

SITE FUNCTIONALITY ASSESSMENT

FAIRLANDS ELEMENTARY SCHOOL

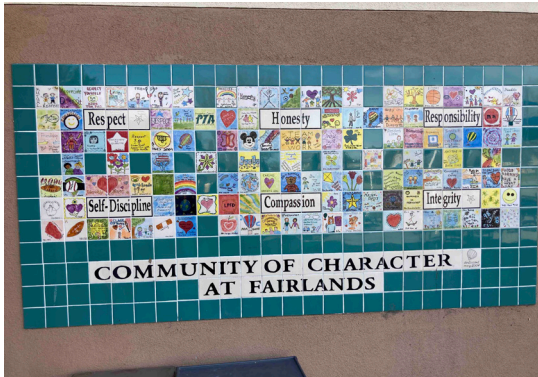




Site Functionality Assessment

FAIRLANDS ELEMENTARY SCHOOL

SITE DATA



Fairlands Elementary School

4151 W Las Positas Blvd.
Pleasanton, Ca 94588

Current Enrollment (2021/22): 768
Grades Served: TK-5

Original Construction Date: 1974
MPR Construction Date: 2000
Additional Classrooms Added: 2000
Year Modernized: 2004
Number of Portable Classrooms: 2

Measure II Improvements:

- Fire alarm system upgrades
- 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. Shade: at blacktop for PE, expanded lunch shelter, and at the Kindergarten play yard
2. PE/Music/Maker Space in a permanent classroom
3. Restrooms for all Kindergarten rooms

SITE USE AND FUNCTIONALITY

General Education Classrooms

The original classroom buildings are in 'pod' configurations with interior circulation for most classrooms. Newer classrooms are at-grade, permanent, modular structures. Classrooms have varying amounts of built-in casework. Not all Kindergarten classrooms have attached restroom facilities.

An asphalt fire lane separates the original classroom building from the modular classrooms.

Special Education Classrooms

This site does not currently house SDC classes.

Student Services / Counseling

Spaces for Speech, Psychologist, Reading, Intervention, and RSP are centrally located near the front office, within the original building. Resources, offices, and conference spaces are shared; dedicated space is desired.

Staff and Administrative Spaces

The Administration and front office are clearly identified and as the main point of entry. The principal notes that much of the open office and circulation area could be re-designed to

locate the mail room / work area up front and gain additional offices in the current work room location.

An exterior door to the Health Office is desired as well as a window into the Site Tech office.

Kitchen / Cafeteria / Food Service

The kitchen is located within the Multi-Purpose Room. An interior serving area is also located at the MPR/Kitchen. This area functions well for serving students, however the electrical outlet for the point-of-sale equipment is in conflict with the outlet for the heating cart and should be revised.

Students dine at tables outdoors. The area is partially covered with shade structures. Expansion of the lunch shelter is desired so that all tables are covered.

Student Assembly

The MPR has in-wall tables and two (2) retractable basketball hoops and backstops. Built-in presentation technology is limited to a pull-down screen and voice amplification/speaker system mounted to the side wall.

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 original building with low, permanent book stacks. It is furnished with sturdy, wood tables and chairs and some soft seating. Due to its location, the Library does not have any windows to provide natural light or views to the exterior. The Library has a mobile LCD monitor as well as a ceiling-mount projector and pull-down screen.



Site Functionality Assessment

FAIRLANDS ELEMENTARY SCHOOL

SITE USE AND FUNCTIONALITY, continued

Physical Education / Athletics Buildings

The site uses a portable classroom for PE in conjunction with an adjacent outdoor area. Shade is desired at this smaller outdoor PE area as well as at the hardcourts.

Outdoor Play Equipment / Playfields / Hardcourts

The upper/lower primary grade play structures have recently been replaced. It is reported that the Kindergarten play structure needs to be replaced.

Storage sheds adjacent to the outdoor dining area house games that students are able to access during recess and lunch.

Shade is desired at the hardcourts (for PE as previously noted) as is an additional ball wall.

The playfields have been bisected by a fence, to delineate school-use and city/public-use. The principal would like trees planted along the fence line to provide shade cover.

Kids Club utilizes the playfield north of the MPR.

Specialized Elective Spaces

The MPR and Library are highly utilized by 5th grade Band/Strings. General Music classes are held in a portable classroom.

The Computer Lab had been underutilized and is now housing a Kindergarten class.

The Science / Exploration Lab is located at the center of the upper primary classrooms. The room has a teaching wall, perimeter casework, and a kitchenette with oven, stove, microwave, refrigerator, and a dishwasher. 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

Modernization is desired for the restrooms. Not all TK/Kindergarten classrooms have attached restrooms.

