Loma Vista Adult Center

Items	Description
Project Name	Loma Vista Adult Center
Property Type	Academic
Full Address	1266 San Carlos Avenue Concord, CA 94518
Year Built	1953
Gross Building Area (GSF)	78,718
Current Replacement Value (CRV)	$59,038,500
CRV/GSF ($/Sq Ft)	$750
Number of Classrooms	X
Number of Portables	0
Student population (2018/2019)	10,000+/-
Site Acreage	13.43

Building Name	Gross Square Footage	Built/Renovated
A1-A3	5,000	1953-2012
A4-A6	6,800	1953-2012
B1-B5	4,900	1953-2012
B6-B9	4,900	1953-2012
B10-B12	4,900	1953-2012
C1-C4	4,500	1953-2012
C5-C7	4,000	1953-2012
C8-C12	4,900	1953-2012
C13-C18	5,500	1953-2012
D1-D5	5,500	1953-2012
D6-D9	4,600	2012
E1-E4	4,300	1953-2012
E5	1,800	2010
Administration	4,800	1953-2012
M-U	11,418	1953-2012
RR	900	1953-2012
Total SF	**78,718**	

Loma Vista Adult Center

All 78,718 square feet of the property are occupied by Mount Diablo Unified School District. The spaces are mostly a combination of offices, classrooms spaces with supporting restrooms, administrative offices, and mechanical and other utility spaces.

OVERVIEW

Property Executive Summary

Loma Vista Adult Ed is a fully-occupied adult education campus consisting of 16 single-story buildings. Buildings A1-A3, A4- A6, B1-B5, B6-B9, B10-B12, C1-C4, C5-C7, C8-C12, C13-C18, D1-D5, E1-E4, Administration, Restroom, and M-U were
constructed in 1953 and had limited renovation in 2012. Building D6-D9 was built in 2012. Portable building E5 was added in 2010.

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 and throughout campus with an automatic vehicle gate and security post. Parking is provided for 480 vehicles 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.

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 bearing walls on concrete slabs. The original building roofs are flat and finished with modified bitumen. The addition roof is gabled and finished with metal. The portable roof is flat and finished with metal. The exterior walls are painted stucco. Windows are single- and double-glazed, aluminum- and steel-framed units. The portable building exterior walls are wood siding. The buildings interiors generally include painted gypsum board walls and exposed concrete. The floor finishes consist of carpet, vinyl composition tile (VCT), 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 pad- and roof-mounted package units, variable refrigerant flow systems, and split systems. Fire protection systems include a fire alarm system, smoke detectors, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. There are no fire suppression systems. 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 2000-amp panel served from a pad- mounted transformer.

Loma Vista Adult Center

SCHOOL SITE ENGAGEMENT

Principal Priorities:

1. Classroom reconfigurations to increase use by allowing for more flexibility in type of room use.
2. Solving the problem of poor air circulation and cooling (lack of A/C or evaporative cooling) in the Multi-Use.
3. Creative safe & convenient drop-off/pick-up zones

ASESSMENT OF SITE

Historical Summary

Buildings A1-A3, A4-A6, B1-B5, B6-B9, B10-B12, C1-C4, C5-C7, C8-C12, C13-C18, D1-D5, E1-E4, Administration, Restroom, and M-U were constructed in 1953 and had limited renovation in 2012. Building D6-D9 was built in 2012. Portable building E5 was added in 2010.

Site

The asphalt at the playground and the parking lot area is in fair condition. Most of the concrete pavement and site features range from good to fair condition, generally correlating with age. *Originally constructed in 1953, Maintenance indicates deteriorating site utility infrastructure in need of replacement.*

Architectural

In 2012, a carport solar system was added. Some interior and exterior painting and replacement of some VCT tiles was completed. The original building roofs are estimated to be over 15 years old. 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 equipment was replaced or upgraded between 2010 and 2012. The boiler at M-U building was replaced around 1995 and appears to be in fair condition, it provides heating to the M-U building through a roof-mounted air handler. Most piping is original. Some of the facility's electrical infrastructure components were replaced in 2004.

Recommended Additional Studies

No additional studies are recommended.

