

El Dorado Middle School

Items	Description	
Project Name	El Dorado Middle School	
Property Type	Academic	
Full Address	1750 West Street Concord, CA 94521	
Year Built	1960	
Gross Building Area (GSF)	76,171	
Current Replacement Value (CRV)	\$57,128,250	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	889	
Site Acreage	15.00	

Building Name	Gross Square Footage	Built/Renovated
M-U	7300	1960 / 2014
Music	2800	1960 / 2014
A	12171	1960 / 2014
B	7200	1960 / 2014
C	10600	1960 / 2014
D	8600	1960 / 2014
E	3600	2012
F	3800	2012
G	3200	2012
H	2400	2012
S	6400	1960 / 2014
RR	900	2012
PE	7200	2012
Total SF	76,171	

All 76,171 square feet of the property are occupied by Mount Diablo Unified School District. The spaces are mostly a combination of offices, classrooms, and laboratory spaces with supporting restrooms, administrative offices, and mechanical and other utility spaces.

El Dorado Middle School

OVERVIEW

Property Executive Summary

El Dorado Middle School is a fully-occupied academic campus. It has 13 single-story structures. M-U, Music, A, B, C, D, and S Buildings were constructed in 1960 and had limited renovation in 2014. Buildings E, F, G, H, RR, and PE were constructed around 2012.

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 sprinkler system. Fencing is located at the perimeter of the site. Parking is provided in two asphalt paved lots. There is no service vehicle access. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. General site lighting is provided by pole-mounted HID fixtures. Building perimeter lighting is provided by wall-mounted metal halide fixtures. Pedestrian areas and walkways are lit by metal halide soffit lighting.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. However, based on similar structures and POC comments, it is assumed to be reinforced concrete slab-on-grade with integral footings. The original building roofs are flat and finished with modified bitumen. New building roofs are gabled and finished with metal. The exterior walls are painted wood siding on the old buildings and painted stucco on the new buildings. Windows are single- and double-glazed, aluminum-, wood-, and steel-framed units. The buildings interiors generally include painted gypsum board walls and exposed concrete. The floor finishes consist of carpet, vinyl composition tile (VCT), ceramic tile, concrete, and wood strip in the PE and stage areas.

The interior ceilings are finished with acoustic ceiling tile and painted gypsum board.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the restrooms and break room areas by individual electric and gas-fired water heaters located in the janitor closet adjacent to each area. Heating and cooling is provided by rooftop and ground-mounted split systems and package units. Supplemental cooling is provided to the communication rooms by one ductless split system. 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 and T-12 fluorescent fixtures with compact fluorescent (CFL) and incandescent fixtures in accent locations. Electrical service is provided by a single 2000-amp panel served from a pad-mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Permanent places for students to sit and gather (and help with student walking "flow")
2. Performing Arts Center (new) or refurbish/update MUs to support new Audio/Video productions
3. Parking lot (drop-off/pick-up)

El Dorado Middle School

ASSESSMENT OF SITE

Historical Summary

Most buildings were constructed in 1960 and had limited renovation 2014. Buildings E, F, G, H, RR, and PE were added around 2012.

Site

The asphalt at the playground and the parking lot was repaved in 2015. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. *Originally constructed in 1960, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

A solar carport system was added in 2012. Limited interior and exterior painting and replacement of some flooring were completed in 2012. Lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The MEPF systems and infrastructure were replaced and upgraded in 2014. The boiler appears to be original to the building. It was reported that the electrical system does not meet current demand for the M-U building; an upgrade of the electrical system is recommended. General interior lighting is provided by T-8 fluorescent fixtures with compact fluorescent (CFL) fixtures in accent locations. There is soffit lighting throughout campus.

