

Oak Grove Middle School
EXISTING SITE INFORMATION

Items		Description			
Project Name		Oak Grove Middle School			
Property Type		Academic			
Full Address		2050 Minert Road Concord, CA 94518			
Year Built		1958			
Gross Building Area (GSF)		78,050			
Current Replacement Value (CRV)		\$58,537,500			
CRV/GSF (\$/Sq Ft)		\$750			
Number of Classrooms		X			
Number of Portables		0			
Student population (2018/2019)		800			
Site Acreage		10.27			
Building Name		Gross Square Footage		Built/Renovated	
Building - M-1		3,300		1958	
Building - M-2		6,600		1958	
Building - PE		7,600		2000s	
Building - G 1-2		2,400		2000s	
Building - A-4, B 2-3		10,500		1958	
Building - D 1-5, Library		10,500		1958	
Building - A 5-8, B 4-7		7,900		1958	
Building - C-4, D-8		7,900		1958	
Building - E 1-2		2,050		2000s	
Building - E 3-5		3,300		2012	
Building - F 1-3		3,000		2000s	
Building - F 4-5		5,700		2000s	
Building - F 6-7		1,800		2000s	
Building - F 8-9		3,100		2012	

All 78,050 square feet of the property are occupied by Mount Diablo Unified School District. The spaces are a combination of offices, classrooms, gymnasium, multipurpose room, and kitchen with supporting restrooms and mechanical and other utility spaces.

Oak Grove Middle School

OVERVIEW

Property Executive Summary

Oak Grove Middle School is a fully-occupied middle school campus originally constructed in 1958. It consists entirely of single-story structures. Additional buildings were added in the 2000s. The science building was constructed in 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. Chain link fencing is located at the perimeter. 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. Cast-in-place concrete steps with metal handrails are located at grade changes. Building perimeter lighting is provided by wall-mounted LED fixtures.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. However, based on similar structures, it consists of reinforced concrete slab-on-grade with integral footings. The first floor is concrete slab-on-grade. The building is a conventional wood-framed structure with wood-framed roofs. The roofs are flat and finished with modified bitumen and sloped and finished with standing seam metal. The exterior walls are painted stucco or wood siding. Windows are single-glazed, metal-framed units in punched openings. The building interiors generally include painted gypsum board walls. The floor finishes consist of carpet, vinyl composition tile (VCT), and ceramic tile. The interior ceilings are finished with acoustic ceiling tile and painted gypsum board.

Mechanical/Electrical/Plumbing Executive Summary

Vertical conveyance in the building is provided by in the M-U building by a wheelchair lift. Domestic hot water is provided to the break rooms and commercial kitchen by a domestic boiler and commercial-grade electric and gas-fired water heaters located in the mechanical rooms. Heating and cooling is provided by rooftop package units and gas-fired furnaces with remote condensing units. Supplemental cooling is provided to some areas by ductless split systems. Fire protection systems include a fire alarm system, fire sprinkler system throughout, smoke detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. General interior lighting is provided by T-8 fluorescent fixtures with compact fluorescent (CFL) 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. Cafeteria
2. Field
3. Grass in and around campus

Oak Grove Middle School
ASSESSMENT OF SITE

Historical Summary

Oak Grove Middle School is a fully occupied middle school campus. The subject property was originally constructed in 1958. Additional buildings were added in the 2000s. The science building was constructed in 2012. The property has been used as a school since construction.

Site

Asphalt paved parking lots are in fair condition. Sports courts and sidewalks are well maintained. Landscaping is in fair condition. Lifecycle replacements are budgeted and anticipated.

Architectural

The finishes have been reasonably well maintained over the years. The roofing for the entire complex was replaced in the summer of 2018. Exterior finishes are wood siding or stucco, and will need only minor maintenance over the years. The interior finishes have been periodically replaced as needed over the years. Lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The HVAC systems were replaced in 2008 and are in fair condition overall. Plumbing components were well maintained. The electrical systems were in good working order. Only the auditorium building, and Building F 8-9 were equipped with fire sprinklers. The remainder of the campus should be retrofitted with sprinklers.

