

Glenbrook MS (Rocketship Public School)

Items	Description	
Project Name	Rocketship Public School	
Property Type	Academic	
Full Address	2351 Olivera Road Concord, CA 94520	
Year Built	1955	
Gross Building Area (GSF)	58,160	
Current Replacement Value (CRV)	\$43,620,000	
CRV/GSF (\$/Sq Ft)	\$750	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	x	
Site Acreage	15.50	
Building Name	Gross Square Footage	Built/Renovated
Building 1 – Office/Classroom 100	6,813	1955
Building 2 – Library/Classroom 200	7,125	1955
Building 3 – Classroom 300	5,775	1955
Building 4 – Classroom 400	3,855	1955
Building 5 – Office 500	2,269	1955
Building 6 – Classroom 600	5,397	1955
Building 7 – Classroom 700	6,735	1955
Building 8 – Classroom 800	2,235	1955
Building 9 – Multi-Use	7,197	1955
Building 10 - Gym	7,253	1990s
Portable Building 11 – Classroom 900-901	1,586	1992
Portable Building 12 – Classroom 902	960	2000
Portable Building 13 – Classroom 903	960	2003
Total SF	58,160	

All 58,160 square feet of the property are occupied by Mount Diablo Unified School District. The spaces are a combination of offices, classrooms, cafetorium, gym, and library with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Glenbrook MS (Rocketship Public School)

OVERVIEW

Property Executive Summary

Glenbrook Middle School (AKA Rocketship Public School) is a partially-occupied academic campus consisting of single-story structures. The HVAC systems were updated in 2007. The windows are older, single-pane units that are thermally inefficient.

Site Executive Summary

The pedestrian pavement throughout the property is constructed of cast-in-place concrete. General site lighting is provided by wall-mounted lamps.

Architectural Structural Executive Summary

The foundation system was not able to be directly observed. However, based on similar structures, it is assumed to be concrete slab-on-grade with integral perimeter footings. The building structural systems consist of steel columns, wood framing, bar joists, and structural wooden decks. Original building roofs are flat and finished with modified bitumen.

Additions are sloped and finished with metal. The exterior walls are primarily finished with stucco. Windows are single-glazed, metal-framed units in punched openings. The building interiors generally include painted gypsum board walls, wall covering in offices and classrooms, and ceramic tile in restrooms. The floor finishes consist of vinyl composition tile (VCT), carpet, ceramic tile, and wood strip. The interior ceilings are finished with acoustic ceiling tile, adhered tile, and gypsum board in the restrooms.

Mechanical/Electrical/Plumbing Executive Summary

Domestic hot water is provided to the kitchen by a gas-fired water heater located in the mechanical room. Heating and cooling are provided by conventional and VRF split systems. Fire protection systems include a fire alarm system, partial fire sprinkler system throughout, smoke detectors, alarms with strobes, pull stations, extinguishers, standpipes, 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 1,600-amp panel served from a pad mounted transformer.

SITE ENGAGEMENT

Site Priorities:

1. X

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ASSESSMENT OF SITE

Historical Summary

The school was original constructed in 1955. The PE Building and Portable Classroom 900 were constructed in 1993. Portable Classroom 902 was added in 2000. Portable Classroom 903 was added in 2003.

Site

Parking was updated in 2000 for ADA accessibilities. Most of the asphalt paving and site lighting were replaced in the 2000s. The playgrounds and sport courts are generally in fair condition. *Originally constructed in 1955, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

The original buildings were completely repainted in the 2000s, including the exterior and interior finishes. Complete roof replacements were completed in the 2000s. Lifecycle interior finish, exterior finish, and roof replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Most MEPF systems and components have been updated since construction. HVAC and plumbing components were updated in 2007. Electrical systems were upgraded in 2002. Fire sprinkler systems cover only electrical closets and the Multi Use stage. The MEPF infrastructure is generally in good working condition with no major expenditures anticipated in the short term.

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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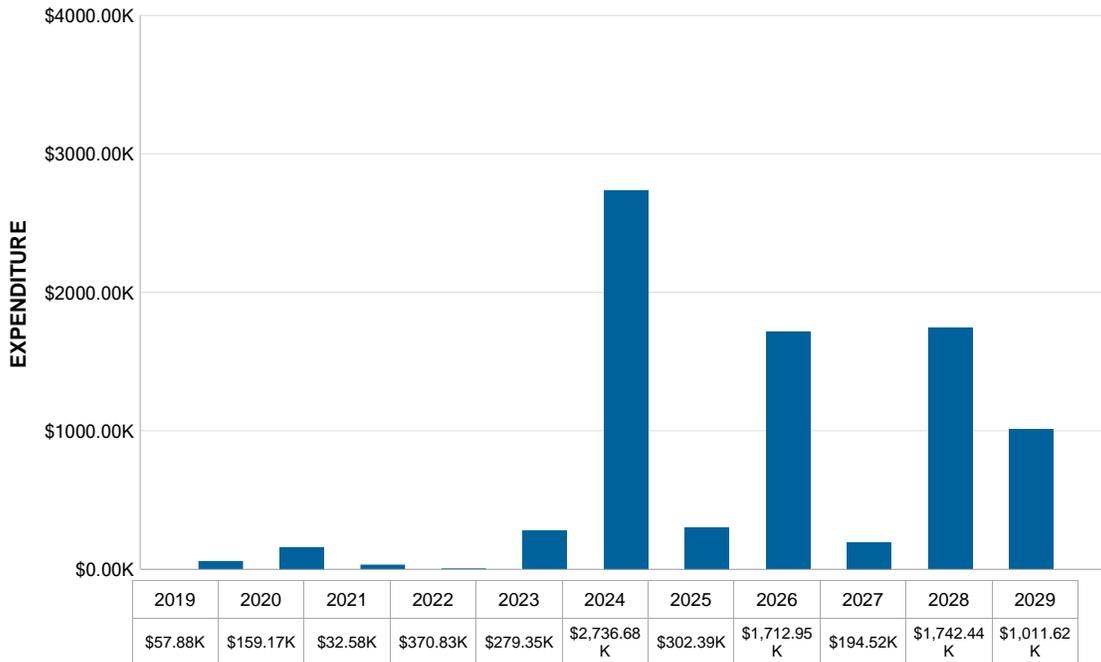
Summary of Findings

