

River View Middle School

Items	Description	
Project Name	Riverview Middle School	
Property Type	Academic	
Full Address	205 Pacifica Avenue Bay Point, CA 94565	
Year Built	1956	
Gross Building Area (GSF)	123,300	
Current Replacement Value (CRV)	\$92,475,000	
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
412-413	700	2012
414	1,200	2012
415	1,400	2012
418-419	2,500	2012
411	1,200	2012
409-410	2,600	2010
407-408	2,200	2005
405-406	2,200	2005
421	1,500	2012
401-404	5,400	1956 / 2012
201-212	16,000	1956 / 2012
301-312	14,000	1956 / 2012
Gymnasium	13,000	1956 / 2012
Boy's Lockers	6,200	1956 / 2012
Girl's Lockers	4,700	1956 / 2012
801-802	4,000	2010
501-508	14,200	1956 / 2012

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600	7,200	1956 / 2012
M-U	9,300	1956 / 2012
Administration	7,000	1956 / 2012
Library	3,200	1956 / 2012
Gateway	2,600	2002
3	1,000	2010
Total SF	123,300	

All 123,300 square feet of the property are occupied by Mount Diablo Unified School District. The spaces are mostly a combination of offices and classrooms with supporting restrooms, administrative offices, and mechanical and other utility spaces.

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OVERVIEW

Property Executive Summary

Riverview Middle School is a fully-occupied middle school campus with 23 single-story structures. The Library, Administration building, 401-404, 201-212, 301-312, Gymnasium, Boys' Lockers, Girls' Lockers, 501-508, 600, and M-U were constructed in 1956 and had limited renovation in 2012. Buildings 3, 412-413, 414, 415, 418-419, 411, 409-410, 407-408, 405-406, 801-802, and Gateway were added between 2002 and 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 with an automatic vehicle gate and security post. Parking is provided in for 150 vehicles in asphalt paved lots. 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 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 concrete bearing walls on concrete slabs. The original building roofs are flat with modified bituminous finish. New building roofs are gabled and finished with metal roofing. The exterior walls are painted stucco. Windows are single- and double-glazed, aluminum-, steel-, and wood-framed units. The building interiors generally include painted gypsum board and exposed concrete walls. The floor finishes consist of carpet, vinyl composition tile (VCT), vinyl sheet, ceramic tile, wood, 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 some 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 six ductless split systems. One boiler provides hot water for the M-U building. Fire protection systems include a fire alarm system, smoke detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. The 800 Building is covered by a fire sprinkler system. General interior lighting is provided by T-8 and T-12 fluorescent fixtures with compact fluorescent (CFL) and incandescent fixtures in accent locations. LED is provided in the gymnasium. Electrical service is provided by a 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

The Library, Administration, 401-404, 201-212, 301-312, Gymnasium, Boys' Lockers, Girls' Lockers, 501-508, 600 and M-U Buildings were constructed in 1956 and had limited renovation in 2012. Buildings 3, 412-413, 414, 415, 418-419, 411, 409-410, 407-408, 405-406, 801-802, and Gateway were added between 2002 and 2012.

Site

The asphalt at the playground and the parking lot area is in fair condition. The sidewalk concrete pavement requires minor repair. *Originally constructed in 1956, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

In 2012, a solar system was added at the parking lot and playground areas. Some interior and exterior painting and VCT replacement was completed in 2012. Flat roofs are currently being replaced. 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. Most HVAC system were replaced and upgraded between 2003 and 2007. The M-U building boiler was replaced in 1993, is rusting, and is reportedly not fully operational. Most piping is original. Some of the facility's electrical components were replaced in 2012.

