

PLEASANTON
UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN 2022
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT

DONLON ELEMENTARY SCHOOL



Site Functionality Assessment

DONLON ELEMENTARY SCHOOL

SITE DATA



Donlon Elementary School

4150 Dorman Rd.
Pleasanton, Ca 94588

Current Enrollment (2021/22): 731
Grades Served: K-5

Original Construction Date: 1969
MPR Construction Date: 1989
Year Modernized: 2005
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. Add covering to outdoor eating area
2. Add skylights or other natural light to the 'interior only' classrooms
3. Update Kindergarten playground with umbrellas for shade, new paint, multi-sensory play equipment, and new grass around the big tree.

SITE USE AND FUNCTIONALITY

General Education Classrooms

The original classroom buildings are in 'pod' configurations with interior circulation for most classrooms and adjoining doors to adjacent classrooms. Newer classrooms are at-grade, permanent, modular structures. All classrooms have a built-in teaching wall. Not all Kindergarten classrooms have attached restroom facilities. Backpack hooks are available along the classroom exterior wall.

The principal notes a general desire for modernization of interior and exterior finishes, as well as furniture.

Special Education Classrooms

This site holds two (2) SDC classes in rooms that have adjoining toileting and storage facilities.

Additional storage/casework for diapering is desired.

Student Services / Counseling

Spaces for student services are dispersed between the two main pod buildings with one RSP room in each. Speech pathologist and other counselors occupy small offices within each pod building.

It is desired to have additional space for assessments, calm-down areas, and acoustic separation for Speech.

Staff and Administrative Spaces

The principal notes that the Health office is too small to support the student population and often gets more crowded than other sites.

Kitchen / Cafeteria / Food Service

The kitchen is located within the Multi-Purpose Room. Hot and cold food carts are set up near the kitchen for the student serving line.

This site currently serves the most student meals and was identified among the sites in most need of a student serving line.

Students dine at tables outdoors. Trees and umbrellas provide pleasant protection from sun but provide no protection for rain and trees create a bird nuisance.

Student Assembly

The MPR has in-wall tables and two (2) retractable basketball hoops and backstops. Presentation technology includes a mobile LCD screen as well as a ceiling-mounted projector, pull-down screen, and voice amplification/speaker system.

This site does not have a permanent stage. A temporary stage is stored in a room of the MPR building.

Library

The Library is a spacious room within the center of the A Building pod, with high and low, permanent book stacks. Flexible furniture is available in a classroom-like area and students can access computers at stations along the wall. The Library has a wall-mount LCD monitor as well as a mobile LCD monitor.



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

DONLON ELEMENTARY SCHOOL

SITE USE AND FUNCTIONALITY, continued

Physical Education / Athletics Buildings

The site has an Assisted PE room within one of the permanent modular classrooms.

Outdoor Play Equipment / Playfields / Hardcourts

The site has an accessible play structure at the upper/lower primary play yard. Shade structures are also in place at the hardcourts that students use for clubs and reading.

Kids Club shares use of the hardcourts and upper/lower primary play structures.

The principal notes the Kindergarten play yard as being too small for the current population. The principal also identified an area of poor drainage within the Kindergarten play yard.

The playfields are difficult to access and not often used.

Specialized Elective Spaces

The Music room is among one of the interior pod classrooms. It is desired that the Music room be located within the MPR or otherwise away from other classrooms, to avoid noise transfer and disturbance.

The Computer Lab is no longer used for its original purpose now that each student has a device within their home classroom. This is an area of opportunity for a Maker Space / Flex Lab.

The Science / Exploration Lab is larger than a typical classroom and has a kitchenette with oven, stove, microwave, refrigerator, and a dishwasher. The perimeter of the room is occupied with open storage shelving and bins. Bin storage is also used to separate the kitchenette from the

classroom space. Furniture within this room is comprised of science-grade tables and stools. A center-mount projector and drop-down screen are present, as is a mobile LCD monitor.

Restrooms

An additional staff and student restrooms is desired near the East side of the B Building.

Site / Parking / Drop-Off

The principal notes desired improvement of traffic and pedestrian circulation at the front parking and drop-off area to reduce crossing and provide safe waiting areas.

Technology

Classroom technology has been upgraded with a mobile LCD monitor.

The principal would like increased access to electrical outlets for charging throughout the classrooms.



