

**PLEASANTON**  
UNIFIED SCHOOL DISTRICT

**FACILITIES MASTER PLAN 2022**  
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT

# ALISAL ELEMENTARY SCHOOL



**Site Functionality Assessment**

**ALISAL ELEMENTARY SCHOOL**

**SITE DATA**



**Alisal Elementary School**

1454 Santa Rita Rd.  
Pleasanton, Ca 94566

Current Enrollment (2021/22): 489  
Grades Served: TK-5

Original Construction Date: 1955  
Year Modernized: 1998  
Number of Portable Classrooms: 0

Measure I1 Improvements:

- Fire alarm system upgrades
- Site security fencing
- Security cameras
- VOIP and clock speaker system
- Exterior Lighting Upgrades
- Security system upgrade
- Telecom infrastructure upgrade
- Roofing
- HVAC
- Water efficient toilets and fountains
- Classroom technology

**PRINCIPAL SURVEY**

Top Priorities:

1. Additional parking spaces and signage
2. Shaded structure for dining and PE
3. Playground/play structure upgrade

**SITE USE AND FUNCTIONALITY**

**General Education Classrooms**

Many classrooms are at-grade, permanent, modular structures. Classroom interiors have built-in teaching walls, areas of casework, and a sink. Backpack hooks are available along the classroom exterior wall.

**Special Education Classrooms**

This site holds three (3) SDC classes in traditional classrooms. Toilets are desired in all three, especially the SDC class for TK/K students. It is also desired to relocate the TK/K classroom to be with their same-grade peers with direct access to the Kindergarten play yard.

**Student Services / Counseling**

Counseling is located in a small office within the Library and is not sized large enough to hold a small group.

It is also desired that the RSP room be larger as they see a high number of students. This room houses the Resource Specialist and an aid who both work with small groups.

Intervention and RISS (Reading Intervention Specialist) typically share a space but are currently utilizing separate classrooms due to classroom availability.

**Staff and Administrative Spaces**

The principal notes desire for cosmetic/modernization improvements to the Administration building.

**Kitchen / Cafeteria / Food Service**

The kitchen and student serving area is separate from the MPR/cafeteria. The two functions are within the same room, separated by a pony wall. Students have clear circulation from the entry at one end of the serving line to the exit at the other end.

This building is sited as the desired model to use as an example when considering improvements at other campuses.

Students dine at tables outdoors. Trees and a few umbrellas provide little protection from sun and rain.

**Student Assembly**

The MPR is used mainly for PE. The principal notes it is too small to comfortably accommodate the whole student body.

The MPR has in-wall tables. Additional tables are stored at one end of the assembly space. The MPR has a stage with a wheelchair lift and contains one (1) basketball hoop and backstop. Presentation technology includes a wall-mounted projector, pull-down screen, and voice amplification/speaker system.



PROCESS



PLANNING



VISION



SITES

## Site Functionality Assessment

## ALISAL ELEMENTARY SCHOOL

### SITE USE AND FUNCTIONALITY, continued

#### *Library*

The Library is inviting and spacious, with varied seating types including soft seating, bean bag chairs, and bistro tables. Students have access to desktop computers within this space.

#### *Physical Education / Athletics Buildings*

The PE equipment cart is stored in an office within the Library. PE classes utilize the MPR.

Shade is desired at the hardcourts to accommodate PE classes during hot and rainy days.

#### *Outdoor Play Equipment / Playfields / Hardcourts*

The principal would like the play equipment to be replaced with new, all-inclusive equipment and groundcover.

Kids Club shares use with the Kindergarten Play Yard.

The playfield has a highly-used cricket pitch which should remain.

#### *Specialized Elective Spaces*

The Music room is detached from the MPR and stage but has close proximity. The Music room has the same characteristics as the typical classrooms but is furnished only with chairs that can be stacked and stored.

The Computer Lab is no longer used for its original purpose now that each student has a device within their home classroom.

The Exploration Lab is larger than a typical classroom and has a teaching wall, perimeter casework, and a kitchenette with oven, stove, microwave, two (2) refrigerators, and a dishwasher.

The principal notes that additional furniture and storage is needed for the elective spaces.

#### *Restrooms*

Not all TK, Kindergarten, and Special Education rooms have restrooms attached.

#### *Site / Parking / Drop-Off*

The parking lot at the front of the campus is limited for visitor and volunteers. Additional staff parking is desired in a separate location in order alleviate parking for visitors and volunteers at the front.

The principal notes that drop-off/pick-up signage is damaged and not visible to drivers and would also like two (2) new, functional electronic marquees.

