

Eagle Peak Montessori

Items	Description	
Project Name	Eagle Peak Montessori	
Property Type	Academic	
Full Address	800 Hutchinson Road Walnut Creek, CA 94598	
Year Built	2004	
Gross Building Area (GSF)	12,950	
Current Replacement Value (CRV)	\$9,712,500	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	x	
Site Acreage	3.5	
Building Name	Gross Square Footage	Built/Renovated
Administration Building	1400	2003
Building 200	4350	2003
Building 300	3350	2003
Building 400	1800	2014
Building 700	1800	2014
Total SF	12,700	

All 12,700 square feet of the property are occupied by Eagle Peak Montessori. The spaces are a combination of offices and classrooms with supporting restrooms and mechanical and other utility spaces.

OVERVIEW

Property Executive Summary

Eagle Peak Montessori School is a fully-occupied, single-story academic building.

Site Executive Summary

The building covers approximately a tenth of the site. Landscaping consists of trees, shrubs, and lawn areas. Landscaped areas are not irrigated, resulting in barren areas. Fencing is located at the perimeter of the site. Parking is provided in one asphalt paved lot with a carport structure. There is no service vehicle access. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. Building perimeter lighting is provided by wall-mounted metal halide fixtures.

Eagle Peak Montessori

Architectural Structural Executive Summary

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

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water was not observed on site. Heating and cooling is provided by gas-fired furnaces with remote condensing units. Supplemental heating is provided to the communications room by a 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 fluorescent fixtures. Electrical service is provided by a single 2000-amp panel served from a pad-mounted transformer.

SITE ENGAGEMENT

Site Priorities:

1. X

ASSESSMENT OF SITE

Historical Summary

The facility was originally constructed in 2003. Additional buildings were constructed in 2014. Additionally, the school has rented modular buildings that are not owned by Mount Diablo, and therefore are not included in this assessment.

Site

The site appears to be in good condition, aside from the landscaping. The lack of an irrigation system has resulted in barren landscaping. Concrete and asphalt flatwork appear to be in good condition with no major issues.

Architectural

The buildings are relatively new and have not required finish replacement. No significant issues were observed.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Heating and cooling is provided by gas-fired furnaces with remote condensing units. The electrical system was upgraded to include a solar system that is part of the carport. The plumbing system appears to be in good condition with no reported issues. There is no fire suppression.

Recommended Additional Studies

No additional studies are recommended.

