

Pleasant Hill Middle School (includes Pleasant Hill Education Center)

Items	Description	
Project Name	Pleasant Hill Middle School	
Property Type	Academic	
Full Address	One Santa Barbara Road Pleasant Hill, CA 94523	
Year Built	1954	
Gross Building Area (GSF)	131,177	
Current Replacement Value (CRV)	\$98,382,750	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	866	
Site Acreage	28.95	
Building Name	Gross Square Footage	Built/Renovated
101-102	4300	1954 / 2009
103-107	7000	1954 / 2009
108-114	13300	1954 / 2009
201-202	2700	1954 / 2009
203-206	6200	1954 / 2009
207-210	8400	1954 / 2009
301-306	6400	1954 / 2009
307-312	6000	1954 / 2009
401-408	6300	1954 / 2009
409-411	4100	2012
500	6100	1954 / 2009
600	7100	1954 / 2009
S1-S2	6700	2012
Gymnasium	24000	1954 / 2009
Study Program	7400	1954 / 2009
Pool Room	900	1954 / 2009
M-U	3800	1954 / 2009

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Administration & Community Room	13300	1954 / 2009
Total SF	131,177	

All 131,177 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.

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OVERVIEW

Property Executive Summary

Pleasant Hill Middle School is a fully-occupied academic campus. It is a single-story structure with nineteen buildings. Buildings 101-102, 103-107, 108-114, 201-202, 203-206, 207-210, 301-306, 307-312, 401-408, 500, 600, 700, Gymnasium, Study Program, Pool Room, M-U, and Administration were constructed in 1954 and had limited renovation in 2009. Buildings 409-411 and S1-S2 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 and tennis court. Parking is provided in asphalt paved lots with solar carport systems. 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 roofing. The exterior walls are painted stucco. 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, and concrete. 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 package units and gas-fired furnaces with remote condensing units. Supplemental cooling is provided to the communication rooms by five ductless split systems. Fire protection systems include a fire sprinkler system at the M-U stage area only, 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 single 2000-amp panel served from a pad-mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Campus-wide painting and repair
2. Air conditioning in the MUR and Gyms
3. Technology infrastructure

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ASSESSMENT OF SITE

Historical Summary

Most buildings were constructed in 1954 and had limited renovation between 2000 and 2009. Buildings 409-411 and S1-S2 were added around 2012.

Site

The asphalt at the playground and the parking lot area was repaved in 2016. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. *Originally constructed in 1954, 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 some flooring replacement was 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 vary significantly in age; while some components were replaced and upgraded in 2009, many remain older. 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%

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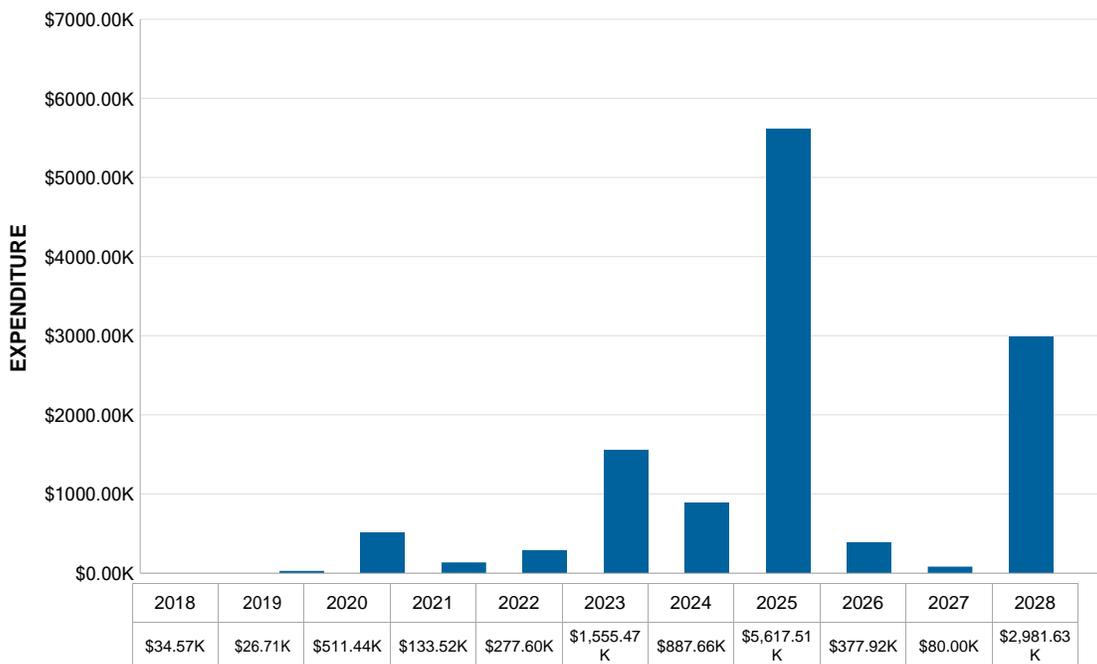
Summary of Findings