The campus has a sensory path painted on the concrete walkways between classroom buildings.

#### *Technology*

Classroom technology has been upgraded with a mobile LCD monitor.





# PLEASANTON UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN



PROCESS



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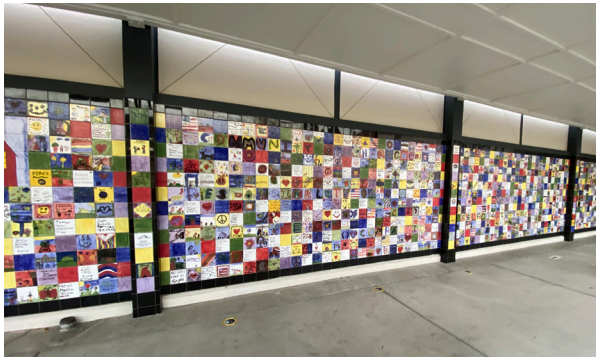
VISION



SITES

## Site Functionality Assessment

## ALISAL ELEMENTARY SCHOOL



Site Artwork



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



Site Landscape





**Site Functionality Assessment**

**ALISAL ELEMENTARY SCHOOL**



Typical Classroom



Special Education Classroom



Kindergarten Classroom



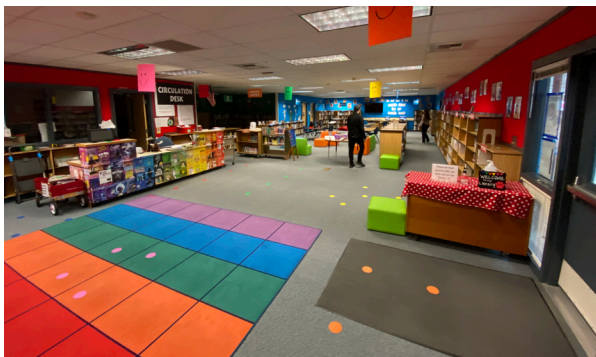
Student Services / Counseling (RISS)



Multi-Purpose Room



Electives Room (Exploration Lab)



Library



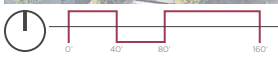
Food Service: Student Serving Line



Student Dining Area



## Existing Site Plan | ALISAL ELEMENTARY SCHOOL



**Classrooms**

#	Indicates Grade Level
TK	Transitional Kindergarten
K	Kindergarten
SDC	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe

**Electives / Labs**

CL	Computer Lab
MU	Music Room
SCI	Science Lab

**Shared Spaces**

MPR	Multi-Purpose Room
LIB	Library
STG	Stage

**Student Services**

CO	Counselor
INT	Intervention
RD	Reading Specialist
RSP	Resource Specialist
SP	Speech

**Admin / Faculty**

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
H	Health Room
KIT	Kitchen (Food Service)
M	Main Office / Front Desk
O	Office

**Leased Spaces / Other**

KC	Kids Club
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**Support Spaces**

ST	Storage
T	Toilet/Restroom
U	Utility
C	Custodian

- Main Entry
- LS - Lunch Shelter
- Drop-Off
- Portable Classrooms

<b>Teaching Stations:</b>	
PS (Preschool)	0
TK (Transitional Kinder)	1
Kindergarten	3
Grades 1-3	10
Grades 4-5	6
SDC mild/mod	4
SDC mod/sev	0
<b>Sub-Total:</b>	<b>24</b>
<b>Additional Spaces:</b>	
Exploration Lab / Music / Art	3
After School Care	2
<b>Total:</b>	<b>29</b>



## Proposed Master Plan Diagram | ALISAL ELEMENTARY SCHOOL



### Classrooms

- # Indicates Grade Level
- TK Transitional Kindergarten
- K Kindergarten
- SDC: Special Education:
- M/M Mild/Moderate
- M/S Moderate/Severe

### Electives / Labs

- EXP Exploration Lab
- FLEX Flex Lab
- MU Music Room

### Shared Spaces

- MPR Multi-Purpose Room
- LIB Library
- SERV Serving Area (Food Service)

### Student Services

- LC Learning Center
- RSP Resource Specialist
- WC Wellness Center
- SP Speech
- OT Occupational Therapy

### Admin / Faculty

- CO Conference
- FL Faculty Lounge
- FW Faculty Workroom
- H Health Room
- KIT Kitchen (Food Service)
- M Main Office / Front Desk
- O Office
- WR Satellite Faculty Workroom