Site Functionality Assessment

DONLON ELEMENTARY SCHOOL



Shade Structure



Site Landscape



Site Identification and Announcements



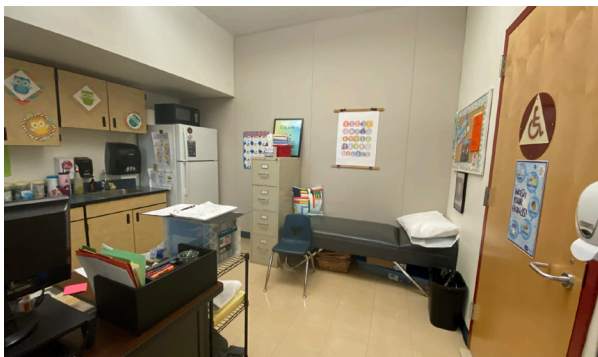
Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



School Garden



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FACILITIES MASTER PLAN



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Site Functionality Assessment

DONLON ELEMENTARY SCHOOL



Typical Classroom



Special Education Classroom



Kindergarten Classroom



Student Services / Counseling



Multi-Purpose Room



Exploration Room



Library



Food Service: Kitchen



Student Dining Area



Existing Site Plan | DONLON ELEMENTARY SCHOOL



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

- Electives / Labs**
- APE Adaptive PE
 - MU Music Room
 - SCI Science Lab

- Shared Spaces**
- MPR Multi-Purpose Room
 - LIB Library
 - SERV Serving Area (Food Service)
 - STG Stage

- Student Services**
- CO Counselor
 - INT Intervention
 - PSY Psychologist
 - 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
 - TECH Technology Office
 - WR Satellite Faculty Workroom

- Leased Spaces / Other**
- KC Kids Club
 - H&D Hill & Dale (Leased)

- Support Spaces**
- ST Storage
 - T Toilet/Restroom
 - U Utility
 - C Custodian

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

Teaching Stations:	
PS (Preschool)	0
TK (Transitional Kinder)	0
Kindergarten	5
Grades 1-3	15
Grades 4-5	8
SDC mild/mod	0
SDC mod/sev	2
Sub-Total:	30
Additional Spaces:	
Exploration Lab / Music / Art	3
After School Care	2
Total:	35

Proposed Master Plan Diagram | DONLON 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
- APE Adaptive PE

Shared Spaces

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

Student Services

- INT Intervention
- LC Learning Center
- RSP Resource Specialist
- CO Counselor
- INT Intervention
- 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
- TECH Technology Office
- WR Satellite Faculty Workroom

Leased Spaces / Other

- KC Kids Club
- H&D Hill & Dale (Leased)

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	15
Grades 4-5	8
SDC mild/mod	0
SDC mod/sev	2
Sub-Total:	35

Additional Spaces:	
Exploration Lab / Music / Art	3
After School Care	2
Total:	40



No Work
 Modernization
 Reconfiguration
 New Construction



Master Plan Cost Estimate

DONLON ELEMENTARY SCHOOL

TOTAL PROGRAM COST
(2022\$)

1. Site-Wide: Deferred Maintenance	\$	8,164,000
2. Modernize & Reconfigure Classrooms	\$	5,727,000
3. Classrooms: New Construction	\$	1,349,000
4. Transitional Kindergarten	\$	7,334,000
5. Science & Electives Spaces	\$	2,376,000
6. Visual & Performing Arts	\$	-
7. Multi-Purpose Room & Food Service	\$	3,372,000
8. Library	\$	1,201,000
9. Student Support & Counseling Services	\$	1,921,000
10. Administration & Staff Support	\$	1,315,000
11. Physical Education Facilities	\$	-
12. Building Systems: Restrooms & HVAC	\$	1,873,000
13. Site Utilities	\$	-
14. Safety & Security	\$	630,000
15. Campus Arrival	\$	1,115,000
16. Outdoor Learning	\$	255,000
17. Exterior Play Spaces	\$	2,582,000
18. Flexible Furniture	\$	1,225,000
	\$	40,439,000

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



**BUREAU
VERITAS**

prepared for

Pleasanton Unified School District
4750 First Street
Pleasanton, California 94566



Donlon Elementary School
4150 Dorman Road
Pleasanton, California 94588

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BV PROJECT #:

151464.21R000-002.017

DATE OF REPORT:

December 29, 2021

ON SITE DATE:

December 7, 2021

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School // Middle School // High School
Number of Buildings	Seven
Main Address	4150 Dorman Road, Pleasanton, California 94588
Site Developed	1963 Renovated 2003
Site Area	18.7 acres (estimated)
Parking Spaces	127 total spaces all in open lots; nine of which are accessible
Leased Spaces	Kid's Club after school care program, Hill n Dale Daycare
Date(s) of Visit	December 7, 2021
On-site Point of Contact (POC)	John Harshbarger
Assessment and Report Prepared By	Aren Hofland
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Donlon Elementary school was constructed in 1968. Roofs, HVAC, and electrical were upgraded during a renovation in 2003.