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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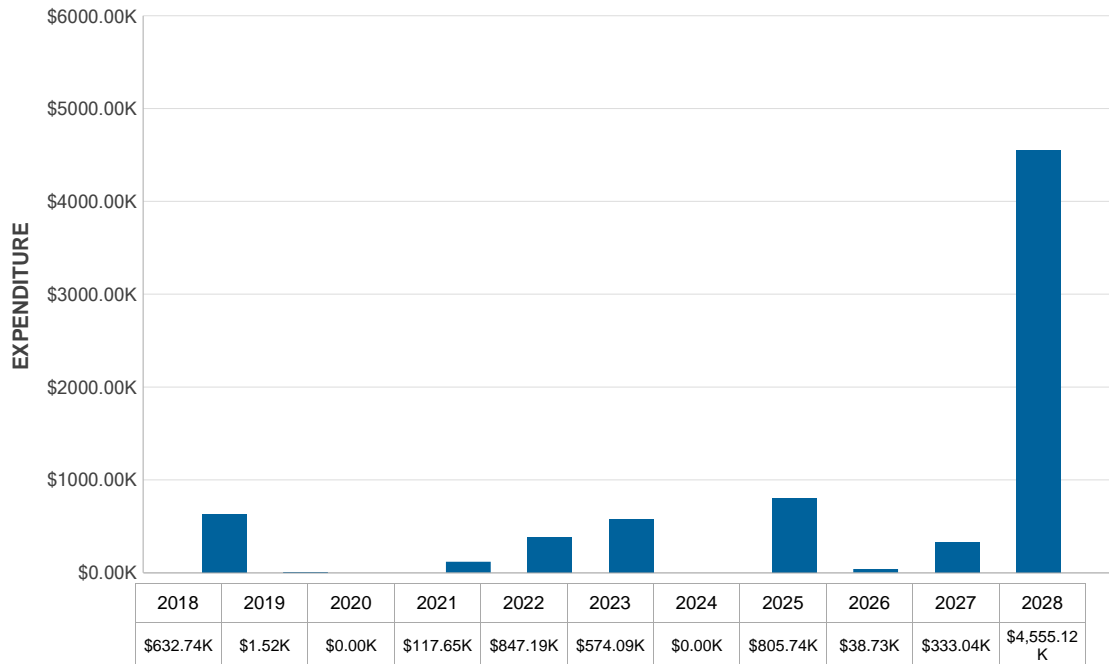
Property Condition

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)	1.08 %
Current Replacement Value (CRV)	\$58,537,500
Immediate Capital Needs (Current Year or Year 0)	\$632,738
Short Term Capital Needs (Year 1 to 5)	\$1,540,447
Long Term Capital Needs (Year 6 to 10)	\$5,732,628
TOTAL Capital Needs (Year 0 to Year 10)	\$7,905,813
Average Capital Needs Per Year	\$790,581

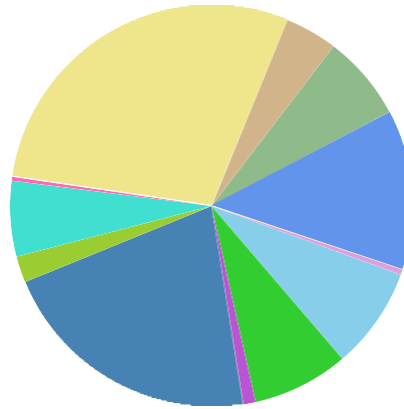
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Oak Grove Middle School building. In addition, we have scheduled key findings highlighting key 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 \$7,905,813.

Expenditure Forecast Over Study Period



Oak Grove Middle School

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



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$1,495,500	20.56 %
B30 Roofing	\$90,100	1.24 %
C10 Interior Construction	\$332,905	4.58 %
C30 Interior Finishes	\$857,680	11.79 %
D10 Conveying	\$16,653	0.23 %
D20 Plumbing	\$63,773	0.88 %
D30 HVAC	\$817,647	11.24 %
D40 Fire Protection	\$486,665	6.69 %
D50 Electrical	\$1,599,427	21.99 %
E10 Equipment	\$138,817	1.91 %
E20 Furnishings	\$832,800	11.45 %
G20 Site Improvements	\$534,503	7.35 %
G40 Site Electrical Utilities	\$6,606	0.09 %
Total	\$7,273,075	100 %

Oak Grove Middle School

Building M-1, M-2, A-1-4, D 1-5, A 5-8, C 4-7, E 3-5 Information



Building M-1, M-2, A-1-4, D 1-5, A 5-8, C 4-7, E 3-5 Information		
Building Locations	Classroom, Auditorium, Restroom, Kitchen	
Constructed/ Renovated	1958	
Total Area	50,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Good
Façade	Wood siding with steel-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board & ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply, cast-iron waste and vent Gas & electric water heaters	Fair
HVAC	Central system with boilers feeding fan coil units Individual package, heat pump, split-system units Supplemental components: ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL 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 noted	

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Building PE, G 1-3, E 1-2, F 1-3, F 4-5, F 6-7 Information



Building PE, G 1-2, E 1-2, F 1-3, F 4-5, F 6-7 Information		
Building Locations	Gymnasium, Classroom Building	
Constructed/ Renovated	2000s	
Total Area	22,550 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast-iron waste and vent Gas or electric water heaters	Fair
HVAC	Individual package heat pump, split-system units Supplemental components: ductless split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers, hose cabinets,	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL 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 noted	

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Building Type 3 Information



Building F 8-9 Information		
Building Locations	Classroom Building	
Constructed/ Renovated	2012	
Building Size	3,100 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board & vinyl Floors: VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast-iron waste and vent No hot water	Fair
HVAC	Individual heat pump units Supplemental components: ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL 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 noted	

Ygnacio Valley Elementary School

Site Summary Information



Site Information		
Lot Size	10.27 acres (estimated)	
Parking Spaces	Sixty-eight total spaces all in open lots; Four of which are accessible Four accessible (included in total above), two 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	Building-mounted & property entrance signage, chain link fencing, Playgrounds and sports courts with fencing Limited park benches, picnic tables, trash receptacles	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, underground piping, municipal system	Fair
Utilities	Municipal water and sewer	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: LED	Fair
Ancillary Structures	Pre-fabricated storage sheds, solar parking and shade structures	Fair
Key Issues & Findings	None noted	