### Leased Spaces / Other

- KC Kids Club

### Support Spaces

- ST Storage
- T Toilet/Restroom
- U Utility
- C Custodian

☆ Main Entry

●●● New Fencing

→ Drop-Off

#### Teaching Stations:

PS (Preschool)	0
TK (Transitional Kinder)	5
Kindergarten	5
Grades 1-3	14
Grades 4-5	7
SDC mild/mod	2
SDC mod/sev	1
<b>Sub-Total:</b>	<b>34</b>

#### Additional Spaces:

Exploration Lab / Music / Art	3
After School Care	1
<b>Total:</b>	<b>38</b>

No Work   
 Modernization   
 Reconfiguration   
 New Construction





Master Plan Cost Estimate

ALISAL ELEMENTARY SCHOOL

TOTAL PROGRAM COST  
(2022\$)

1. Site-Wide: Deferred Maintenance	\$	5,491,000
2. Modernize & Reconfigure Classrooms	\$	2,803,000
3. Classrooms: New Construction	\$	14,511,000
4. Transitional Kindergarten	\$	7,528,000
5. Science & Electives Spaces	\$	2,768,000
6. Visual & Performing Arts	\$	-
7. Multi-Purpose Room & Food Service	\$	9,209,000
8. Library	\$	1,559,000
9. Student Support & Counseling Services	\$	945,000
10. Administration & Staff Support	\$	1,761,000
11. Physical Education Facilities	\$	-
12. Building Systems: Restrooms & HVAC	\$	2,332,000
13. Site Utilities	\$	959,000
14. Safety & Security	\$	112,000
15. Campus Arrival	\$	1,006,000
16. Outdoor Learning	\$	1,200,000
17. Exterior Play Spaces	\$	2,356,000
18. Flexible Furniture	\$	1,155,000
	<b>\$</b>	<b>55,965,000</b>

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:

- utility hook-up fees and city connections
- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction



# FACILITY CONDITION ASSESSMENT

*prepared for*

**Pleasanton Unified School District**  
4750 First Street  
Pleasanton, California 94566



**BUREAU  
VERITAS**



Alisal Elementary School  
1454 Santa Rita Road  
Pleasanton, California 94566

**PREPARED BY:**

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**BV PROJECT #:**

*151464.21R000-001.017*

**DATE OF REPORT:**

*December 28, 2021*

**ON SITE DATE:**

*November 22, 2021*

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary School
<b>Number of Buildings</b>	Four buildings
<b>Main Address</b>	1454 Santa Rita Road, Pleasanton, California 94566
<b>Site Developed</b>	1955
<b>Site Area</b>	9.13 acres (estimated)
<b>Parking Spaces</b>	20 total spaces all in open lots; 3 of which are accessible
<b>Leased Spaces</b>	One after school care program
<b>Date(s) of Visit</b>	November 22, 2021
<b>On-site Point of Contact (POC)</b>	Walter Estay 512.840.9009 <a href="mailto:westay@lpadesignstudios.com">westay@lpadesignstudios.com</a>
<b>Assessment and Report Prepared By</b>	Justin Vang and Kathleen Wright
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The Alisal Elementary School original construction is 1955 with a renovation that occurred in 1998. There is an Administration building, library, explore room, multipurpose room, and classrooms on the property.

### Architectural

The school façade is metal and stucco with aluminum double paned windows. The doors are steel. The connecting walkways have metal roofing to shade and protect students transiting the buildings. Majority of the interior finishes have been replaced as needed over the years. Interior floors consist of a combination of carpet, ceramic tile, quarry tile, and VCT floor finishes. The walls have laminate panels and painted walls with suspended acoustic ceiling tiles throughout. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling is provided by roof mounted packaged units. The units have no issues or concerns and should be reviewed for upgrades during typical cycle replacement. Domestic hot water is provided by gas water heaters installed in each building. Electrical service equipment is installed in each building is in operable condition and appears to have been updated with the 1998 renovation. The fire alarm system has a central addressable alarm panel with smoke detectors, alarm horns, and pull stations located throughout the building on campus. There are also exit signs and backup lighting in every building for emergency egress. The campus lacks a sprinkler system and fire protection is provided by portable fire extinguishers throughout. Lifecycle replacement of the majority of the MEPF is anticipated.

### Internet and Security Systems

The campus has wireless internet capability through wireless access points located throughout and public address system that encompasses the entirety of the campus. There is a security system installed with motion detectors only, no security cameras were observed to be installed on site during this assessment.

### Site

The site has a playground with multiple play structures installed and wood chips play surfaces. There are multiple basketball courts in the rear of the buildings and large areas of asphalt pavement play areas with metal and wooden picnic benches located in the interior courtyard. There is property signage at the entrance to the school and onsite parking for the staff in the rear of the property with several spots in the front of the building for visitors. The dumpsters are enclosed with chain-linked fencing. Multiple portable shipping storage containers are in the rear left corner of the property.

### Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Alisal Elementary School / Administration Wing/Multipurpose Room (1955)	\$760	8,500	\$6,460,000	0.0%	0.0%	3.6%	10.4%
Alisal Elementary School / Classroom Wing #1 (1955)	\$760	13,500	\$10,260,000	0.0%	0.0%	3.0%	8.7%
Alisal Elementary School / Classroom Wing #2 (1955)	\$760	13,878	\$10,547,280	0.0%	0.1%	2.9%	7.7%
Alisal Elementary School / Library/Explore Room (1955)	\$760	11,500	\$8,740,000	0.0%	0.0%	1.9%	8.7%



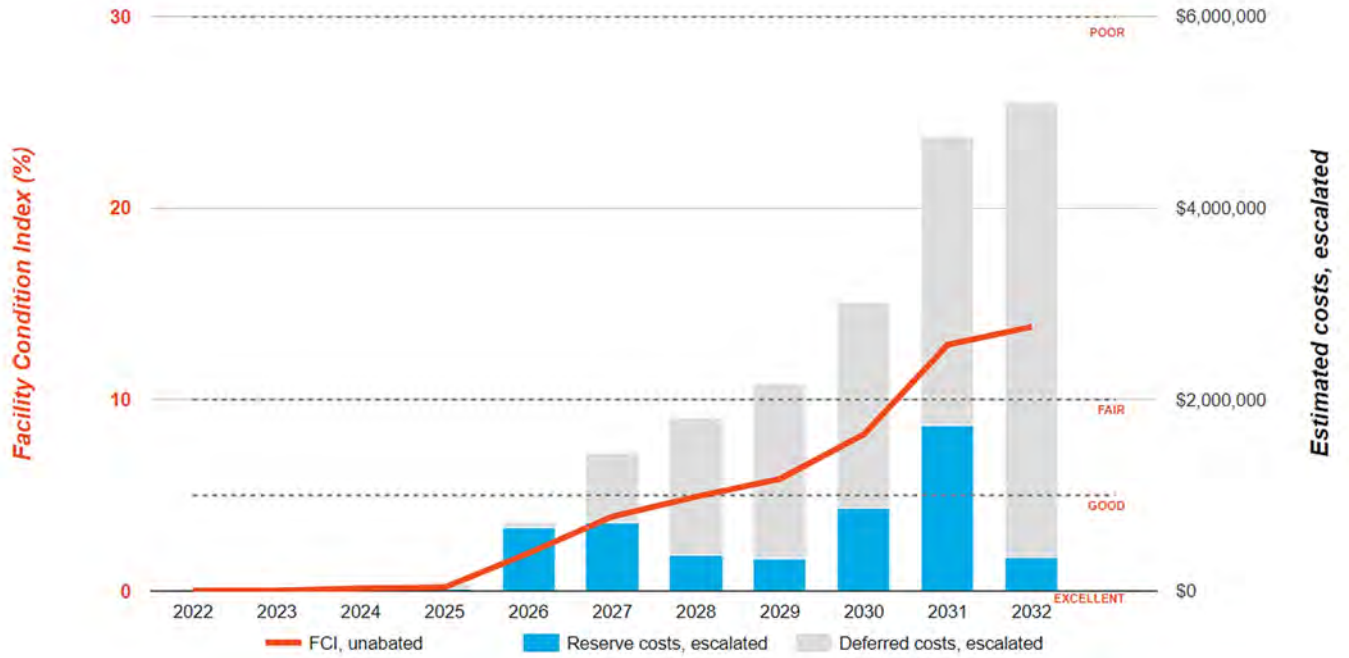
Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

**Needs by Year with Unaddressed FCI Over Time**

**FCI Analysis: Alisal Elementary School**

Replacement Value: \$36,955,000      Inflation Rate: 3.0%      Average Needs per Year: \$463,500