Loma Vista Adult Center

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%

Loma Vista Adult Center

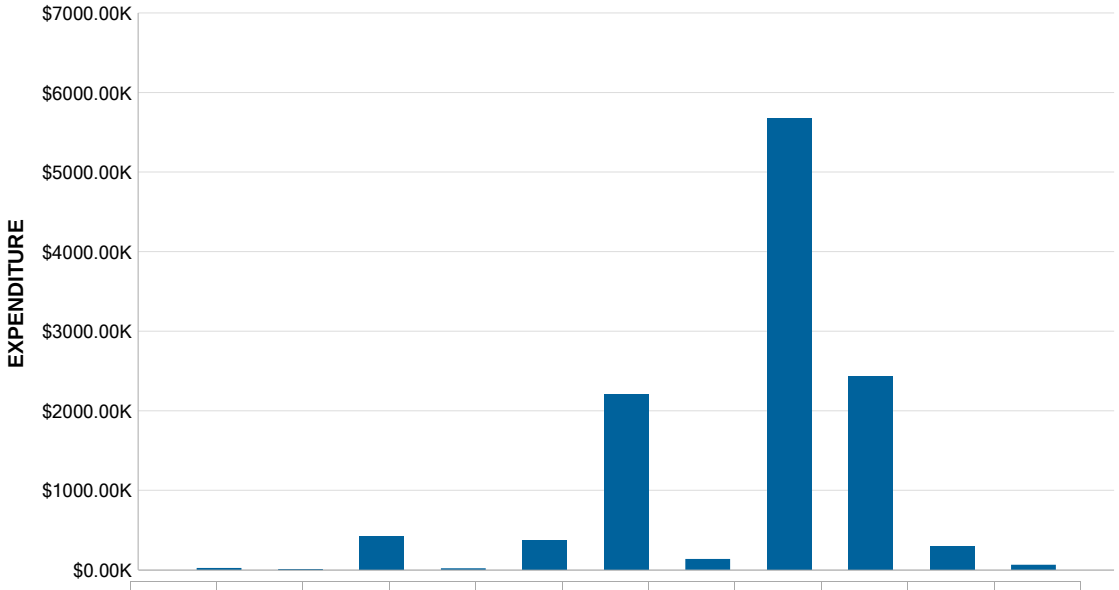
Summary of Findings

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)	0.04 %
Current Replacement Value (CRV)	$59,038,500
Immediate Capital Needs (Current Year or Year 0)	$24,510
Short Term Capital Needs (Year 1 to 5)	$3,517,799
Long Term Capital Needs (Year 6 to 10)	$8,605,459
TOTAL Capital Needs (Year 0 to Year 10)	**$12,147,768**
Average Capital Needs Per Year	**$1,214,777**

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 Loma Vista Adult Ed 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 $12,147,768.

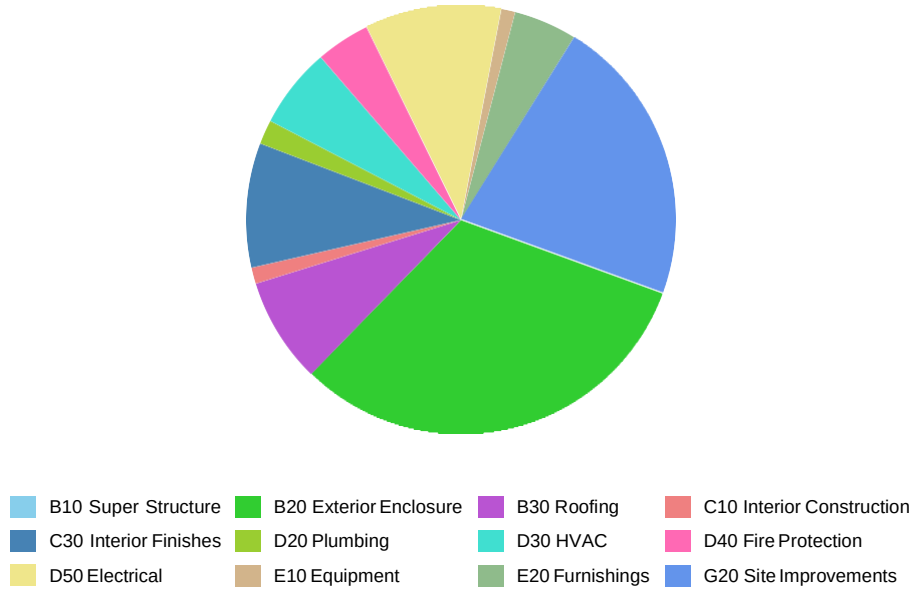
Expenditure Forecast Over Study Period



2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
$24.51K	$8.40K	$426.04K	$19.74K	$862.75K	$2,200.86 K	$136.98K	$5,676.66 K	$2,432.25 K	$294.11K	$65.46K

