

Olympic Continuation High School
 EXISTING SITE INFORMATION

Items	Description	
Project Name	Olympic Continuation High School	
Property Type	Academic	
Full Address	2730 Salvio Street Concord, CA 94519	
Year Built	1951	
Gross Building Area (GSF)	45,302	
Current Replacement Value (CRV)	\$14,270,130	
CRV/GSF (\$/Sq Ft)	\$315	
Number of Classrooms	X	
Number of Portables	0	
Student population (2018/2019)	236	
Site Acreage	7.88	
Building Name	Gross Square Footage	Built/Renovated
Administration	1,400	1951/2012
M-U	4,800	1951/2012
Library	1,839	1951/2012
Restroom	640	2012
5-7	2,600	2012
9-15	6,700	2012
25-26	1,800	2012
16-24	10,500	1951/2012
27-30	4,000	2012
31-35	4,500	2012
36-40	4,800	2012
41-42	1,990	2012
43-44	2,000	1951/2012
45	1,000	2012
Total SF	45,302	

All 45,302 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.

Olympic Continuation High School

OVERVIEW

Property Executive Summary

Olympic Continuation High School is a fully-occupied academic building. It is a single-story structure with fourteen buildings. The Administration, Library, M-U, and Classroom Buildings 5-7, 43-44, and 16-24 were constructed in 1951, and had limited renovation between 2002 and 2016. Classroom Buildings 9-15, 25-26, 27-30, 31-35, 36-40, 41-43, 45, and restroom buildings were constructed in 2013.

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, overhead spray sprinkler system. Fencing is located at the perimeter of the site with an automatic vehicle gate and security post. Parking is provided in asphalt paved lots. 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 lighting bollards.

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 conventional wood-framed structures on concrete slabs with raised floors. The foundation walls are reportedly insulated. The original building roofs are flat and finished with modified bitumen. The 2013 building roofs are gabled and finished with metal. The exterior walls are painted stucco. Windows are single- and double-glazed, aluminum- and wood-framed units. The buildings interiors generally include painted gypsum board walls. 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 closets adjacent to each area. Heating and cooling is provided by rooftop package units and gas-fired furnaces with remote condensing units. Supplemental cooling is provided to the communication rooms by two ductless split systems. Fire protection systems include a fire alarm system, fire sprinkler system at new buildings, 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 a single 800-amp panel served from a pad-mounted transformer.

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Student Counseling Center
2. Kitchen
3. Athletic Equipment

Olympic Continuation High School ASSESSMENT OF SITE

Historical Summary

The Administration building, the Library, the M-U, buildings 5-7, 43-44, and 16-24 were constructed in 1951 and were renovated in 2012. Seven buildings and one restroom building were added in 2012.

Site

The asphalt at the playground and the parking lot area is in fair condition. Small area of the playground will require replacement.

Architectural

During the construction of the new buildings in 2012, a solar system was added at parking lot. Interior and exterior painting was completed as well as VCT tiles and some carpet replacement. For all the buildings, typical 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 during the 2012 construction and renovations, many remain older, with some still original to the construction dates of the Administration Building. Some of the rooftop unit are dated 1994. Most piping is original. Some of the facility’s electrical infrastructure components were replaced in 2012.

Recommended Additional Studies

No additional studies recommended at this time.