The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Systems Expenditure Forecast</b>						
<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	-	\$95,907	-	\$1,015,665	\$1,111,572
Roofing	-	-	-	\$687,375	-	\$687,375
Interiors	-	-	\$306,095	\$332,917	\$1,721,699	\$2,360,711
Conveying	-	-	-	\$25,951	-	\$25,951
Plumbing	-	-	\$3,068	\$13,294	\$1,102,201	\$1,118,563
HVAC	-	-	\$571,707	-	\$34,877	\$606,584
Fire Protection	-	-	\$15,340	-	\$20,616	\$35,956
Electrical	-	-	-	\$948,498	\$470,347	\$1,418,845
Fire Alarm & Electronic Systems	-	-	\$155,972	\$264,013	\$33,779	\$453,764
Equipment & Furnishings	-	-	\$21,325	\$395,487	\$70,599	\$487,411
Special Construction & Demo	-	-	\$181,197	-	-	\$181,197
Site Development	-	\$32,847	\$35,893	\$312,000	\$281,731	\$662,471
Site Utilities	-	-	-	\$62,249	-	\$62,249
Site Pavement	-	\$10,838	-	\$617,324	\$31,450	\$659,612
Accessibility	\$8,775	-	-	-	-	\$8,775
<b>TOTALS</b>	<b>\$8,800</b>	<b>\$43,700</b>	<b>\$1,386,600</b>	<b>\$3,659,200</b>	<b>\$4,783,000</b>	<b>\$9,881,300</b>

Immediate Needs

Alisal Elementary School	1	\$8,800
<b>Total</b>	<b>1</b>	<b>\$8,800</b>

Alisal Elementary School

<b>ID</b>	<b>Location</b>	<b>Location Description</b>	<b>UF Code</b>	<b>Description</b>	<b>Condition</b>	<b>Plan Type</b>	<b>Cost</b>
3465708	Alisal Elementary School		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	n/a	Accessibility	\$8,800



## Key Findings

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### ADA Miscellaneous

Priority Score: **63.8**

Level III Study, Includes Measurements  
Alisal Elementary School

Plan Type: Accessibility

Cost Estimate: \$8,800

Uniformat Code: Y1090

Recommendation: **Evaluate/Report in 2022**

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Parking, Exterior Accessible Route, Kitchens/Kitchenettes, Playgrounds and; Swimming Pools - AssetCALC ID: 3465708

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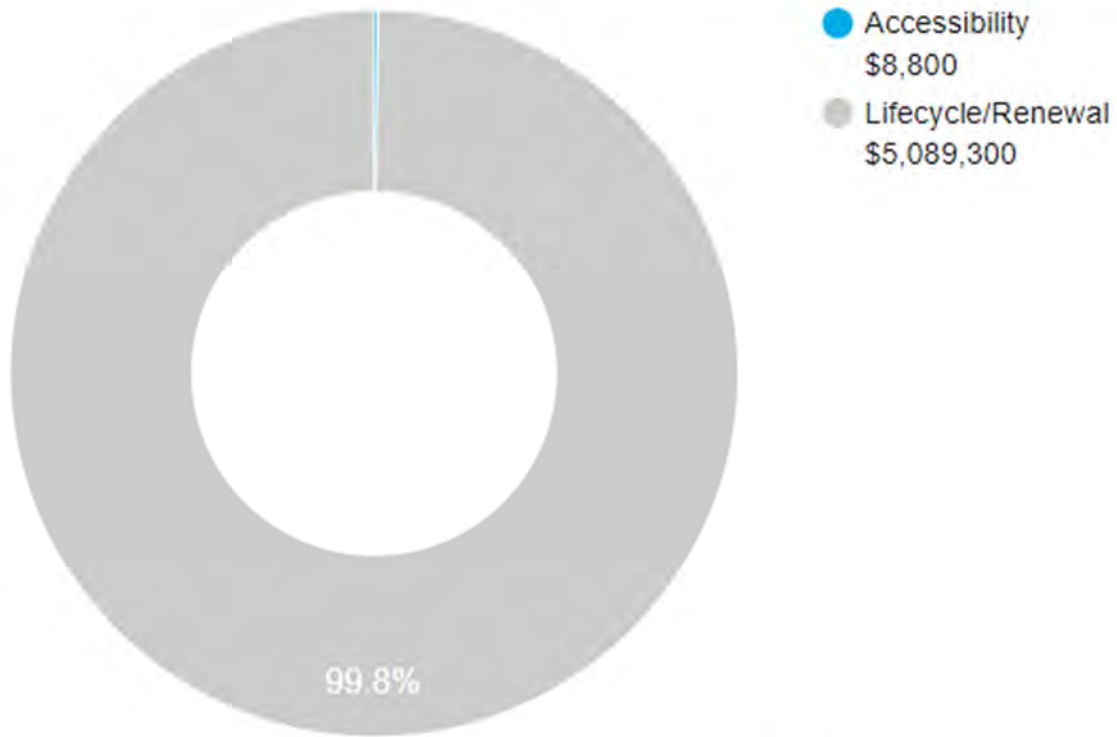
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

### Plan Type Descriptions

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$5,098,100**