Loma Vista Adult Center

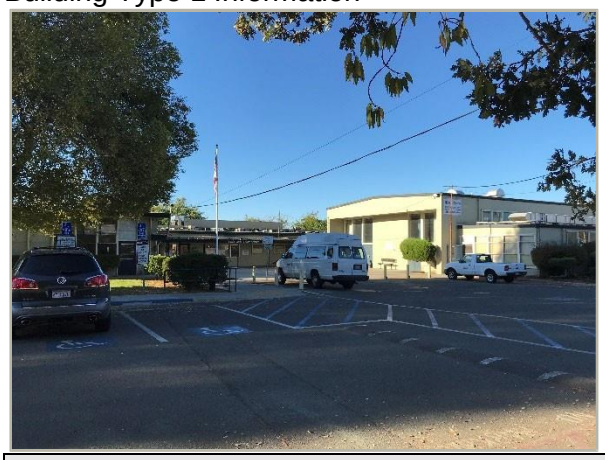
Distribution of Future (Year 1-Year 10) Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B10 Super Structure	$2,000	0.02 %
B20 Exterior Enclosure	$3,844,305	31.71 %
B30 Roofing	$962,268	7.94 %
C10 Interior Construction	$148,162	1.22 %
C30 Interior Finishes	$1,134,555	9.36 %
D20 Plumbing	$221,351	1.83 %
D30 HVAC	$734,301	6.06 %
D40 Fire Protection	$491,988	4.06 %
D50 Electrical	$1,245,433	10.27 %
E10 Equipment	$127,160	1.05 %
E20 Furnishings	$576,000	4.75 %
G20 Site Improvements	$2,635,735	21.74 %
Total	**$12,123,258**	**100 %**

Loma Vista Adult Center

Building Type 1 Information





Building Type 1 Information		
Building Locations	A1-A3, A4-A6, B1-B5, B6-B9, B10-B12, C1-C4, C5-C7, C8-C12, C13-C18, D1-D5, E1-E4, Administration, RR and M-U	
Constructed/ Renovated	1953 / 2012	
Total Area	72,318 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Concrete bearing walls on concrete slabs	Fair
Façade	Stucco with steel-framed windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and unfinished concrete Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heater	Fair
HVAC	Individual package units, VRF systems, split systems Supplemental components: None	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.	

Loma Vista Adult Center

Building D6-D9 Information



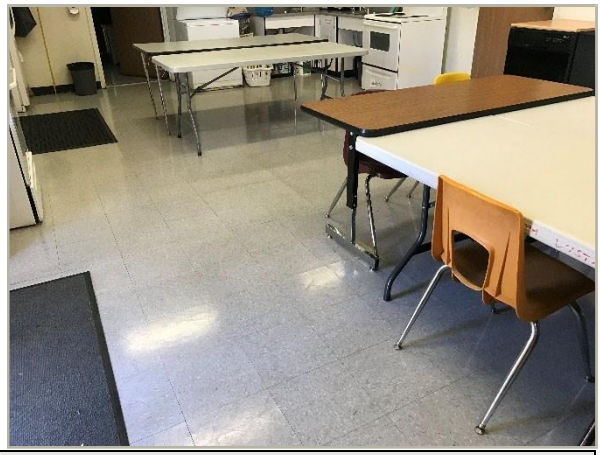


Building D6-D9 Information		
Building Locations	D6-D9	
Constructed/ Renovated	2012	
Building Size	4,600 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with aluminum-framed windows	Good
Roof	Primary: Gable construction 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	Fair
HVAC	Condensing split-system units and furnaces	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	None	--
Key Issues & Findings	None	

Loma Vista Adult Center

Building E5 Information





Building E5 Information		
Building Locations	E5	
Constructed/ Renovated	2010	
Building Size	1,800 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood-framed structure on concrete slabs	Fair
Façade	Wood siding with aluminum-framed windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl panels Floors: Carpet, VCT, ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent	Fair
HVAC	Heat Pump	Fair
Fire Suppression	Hydrants, fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, T-12, T-5 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations and exit signs	Fair
Equipment/Special	None	--
Key Issues & Findings	None	

Loma Vista Adult Ed (includes Pleasant Hill Ed Center)

Site Summary Information





Site Information		
Lot Size	13.43 acres (estimated)	
Parking Spaces	480 total spaces all in open lots; 23 of which are accessible 19 accessible (included in total above), 4 van-accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps	Fair
Site Development	Property entrance signage, chain link fencing, chain link dumpster enclosures Sports courts, fencing, and site lights	Fair
Landscaping & Topography	Heavy 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	None	