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%

El Dorado Middle School

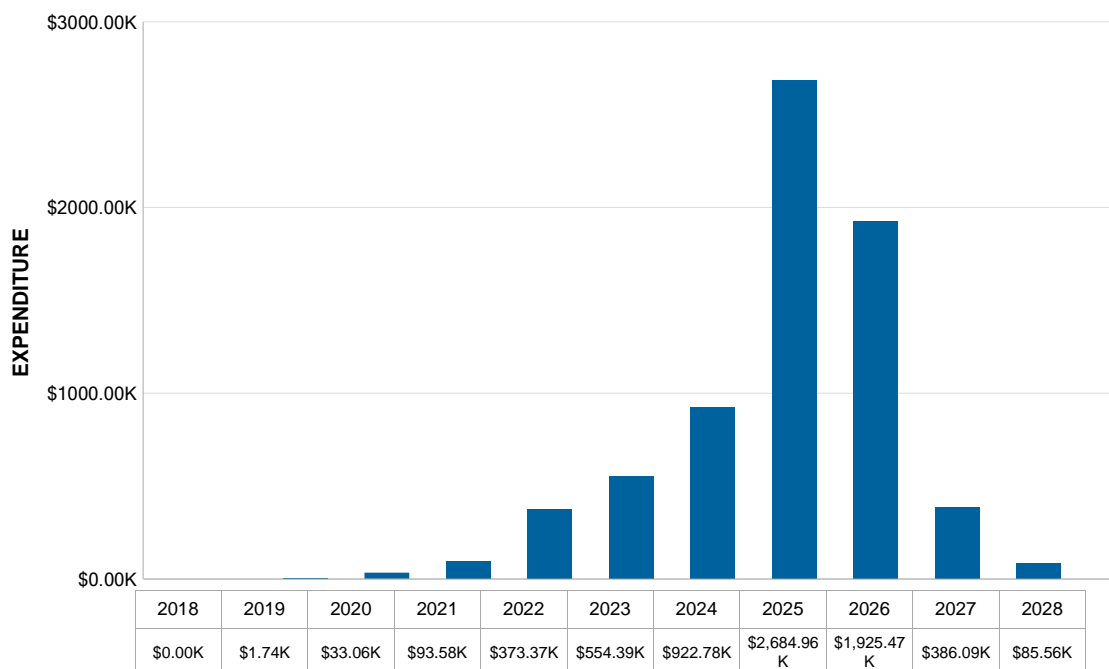
Summary of Findings

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)	0.00 %
Current Replacement Value (CRV)	\$57,128,250
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$1,056,133
Long Term Capital Needs (Year 6 to 10)	\$6,004,848
TOTAL Capital Needs (Year 0 to Year 10)	\$7,060,982
Average Capital Needs Per Year	\$706,098

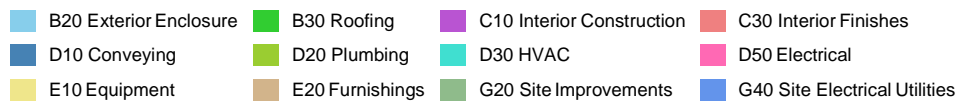
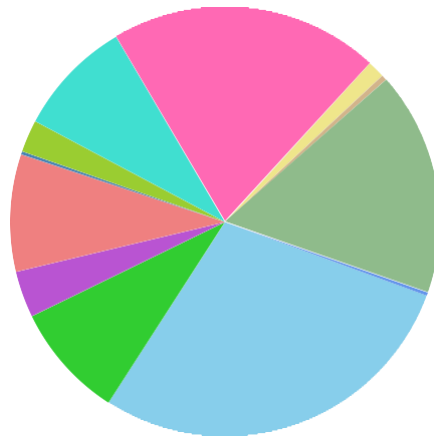
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the El Dorado Middle School building. In addition, we have scheduled key findings highlighting key 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 \$7,060,982.

Expenditure Forecast Over Study Period



El Dorado Middle School

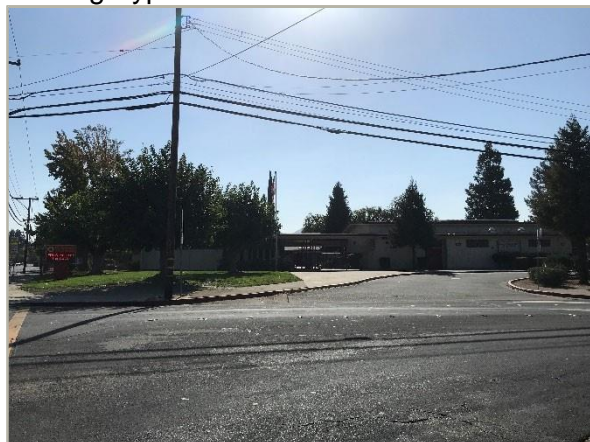
Distribution of Future (Year 1-Year 10) Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$2,016,910	28.56 %
B30 Roofing	\$611,779	8.66 %
C10 Interior Construction	\$246,820	3.50 %
C30 Interior Finishes	\$622,988	8.82 %
D10 Conveying	\$16,653	0.24 %
D20 Plumbing	\$171,504	2.43 %
D30 HVAC	\$619,429	8.77 %
D50 Electrical	\$1,428,699	20.23 %
E10 Equipment	\$91,590	1.30 %
E20 Furnishings	\$28,800	0.41 %
G20 Site Improvements	\$1,188,762	16.84 %
G40 Site Electrical Utilities	\$17,047	0.24 %
Total	\$7,060,982	100 %

El Dorado Middle School

Building Type 1 Information



Building Type 1 Information		
Building Locations	M-U, Music, A, B, C, D and S	
Constructed/ Renovated	1960/ 2014	
Total Area	55,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete bearing walls on concrete slab	Fair
Façade	Painted wood with steel- and wood-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and unfinished concrete Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Gas and electric water heaters	Fair
HVAC	Individual package and split-system units and furnaces Supplemental components: ductless split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main switchboard and distribution panels Interior Lighting: T-8, T-12, incandescent Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations,	Fair
Equipment/Special	Commercial kitchen equipment	Fair

El Dorado Middle School
 Building Type 2 Information



Building Type 2 Information		
Building Locations	Buildings E, F, G, H, RR and PE.	
Constructed/ Renovated	2012	
Total Area	21,100 SF	
Number of Stories	1	
<i>System</i>	<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, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Gas water heaters	Fair
HVAC	Split systems	Fair
Fire Suppression	Hydrants, fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main switchboard and distribution panels Interior Lighting: T-8, T-12, incandescent Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Key Issues & Findings	Building lacks fire suppression.	

El Dorado Middle School
 Site Summary Information



Site Information		
Lot Size	15.00 acres (estimated)	
Parking Spaces	59 total spaces all in open lots; 4 of which are accessible 2 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 dumpster enclosures Sports courts, fencing, and site lights	Fair
Landscaping & Topography	Moderate landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow, inlets, swales, underground piping	Fair
Utilities	Municipal water and sewer Local utility-provided electricity and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: metal halide	Fair
Ancillary Structures	Steel-framed carports for solar system.	Good
Key Issues & Findings	None	