (Year 0 to Year 10)	\$7,000,646
Average Capital Needs Per Year	\$700,065

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 Pleasant Hill 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 \$7,000,646.

Expenditure Forecast Over Study Period



Pleasant Hills Elementary School
Distribution of Future (Year 1-Year 10) Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$2,270,790	32.50 %
B30 Roofing	\$466,974	6.68 %
C10 Interior Construction	\$67,260	0.96 %
C30 Interior Finishes	\$328,676	4.70 %
D20 Plumbing	\$45,344	0.65 %
D30 HVAC	\$1,613,193	23.09 %
D40 Fire Protection	\$281,250	4.03 %
D50 Electrical	\$732,710	10.49 %
E10 Equipment	\$70,997	1.02 %
E20 Furnishings	\$572,750	8.20 %
F10 Special Construction	\$5,000	0.07 %
G20 Site Improvements	\$525,520	7.52 %
G30 Site Mechanical Utilities	\$6,000	0.09 %
Total	\$6,986,464	100 %

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Building Type 1 Information



Building Type 1 Information

Building Locations	Offices, Classroom Building	
Constructed/Renovated	1951	
Total area	6,900 SF	
Number of Stories	1	
System	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and wood-framed roofs	Good
Façade	Painted CMU with steel-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board & CMU 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 and split-systems Supplemental components: ductless split-systems	Good
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard panel with copper wiring fed from exterior cabinet with copper wiring Interior Lighting: T-8	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Key Issues & Findings	Building lacks fire suppression, roof shows signs of advanced age	

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Building Type 2 Information



Building Type 2 Information

Building Locations	Library, Classroom Building 2-8, Restrooms	
Constructed/Renovated	1951	
Total Area	24,500 SF	
Number of Stories	1	
System	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and wood-framed roofs	Good
Façade	Painted CMU with steel-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: CMU with sporadic tack board Floors: VCT, ceramic tile in restrooms 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	Good
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Sub panels with copper wiring fed from external switchboard building with copper wiring Interior Lighting: T-8	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Key Issues & Findings	Building lacks fire suppression, misaligned gutter downspouts contribute to water pooling, some exterior lighting fixture covers are failing due to oversized bulbs, many exterior lights are on during the day, roof shows signs of advanced age, teacher work room still has original 9"x9" flooring tile	

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Building Type 3 Information

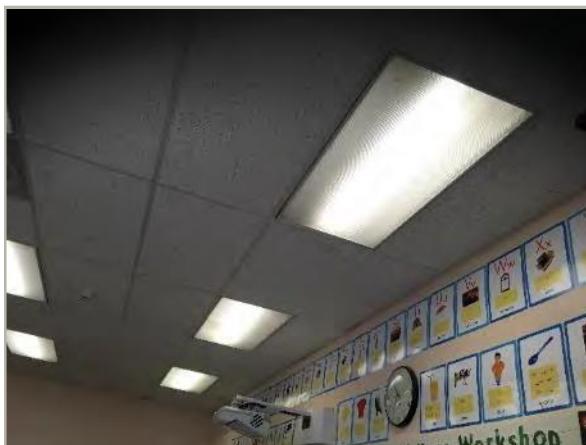


Building Type 3 Information

Building Locations	Classroom Buildings 9-11, 13	
Constructed/Renovated	2002	
Total Area	9,500 SF	
Number of Stories	1	
System	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Stucco with aluminum-framed windows	Good
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT, unfinished/exposed	Good
Elevators	None	--
Plumbing	Copper supply, PVC waste and vent No hot water	Good
HVAC	Split-systems	Good
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Sub panels with copper wiring fed from exterior switchboard cabinet with copper wiring Interior Lighting: T-8	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Key Issues & Findings	Building lacks fire suppression	

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Building Type 4 Information



Building Type 4 Information

Building Locations	Classroom Building 12	
Constructed/Renovated	1990s	
Building Size	1,500 SF	
Number of Stories	1	
System	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Fair
Facade	Stucco with aluminum-framed windows	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: Suspended ACT	Good
Elevators	None	--
Plumbing	Copper supply, PVC waste and vent No hot water	Good
HVAC	Split-systems	Good
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Sub panels with copper wiring fed from exterior switchboard cabinet with copper wiring Interior Lighting: T-8	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Key Issues & Findings	Building lacks fire suppression	

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Building Type 5 Information



Building Type 5 Information		
Building Locations	Multipurpose, Kitchen, Cafeteria	
Constructed/Renovated	1951	
Building Size	5,900 SF	
Number of Stories	1	
System	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and wood-framed roofs	Good
Façade	Painted CMU with steel-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: VCT, painted gypsum board and painted CMU Floors: VCT, wooden stage flooring, vinyl Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heater	Fair
HVAC	Central boiler with hydronic baseboard radiators and cabinets	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: External sub-panel with copper wiring /// Fed from external switchboard with copper wiring Interior Lighting: T-8, incandescent	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair
Key Issues & Findings	Building and kitchen hood lacks fire suppression, roof shows signs of advanced age	

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Site Summary Information



Site Information		
Lot Size	10.0 acres (estimated)	
Parking Spaces	67 total spaces all in open lots 4 accessible (included in total above), 1 van-accessible	
System	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, paver walk-ways	Fair
Site Development	Building-mounted entrance signage, chain link fencing, no dumpster enclosures Playgrounds with soft landings and asphalt sports courts Moderately furnished benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Moderate landscaping features Irrigation present Moderate site slopes north to south	Fair
Draining Systems and Erosion Control	Surface flow, pits Soil erosion occurs near Classrooms 8-9 Ponding occurs in the same landscaped areas The concrete drainage swales have isolated areas of cracked and spalling swales One concrete sump has a history of back-ups	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, HPS, metal halide	Fair
Ancillary Structures	Steel PV array structures, wood-framed bike shelter, pre-fabricated storage sheds, metal-framed picnic shelter	Fair
Key Issues & Findings	Inadequate lot drainage in specific areas	