Eagle Peak Montessori

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%

Eagle Peak Montessori

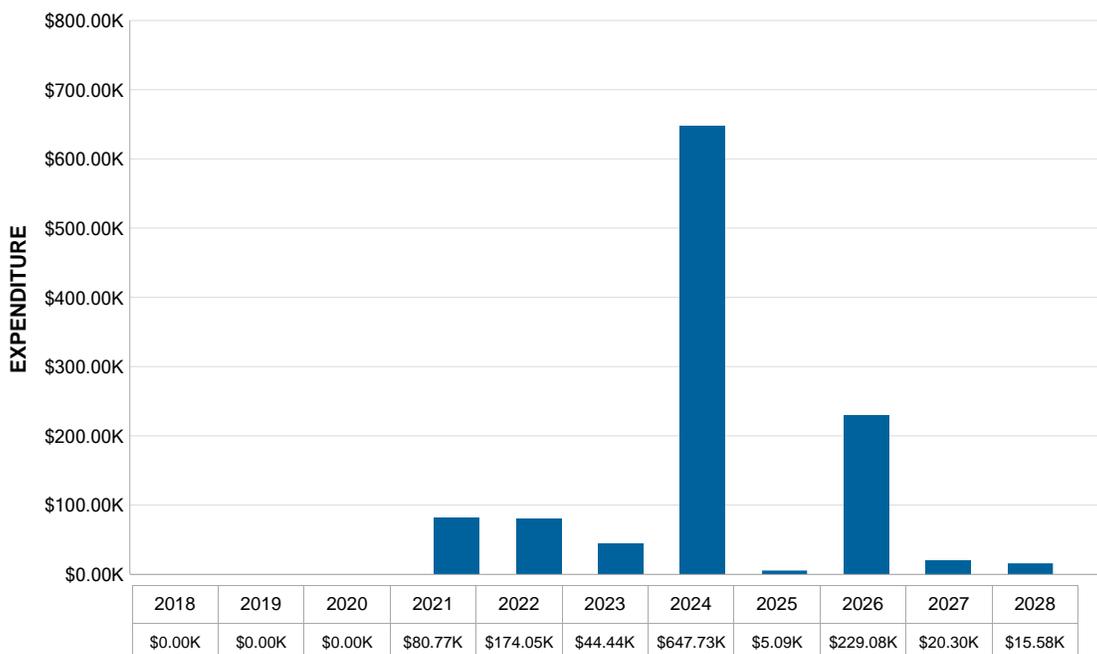
Summary of Findings

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)	\$9,712,500
Immediate Capital Needs (Current Year or Year 0)	\$0
Short Term Capital Needs (Year 1 to 5)	\$299,268
Long Term Capital Needs (Year 6 to 10)	\$917,771
TOTAL Capital Needs (Year 0 to Year 10)	\$1,217,039
Average Capital Needs Per Year	\$121,704

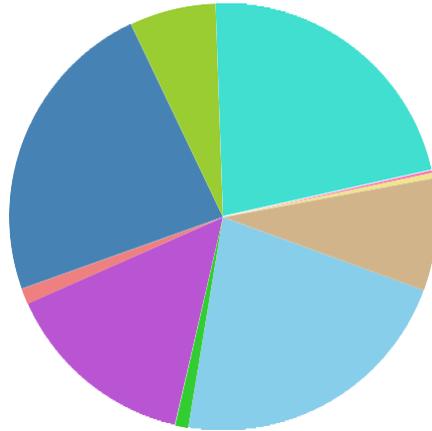
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Eagle Peak Montessori building. In addition, we have scheduled key findings highlighting key 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 \$1,217,039.

Expenditure Forecast Over Study Period



Eagle Peak Montessori

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



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$268,388	22.05 %
C10 Interior Construction	\$12,168	1.00 %
C30 Interior Finishes	\$179,512	14.75 %
D20 Plumbing	\$14,667	1.21 %
D30 HVAC	\$284,279	23.36 %
D40 Fire Protection	\$79,375	6.52 %
D50 Electrical	\$268,124	22.03 %
E10 Equipment	\$2,500	0.21 %
E20 Furnishings	\$4,940	0.41 %
G20 Site Improvements	\$103,087	8.47 %
Total	\$1,217,039	100 %

Eagle Peak Montessori

Building Type 1 Information



Building Type 1 Information		
Building Locations	Administration	
Constructed/ Renovated	2003	
Building Size	1,400 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-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Good
HVAC	Individual package /split-system Supplemental components: ductlesssplit-systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copperwiring Interior Lighting: T-8 Emergency: None	Good
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	

Eagle Peak Montessori

Building Type 2 Information



Building Type 2 Information		
Building Locations	Classroom Building 200 with Restroom	
Constructed/ Renovated	2003	
Building Size	4,350 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-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Good
HVAC	Individual package units, split systems Supplemental components: ductless split-systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 None	Good
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	

Eagle Peak Montessori

Building Type 3 Information



Building Type 3 Information		
Building Locations	Classroom Building 300	
Constructed/ Renovated	2003	
Building Size	3350 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-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Good
HVAC	Individual package units, split systems Supplemental components: ductless split-systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 None	Good
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	

Eagle Peak Montessori

Building Type 4 Information



Building Type 4 Information		
Building Locations	Classroom Building 400	
Constructed/ Renovated	2014	
Building Size	1800 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-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Good
HVAC	Individual package /split-system Supplemental components: ductless split-systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 None	Good
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	

Eagle Peak Montessori

Building Type 5 Information



Building Type 5 Information		
Building Locations	Classroom Building 700	
Constructed/ Renovated	2014	
Building Size	1800 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-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Good
HVAC	Individual package units, split systems Supplemental components: ductless split-systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Good
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	

Eagle Peak Montessori

Site Summary Information



Site Information		
Lot Size	3.5 acres (estimated)	
Parking Spaces	38 total spaces all in open lots; three of which are 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	Good
Site Development	Property entrance signage, chain link fencing Playgrounds and sports courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow, inlets, underground piping, municipal system	Good
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Building-mounted: metal halide	Fair
Ancillary Structures	Metal carports, four pre-fabricated storage sheds, one greenhouse	Fair
Key Issues & Findings	Lack of irrigation has led to areas of barren landscaping.	