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)	\$98,382,750
Immediate Capital Needs (Current Year or Year 0)	\$34,572
Short Term Capital Needs (Year 1 to 5)	\$2,504,743
Long Term Capital Needs (Year 6 to 10)	\$9,944,722
TOTAL Capital Needs (Year 0 to Year 10)	\$12,484,037
Average Capital Needs Per Year	\$1,248,404

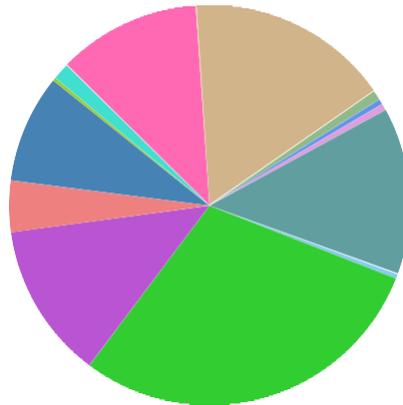
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Pleasant Hill Middle School building. In addition, we have scheduled key findings highlighting 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 \$12,484,037.

Expenditure Forecast Over Study Period



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



- B10 Super Structure
 C30 Interior Finishes
 D40 Fire Protection
 F10 Special Construction
- B20 Exterior Enclosure
 D10 Conveying
 D50 Electrical
 G20 Site Improvements
- B30 Roofing
 D20 Plumbing
 E10 Equipment
 E20 Furnishings
- C10 Interior Construction
 D30 HVAC

Building System	Estimated Cost	Percentage of Total Cost
B10 Super Structure	\$50,022	0.40 %
B20 Exterior Enclosure	\$3,642,210	29.26 %
B30 Roofing	\$1,575,849	12.66 %
C10 Interior Construction	\$516,353	4.15 %
C30 Interior Finishes	\$1,088,081	8.74 %
D10 Conveying	\$33,306	0.27 %
D20 Plumbing	\$167,264	1.34 %
D30 HVAC	\$1,436,680	11.54 %
D40 Fire Protection	\$6,650	0.05 %
D50 Electrical	\$2,035,176	16.35 %
E10 Equipment	\$97,841	0.79 %
E20 Furnishings	\$53,454	0.43 %
F10 Special Construction	\$67,333	0.54 %
G20 Site Improvements	\$1,679,247	13.49 %
Total	\$12,449,465	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	101-102, 103-107, 108-114, 201-202, 203-206, 207-210, 301-306, 307-312, 401-408, 500, 600, 700, Gymnasium, Study Program, Pool Room, M-U and Administration.	
Constructed/ Renovated	1954/ 2009	
Total Area	123,877 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete bearing walls on concrete slab/ with raised floor	Fair
Façade	Stucco 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
Key Issues & Findings	Building lacks fire suppression.	

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Building Type 2 Information



Building Type 2 Information		
Building Locations	Buildings 409-411 and S1-S2	
Constructed/ Renovated	2012	
Total Area	7,300 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concreteslab	Good
Façade	Stucco with aluminum 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 Electrical 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.	

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Site Summary Information



Site Information		
Lot Size	28.95 acres (estimated)	
Parking Spaces	253 total spaces all in open lots; 21 of which are accessible 17 accessible (included in total above), 4 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 electric 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	