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%

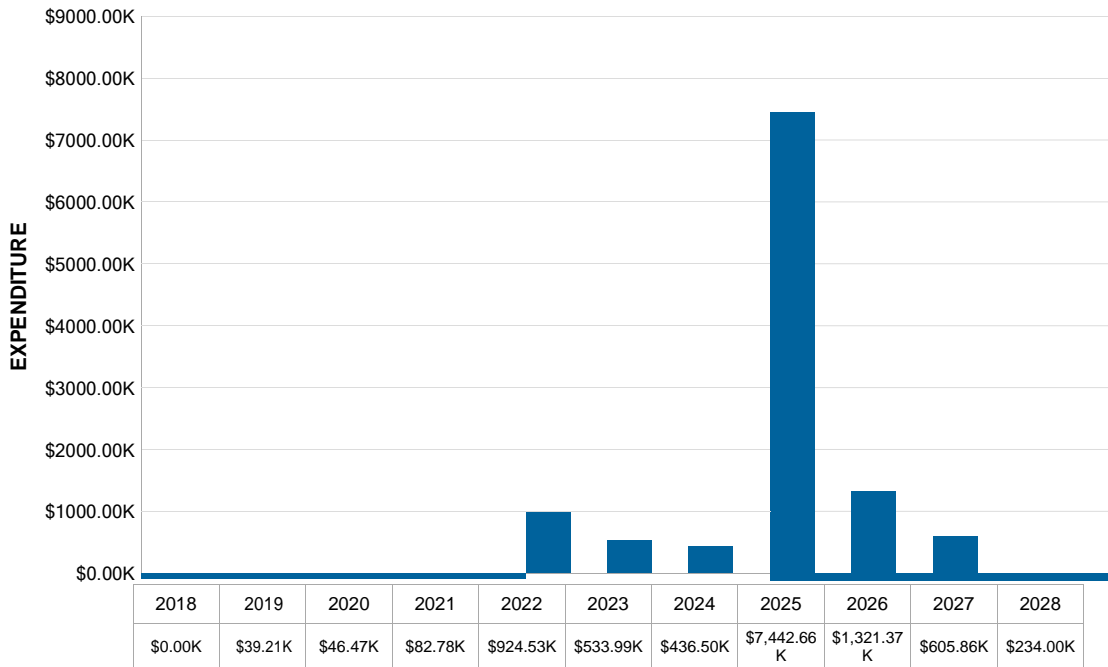
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Summary of Findings

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)	\$92,475,000
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$1,626,970
Long Term Capital Needs (Year 6 to 10)	\$10,040,390
TOTAL Capital Needs (Year 0 to Year 10)	\$11,667,360
Average Capital Needs Per Year	\$1,166,736

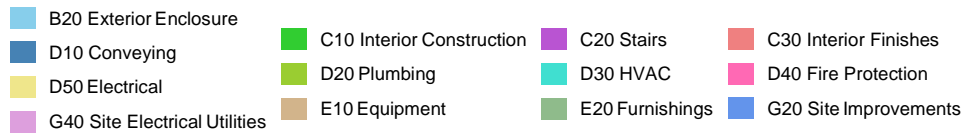
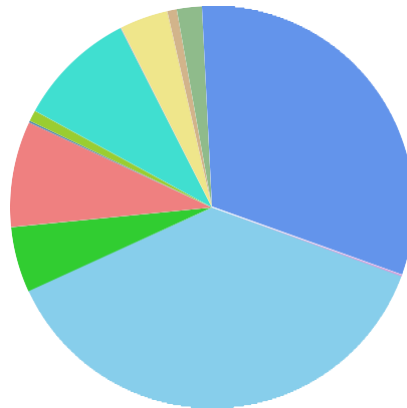
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Riverview Middle School building. In addition, we have scheduled key findings highlighting key 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 \$11,667,360.

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	\$4,389,300	37.62 %
C10 Interior Construction	\$614,351	5.27 %
C20 Stairs	\$1,078	0.01 %
C30 Interior Finishes	\$990,566	8.49 %
D10 Conveying	\$16,653	0.14 %
D20 Plumbing	\$103,493	0.89 %
D30 HVAC	\$1,114,753	9.55 %
D40 Fire Protection	\$4,447	0.04 %
D50 Electrical	\$451,730	3.87 %
E10 Equipment	\$88,976	0.76 %
E20 Furnishings	\$234,000	2.01 %
G20 Site Improvements	\$3,642,146	31.22 %
G40 Site Electrical Utilities	\$15,867	0.14 %
Total	\$11,667,360	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	Library, Administration building, 401-404, 201-212, 301-312, Gymnasium, Boy's Lockers, Girl's Lockers, 407-408, 501-508, 600, and M-U	
Constructed/ Renovated	1956 / 2012	
Total Area	90,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete bearing walls on concrete slab	Fair
Facade	Stucco with steel-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board and unfinished concrete Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift at M-U building	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heater	Fair
HVAC	Individual package units, multi-zone ductless split-systems 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	Buildings lacks fire suppression.	

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Building Type 2 Information



Building Type 2 Information		
Building Locations	Building 412-413, 414, 415, 418-419, 411, 409-410, 405-406, 801-802, gateway and building 3	
Constructed/ Renovated	2002-2012	
Total Area	33,300 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 Wood siding 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	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric water heater	Fair
HVAC	Split systems and heat pumps	Fair
Fire Suppression	Hydrants, fire extinguishers, hose cabinets Fire sprinkler at building 801-802	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	None	--
Key Issues & Findings	None	

Pleasant Hill Middle School

Site Summary Information



Site Information		
Lot Size	44.60 acres (estimated)	
Parking Spaces	150 total spaces all in open lots; 9 of which are accessible 8 accessible (included in total above), 1 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	The irrigation system is not being used due to flooding some areas during operation.	