

Sequoia Middle School
 EXISTING SITE INFORMATION

Items		Description	
Project Name		Sequoia Middle School	
Property Type		Academic	
Full Address		265 Boyd Road Pleasant Hill, CA 94523	
Year Built		1951	
Gross Building Area (GSF)		66,370	
Current Replacement Value (CRV)		\$18,636,270	
CRV/GSF (\$/Sq Ft)		\$290	
Number of Classrooms		X	
Number of Portables		0	
Student population (2018/2019)		948	
Site Acreage		15.14	
Building Name	Gross Square Footage		Built/Renovated
Office	2,900		1951
A 1-5	6,000		1951
B 1-5	6,000		1951
Library	3,800		1951
C 1-4	6,000		1951
C 5-8	3,600		1951
D 1-3	3,500		1951
D 4-7	4,000		2000's
E 4	950		2000's
E 5-8	3,700		2000's
PE Building	7,200		1991
Mu Building	6,000		1951
S 2-3	2,500		2014
S 5-8	3,200		2014
Shop	6,400		1951
Total SF	66,370		

Sequoia Middle School

All 66,370 square feet of the property are occupied by Sequoia Middle School. The spaces are a combination of offices, classrooms, and PE area, with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Sequoia Middle School OVERVIEW

Property Executive Summary

Sequoia Middle School is a fully-occupied academic campus. All structures are single story. A probable roof leak was noted in Classroom E6. ADA protective wraps for drain pipes were noted to be missing in multiple bathrooms. The HVAC, plumbing, and electrical systems were noted to be in generally good repair. The exterior windows on the older buildings are older, single-pane units that are thermally inefficient and beyond their useful life.

Site Executive Summary

Parking is provided in an asphalt paved parking lot. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. General site lighting is provided by pole- and building-mounted lamps.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. Based on similar structures, it is assumed to be a slab-on-grade foundation system with concrete grade beams. The roofs are flat and finished with modified bitumen and pitched and finished with standing seam metal. The exterior walls are clad with stucco. Windows are single or double-glazed, metal-framed units in punched openings. Doors are glazed storefront and steel utility units. The building interiors generally include painted gypsum board walls and vinyl covering with ceramic tile in the restrooms. The floor finishes consist of vinyl composition tile (VCT), carpet, ceramic tile, and quarry tile. The interior ceilings are finished with acoustic ceiling tile with gypsum board in the restrooms.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the restrooms by an electric water heater located in the basement. Conditioned air is provided to all areas by package units or heat pumps. Fire protection systems include a fire alarm system, fire sprinkler system in the S 4-5 building only, smoke detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. General interior lighting is provided by T-8 fluorescent or compact fluorescent (CFL) fixtures. Electrical service is provided by a single 2000-amp panel served from a pad mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Re-surfacing of blacktop - with new lines etc.
2. Upgrade Multi-Use stage - safety issue
3. Create a counseling/wellness center on campus

Sequoia Middle School ASSESSMENT OF SITE

Historical Summary

The original buildings were constructed in 1951. The PE building was added in 1991. Additional buildings were constructed sometime in the 2000s, and the science classrooms were constructed in 2014

Site

The asphalt paved play area has several areas that pose trip hazards. These areas should be repaired as soon as possible. An ADA van parking space was not observed and should be installed. Asphalt paved parking areas are in fair condition, and lifecycle interior and exterior replacements are budgeted and anticipated.

Architectural

The campus is in good condition overall. The roofs for most of the classrooms were replaced in the summer of 2018. A probable roof leak was noted in Classroom E-6. The windows in the older buildings have inefficient single-pane glazing and should be upgraded. The interior finishes have been periodically replaced as needed over the years. The lobby finishes are dated and budgeted for replacement. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The HVAC systems for the campus have been upgraded as late as 2014 and are in fair condition. The PE building is not cooled. The electrical system was apparently upgraded sometime in the 2000s and is in fair condition. Only the S 4-5 building is equipped with fire sprinklers and retrofitting the remainder of the campus is recommended. Insulated boots for drain pipes in bathrooms were missing in multiple locations.

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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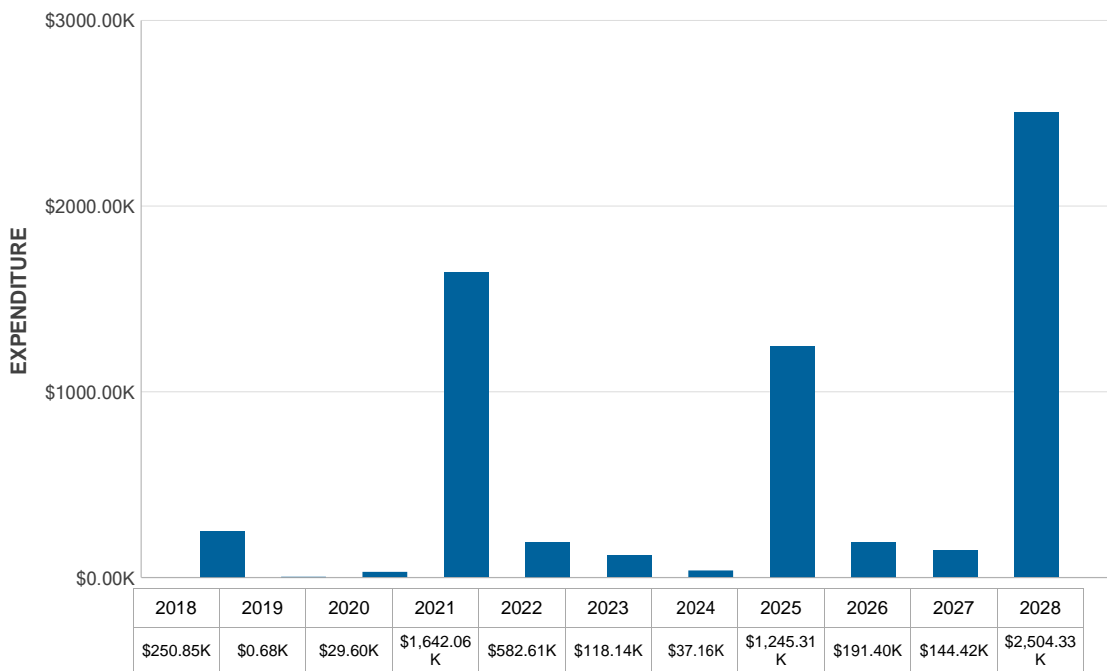
Property Condition