Architectural

Buildings were constructed with reinforced masonry. Permanent building exteriors are stucco with double-pane, steel framed windows. The roofs are either modified bituminous material or built-up. Numerous leaks have been reported in the B and C buildings. Wood trim fascia is dry rotting on both the B and C buildings. Blisters are common throughout the MPR roof. Interior finishes are updated as needed. The portable and modular buildings have stucco exteriors with wood framed, metal roofs.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The A, B, and C buildings have rooftop packaged units for heating and cooling. Wall-mounted heat pumps provide heating and cooling for the portable and modular buildings. Electrical systems were upgraded in 2003. Plumbing is copper supply with cast-iron waste and is original to the construction of the various buildings. The campus has a main addressable fire alarm control panel located in the C building electrical room, and two satellite panels located in the A and B buildings. The fire alarm system consists of alarms, strobes, pull stations, and exit signs. Fire suppression is provided by fire extinguishers only.

Site

The site has playgrounds, areas of asphalt playgrounds, play structures with rubber surfaces, and sports fields and courts. The asphalt play areas are aging and have areas of longitudinal cracking with some alligator cracking. Cracking concrete with areas of heaving and trip hazards exist in the courtyard in front of the Multipurpose building.

Internet and Security Systems

Donlon has wireless internet throughout the campus, with repeaters located on the sides of buildings and on interior walls. Security is present in the form of some basic cameras in key areas and intrusion detection throughout the campus.

Recommended Additional Studies

No additional studies recommended at this time.

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	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	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
Donlon Elementary School / A, B, and C Buildings (1963)	\$780	54,840	\$42,775,200	0.0%	6.3%	7.1%	8.5%
Donlon Elementary School / D Buildings (1996)	\$780	7,700	\$6,006,000	0.0%	5.4%	6.4%	8.2%
Donlon Elementary School / Kid's Club (1996)	\$780	3,630	\$2,831,400	0.0%	0.8%	5.2%	9.4%
Donlon Elementary School / Multipurpose (1963)	\$780	6,770	\$5,280,600	0.2%	5.6%	7.2%	11.3%

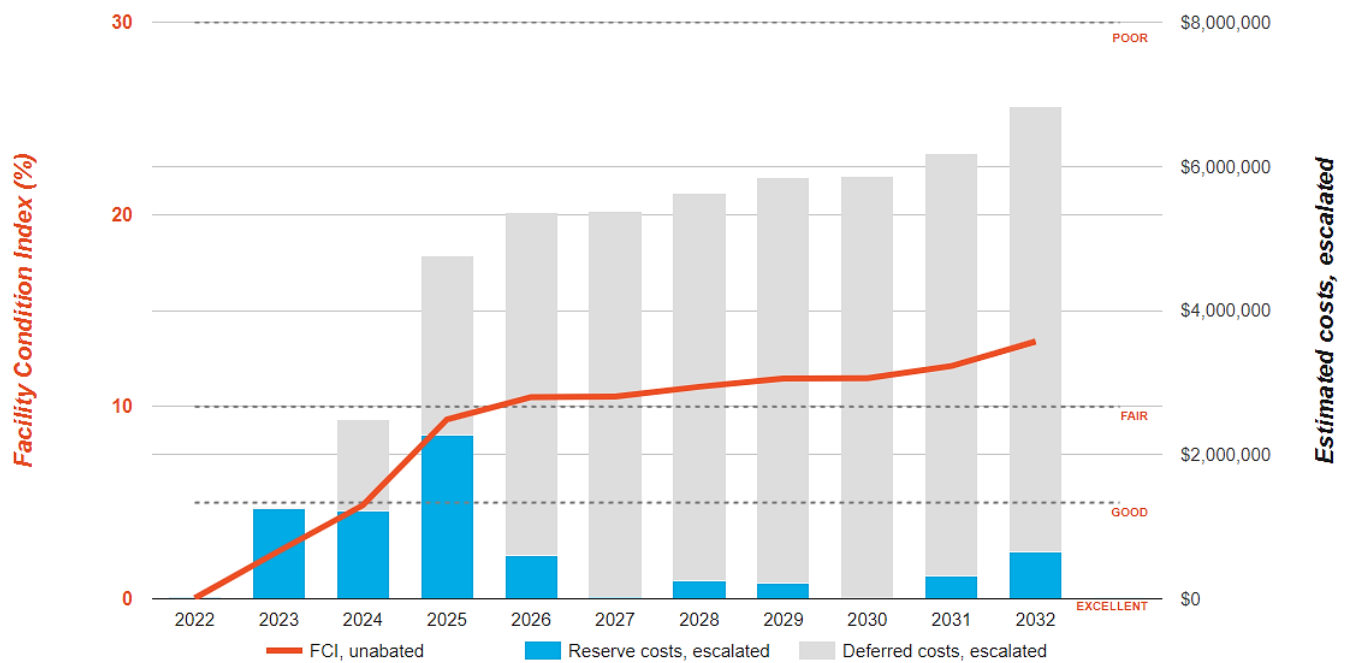
Campus Level FCI:

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: Donlon Elementary School

Replacement Value: \$51,038,000 Inflation Rate: 3.0% Average Needs per Year: \$621,200



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$13,455	-	\$165,978	\$7,264	\$521,843	\$708,540
Roofing	-	\$718,118	-	\$67,083	\$144,982	\$930,183
Interiors	-	\$540,685	\$384,439	\$94,515	\$1,318,144	\$2,337,783
Plumbing	-	\$25,320	\$2,719	\$54,033	\$369,294	\$451,366
HVAC	\$2,808	\$493,655	\$63,668	\$47,047	\$455,784	\$1,062,962
Fire Protection	-	-	-	\$10,070	\$13,534	\$23,604
Electrical	-	\$3,537	\$705,880	\$707,733	\$262,583	\$1,679,733
Fire Alarm & Electronic Systems	-	\$18,618	\$498,788	\$16,624	\$1,144,172	\$1,678,202
Equipment & Furnishings	-	-	\$301,909	\$21,830	\$56,823	\$380,562
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	\$25,569	\$768,606	\$308,274	\$73,250	\$1,175,699
Site Pavement	\$556	\$639,777	-	\$123,870	\$310,072	\$1,074,275
Site Utilities	-	-	-	-	\$86,939	\$86,939
TOTALS	\$16,900	\$2,465,300	\$2,892,000	\$1,458,400	\$4,757,500	\$11,590,100

Immediate Needs

Facility/Building	Total Items	Total Cost
A, B, and C Buildings	1	\$4,100
Multipurpose	2	\$12,200
Site	2	\$600
Total	5	\$16,900

A, B, and C Buildings

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3512891	Donlon Elementary School / A, B, and C Buildings	Building exterior-B Building	B2010	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	\$4,100
Total (1 items)							\$4,100

Multipurpose

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3513212	Donlon Elementary School / Multipurpose	Roof-MPR	D3060	Exhaust Fan, Centrifugal, 16" Damper, Replace	Poor	Performance/Integrity	\$2,800
3513247	Donlon Elementary School / Multipurpose	Building exterior-MPR	B2010	Exterior Walls, Stucco, Replace	Poor	Performance/Integrity	\$9,400
Total (2 items)							\$12,200

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3512854	Donlon Elementary School / Site	Site	G2020	Parking Lots, Pavement, Concrete, Replace	Poor	Performance/Integrity	\$500
3512899	Donlon Elementary School / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$100
Total (2 items)							\$600

Key Findings



Exterior Walls in Poor condition.

Stucco
 Multipurpose Donlon Elementary School
 Building exterior-MPR

Uniformat Code: B2010
 Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$9,400

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Wall has been hit by vehicles multiple times - AssetCALC ID: 3513247



Exterior Walls in Poor condition.

Wood Siding
 A, B, and C Buildings Donlon Elementary
 School Building exterior-B Building

Uniformat Code: B2010
 Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$4,100

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Dry-rotting throughout - AssetCALC ID: 3512891



Roofing in Poor condition.