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:

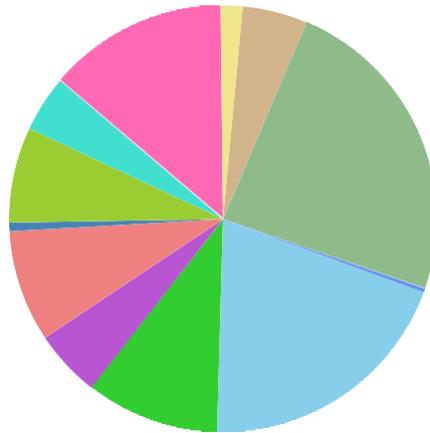
Key Findings	Metric
Facility Condition Index (FCI)	0.13 %
Current Replacement Value (CRV)	\$43,620,000
Immediate Capital Needs (Current Year or Year 0)	\$57,880
Short Term Capital Needs (Year 1 to 5)	\$3,578,600
Long Term Capital Needs (Year 6 to 10)	\$4,963,913
TOTAL Capital Needs (Year 0 to Year 10)	\$8,600,392
Average Capital Needs Per Year	\$860,039

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



Glenbrook MS (Rocketship Public School)
Distribution of Future (Year 1-Year 10) Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$1,698,753	19.89 %
B30 Roofing	\$863,887	10.11 %
C10 Interior Construction	\$435,285	5.10 %
C30 Interior Finishes	\$721,306	8.44 %
D20 Plumbing	\$56,653	0.66 %
D30 HVAC	\$616,635	7.22 %
D40 Fire Protection	\$364,063	4.26 %
D50 Electrical	\$1,160,856	13.59 %
E10 Equipment	\$140,766	1.65 %
E20 Furnishings	\$419,050	4.91 %
G20 Site Improvements	\$2,039,689	23.88 %
G40 Site Electrical Utilities	\$25,570	0.30 %
Total	\$8,542,512	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	Office, Library, Classroom Building 1, 2,3,4, 5, 6, 7, 8 and Restroom.	
Constructed/ Renovated	1955 / 2007	
Total Area	40,294 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, and ceramic tile Floors: Carpet, VCT, ceramic tile, and wood strips Ceilings: Painted gypsum board, ACT, and adhered tile	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Package units Supplemental components: ductless split systems	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8 and 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	Building lacks complete fire suppression coverage	

Glenbrook MS (Rocketship Public School)

Building Type 2 Information



Building Type 2 Information		
Building Locations	Classroom Building 11,12, and 13	
Constructed/ Renovated	2000s	
Total Area	3,506 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concreteslabs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Split systems Supplemental components: Gas furnaces	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: panel with copper wiring Interior Lighting: T-8 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	Building lacks complete fire suppression coverage	

Glenbrook MS (Rocketship Public School)

Building Type 3 Information



Building Type 3 Information		
Building Locations	Multi-Use	
Constructed/ Renovated	1955	
Building Size	7,197 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Heavy timber structure on concrete slab Conventional wood framing and wood-framed roofs	Fair
Façade	Stucco with aluminum-framed windows	Fair
Roof	Primary: Gable construction with modified bituminous finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board, adhered tile, and wood strip	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heaters	Fair
HVAC	Package units Supplemental components: ductless splitsystems	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers, and kitchen hood system	Fair

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Building Type 3 Information		
Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8 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	Building and kitchen lacks fire suppression	

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Building Type 4 Information



Building Type 4 Information		
Building Locations	Gymnasium	
Constructed/ Renovated	1993	
Building Size	7,253 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame structure on concrete slab Steel frame with bar joists topped metal decks	Fair
Façade	Stucco with glass block windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board, adhered tile, and exposed metal decks	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water	Fair
HVAC	Package units Supplemental components: none	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8 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	Building lacks fire suppression	

Pleasant Hill Middle School

Site Summary Information



Site Information		
Lot Size	15.5 acres	
Parking Spaces	79 total spaces all in open lots; Two accessible (included in total above), one 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 Playgrounds and sports courts with, fencing, and site lights Limited park benches and trash receptacles	Fair
Landscaping & Topography	Limited landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Draining Systems and Erosion Control	Surface flow	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: CFL Building-mounted: LED	Fair
Ancillary Structures	Solar panel steel shade structure	Fair
Key Issues & Findings	Significant sidewalk trip hazards, inadequate site lighting	