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)	1.35 %
Current Replacement Value (CRV)	\$18,636,270
Immediate Capital Needs (Current Year or Year 0)	\$250,847
Short Term Capital Needs (Year 1 to 5)	\$2,373,084
Long Term Capital Needs (Year 6 to 10)	\$4,122,617
TOTAL Capital Needs (Year 0 to Year 10)	\$6,746,547
Average Capital Needs Per Year	\$674,655

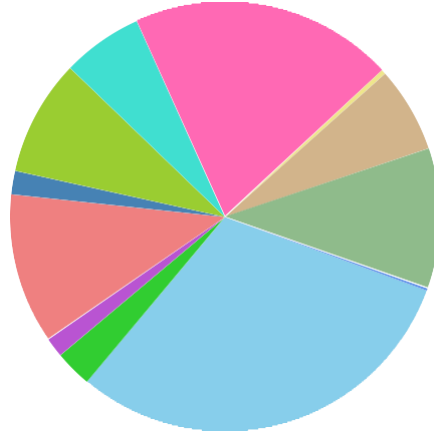
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Sequoia Middle School building. In addition, we have scheduled key findings highlighting key 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 \$6,746,547.

Expenditure Forecast Over Study Period



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

Sequoia Middle School



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$1,984,391	30.55 %
B30 Roofing	\$181,101	2.79 %
C10 Interior Construction	\$95,615	1.47 %
C30 Interior Finishes	\$735,820	11.33 %
D20 Plumbing	\$114,817	1.77 %
D30 HVAC	\$567,583	8.74 %
D40 Fire Protection	\$393,750	6.06 %
D50 Electrical	\$1,284,311	19.77 %
E10 Equipment	\$22,160	0.34 %
E20 Furnishings	\$418,875	6.45 %
G20 Site Improvements	\$686,392	10.57 %
G40 Site Electrical Utilities	\$10,884	0.17 %
Total	\$6,495,701	100 %

Sequoia Middle School

Building Office, A 1-5, B 1-5, Library, C 1-4, C 5-8, D 1-3 Information



Building Office, A 1-5, B 1-5, Library, C 1-4, C 5-8, D 1-3 Information		
Building Locations	Administration, Office, Library, Classroom, Restroom	
Constructed/ Renovated	1951	
Total Area	31,800 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab and wood-framed roofs	Good
Façade	Stucco with steel 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	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters or no hot water	Fair
HVAC	Individual package, heat pump, or split-system units Supplemental components: ductless split-systems	Good
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8, CFL Emergency: None	--
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	--
Equipment/Special	None	--
Key Issues & Findings	Inefficient single pane windows	

Sequoia Middle School

Building D 4-7, E-4, E 5-8, E Restroom, S 2-3, S 5-8 Information



Building E-4, E 5-8, E Restroom, S 2-3, S 5-8 Information		
Building Locations	Classroom Buildings	
Constructed/ Renovated	2000s / 2014	
Total Area	14,970 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab and wood-framed roofs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Good
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 No hot water	Fair
HVAC	Individual package, heat pump, split-system units Supplemental components: ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers,	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, and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	Probable roof leak in Classroom E-6	

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Building PE Information



Building PE Information		
Building Locations	Gymnasium	
Constructed/ Renovated	1991	
Building Size	7,200 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab and wood-framed roofs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, wood sports floor, unfinished Ceilings: Painted gypsum board, Unfinished/exposed	Fair
Elevators	None	Fair
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Furnaces	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, metal halide 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	Complaints about excessive heat, no AC present	

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Building Multipurpose, Shop Information



Building Multipurpose, Shop Information		
Building Locations	Multipurpose, shop	
Constructed/ Renovated	1951	
Total Area	12,400 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab and wood-framed roofs	Fair
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Gas water heater	Fair
HVAC	Individual package, heat pump, split-system units Supplemental components: None	Good
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-12, CFL, halogen 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.	

Ygnacio Valley Elementary School

Site Summary Information



Site Information		
Lot Size	15.14 acres (estimated)	
Parking Spaces	48 total spaces all in open lots; three of which are accessible Three accessible (included in total above), none 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, CMU dumpster enclosures Playgrounds and sports courts 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 Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: LED	Fair
Ancillary Structures	Storage trailers	Fair
Key Issues & Findings	None noted	