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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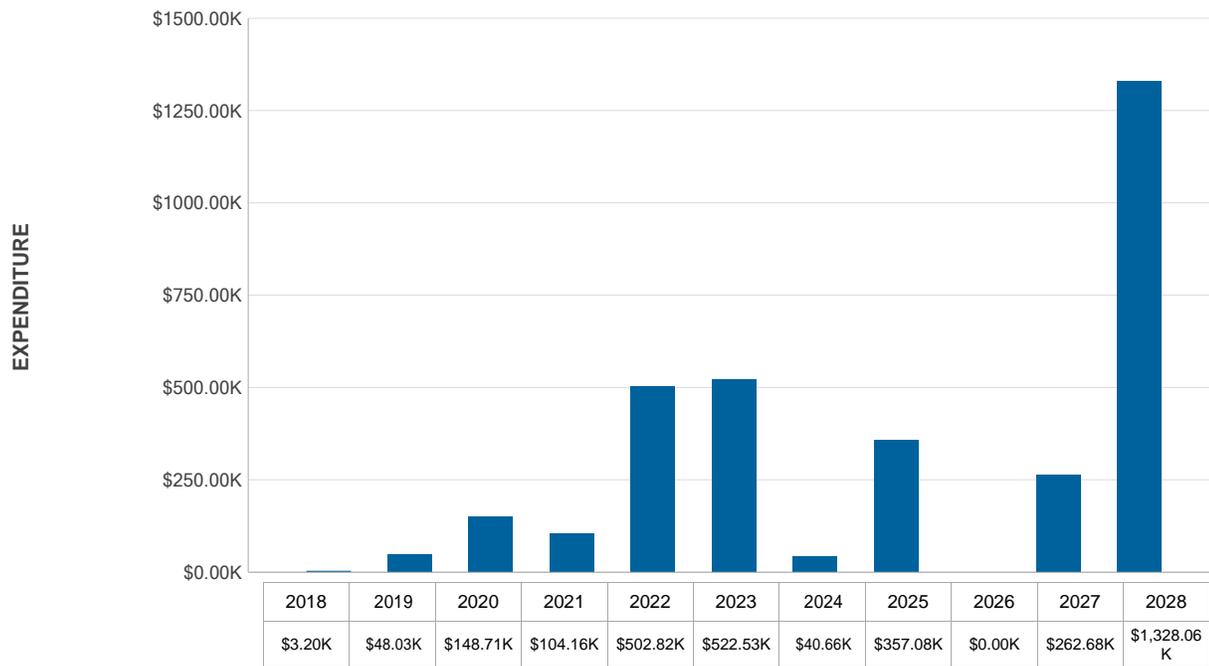
Property Condition

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)	0.02 %
Current Replacement Value (CRV)	\$14,270,130
Immediate Capital Needs (Current Year or Year 0)	\$3,198
Short Term Capital Needs (Year 1 to 5)	\$1,326,246
Long Term Capital Needs (Year 6 to 10)	\$1,988,477
TOTAL Capital Needs (Year 0 to Year 10)	\$3,317,921
Average Capital Needs Per Year	\$331,792

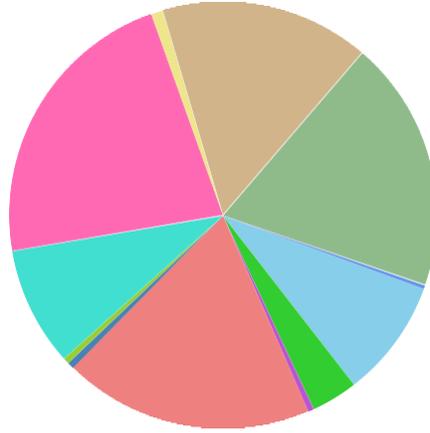
The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Olympic Continuation High School building. In addition, we have scheduled key findings highlighting 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 \$3,317,921.

Expenditure Forecast Over Study Period



Olympic Continuation High School

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$296,361	8.94 %
B30 Roofing	\$116,680	3.52 %
C10 Interior Construction	\$15,000	0.45 %
C30 Interior Finishes	\$627,384	18.93 %
D10 Conveying	\$16,653	0.50 %
D20 Plumbing	\$14,765	0.45 %
D30 HVAC	\$298,422	9.00 %
D50 Electrical	\$736,434	22.22 %
E10 Equipment	\$29,242	0.88 %
E20 Furnishings	\$524,466	15.82 %
G20 Site Improvements	\$630,329	19.02 %
G40 Site Electrical Utilities	\$8,988	0.27 %
Total	\$3,314,723	100 %

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Building Type 1 Information



Building Type 1 Information		
Building Locations	Administration, Library, M-U, Classroom Buildings 5-7, 43-44 and 16-24	
Constructed/ Renovated	1951 / 2012	
Total Area	20,200 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab/ with raised floor	Fair
Façade	Stucco with aluminum- and wood-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heater	Fair
HVAC	Individual package and split-system 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	Antiquated HVAC components and infrastructure, building lacks fire suppression.	

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Building Type 2 Information



Building Type 2 Information		
Building Locations	Classroom Buildings 9-15, 25-26, 27-30, 31-35, 36-40, 41-43, 45 and Restroom building	
Constructed/ Renovated	2012	
Total Area	25,100 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	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	Good
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric water heaters	Fair
HVAC	Individual package units and split systems	Fair
Fire Suppression	Wet-pipe sprinkler system; 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	None	--
Key Issues & Findings	None	

Olympic Continuation High School

Site Summary Information



Site Information		
Lot Size	7.88 acres (estimated)	
Parking Spaces	126 total spaces all in open lots; 9 of which are accessible 6 accessible (included in total above) , 3 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	Building-mounted 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	Isolated area of alligator cracking at parking lot	