Modified Bitumen
 A, B, and C Buildings Donlon Elementary
 School Roof

Uniformat Code: B3010
 Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type:
 Performance/Integrity

Cost Estimate: \$618,000

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The roof is aging. Leaks are present throughout the building. Wood fascia is dry-rotting. - AssetCALC ID: 3513188



Roofing in Poor condition.

Modified Bitumen
 Multipurpose Donlon Elementary School Roof-
 MPR

Uniformat Code: B3010
 Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type:
 Performance/Integrity

Cost Estimate: \$79,200

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Blisters throughout - AssetCALC ID: 3513235



Exhaust Fan in Poor condition.

Centrifugal, 16" Damper
 Multipurpose Donlon Elementary School Roof-MPR

Uniformat Code: D3060
 Recommendation: **Replace in 2022**

Priority Score: **85.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$2,800

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Loud, squeaking, significant vibration - AssetCALC ID: 3513212



Parking Lots in Poor condition.

Pavement, Asphalt
 Site Donlon Elementary School Site

Uniformat Code: G2020
 Recommendation: **Cut & Patch in 2022**

Priority Score: **84.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$100

\$\$\$\$

Large crack over 1/2" wide - AssetCALC ID: 3512899



Parking Lots in Poor condition.

Pavement, Concrete
 Site Donlon Elementary School Site

Uniformat Code: G2020
 Recommendation: **Replace in 2022**

Priority Score: **84.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$500

\$\$\$\$

Large cracks in concrete in front of MPR - AssetCALC ID: 3512854



Parking Lots in Poor condition.

Pavement, Asphalt
 Site Donlon Elementary School Site

Uniformat Code: G2020
 Recommendation: **Mill & Overlay in 2023**

Priority Score: **84.7**

Plan Type:
 Performance/Integrity

Cost Estimate: \$517,400

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Large areas of longitudinal cracking with alligator cracking in spots. - AssetCALC ID: 3512822

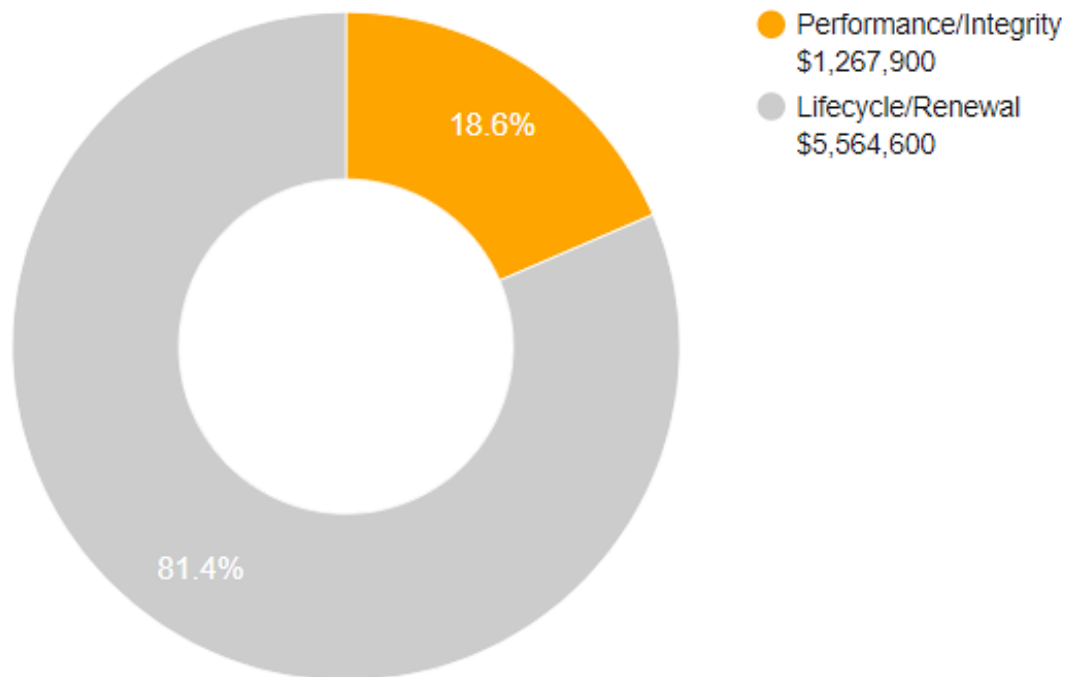
Plan Types

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

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	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: \$6,832,500