Site / Parking / Drop-Off

Some drop-off occurs along the street which creates conflict with bicyclists, parked cars, and pedestrian crossings. The main crosswalk is at W Las Positas Boulevard and Suffolk Way; this location is monitored by a crossing guard. The intersection of W Las Positas Boulevard and Montpelier Court is challenging to cars turning right or left to exit the campus drop-off lane. These concerns may be out of the scope of the master plan and should be studied further by the district and City of Pleasanton.

Technology

Classroom technology has been upgraded with a mobile LCD monitor.



PLEASANTON UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

FAIRLANDS ELEMENTARY SCHOOL



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



School Garden



PLEASANTON UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN



PROCESS



PLANNING



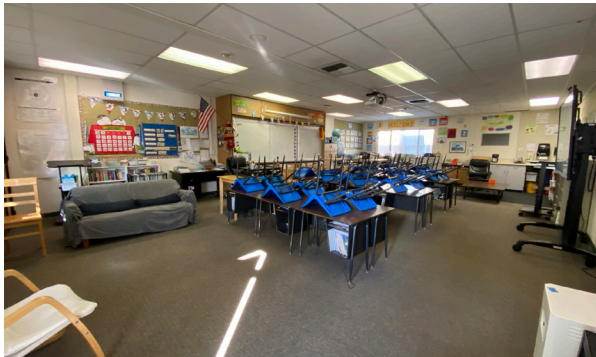
VISION



SITES

Site Functionality Assessment

FAIRLANDS ELEMENTARY SCHOOL



Typical Classroom



Music Classroom



Kindergarten Classroom



Student Services / Counseling



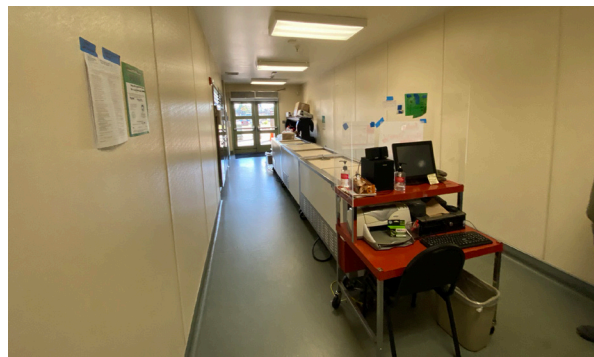
Multi-Purpose Room



Exploration Room



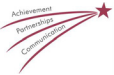
Library



Food Service: Serving Area



Student Dining Area



PROCESS



PLANNING



VISION



SITES

Existing Site Plan | FAIRLANDS ELEMENTARY SCHOOL



Classrooms

#	Indicates Grade Level
TK	Transitional Kindergarten
K	Kindergarten

Electives / Labs

APE	Adaptive PE
CL	Computer Lab
MU	Music Room
SCI	Science Lab

Shared Spaces

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

Student Services

CO	Counselor
INT	Intervention
PSY	Psychologist
RD	Reading Specialist
RSP	Resource Specialist

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
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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)	1
Kindergarten	5
Grades 1-3	15
Grades 4-5	8
SDC mild/mod	0
SDC mod/sev	0
Sub-Total:	29

Additional Spaces:

Exploration Lab / Music / Art	3
After School Care	1
Total:	33



Proposed Master Plan Diagram | FAIRLANDS ELEMENTARY SCHOOL



Classrooms

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

Electives / Labs

EXP	Exploration Lab
FLEX	Flex Lab

Shared Spaces

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

Student Services

INT	Intervention
LC	Learning Center
PSY	Psychologist
RD	Reading Specialist
SP	Speech

Admin / Faculty

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen (Food Service)
O	Office
PE	PE Teacher
TECH	Technology 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	0
SDC mod/sev	1
Sub-Total:	32

Additional Spaces:

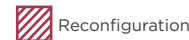
Exploration Lab / Music / Art	3
After School Care	1
Total:	36



No Work



Modernization



Reconfiguration



New Construction



Master Plan Cost Estimate

FAIRLANDS ELEMENTARY SCHOOL

TOTAL PROGRAM COST (2022\$)

1. Site-Wide: Deferred Maintenance	\$	7,996,000
2. Modernize & Reconfigure Classrooms	\$	3,832,000
3. Classrooms: New Construction	\$	23,258,000
4. Transitional Kindergarten	\$	1,866,000
5. Science & Electives Spaces	\$	3,345,000
6. Visual & Performing Arts	\$	-
7. Multi-Purpose Room & Food Service	\$	2,573,000
8. Library	\$	2,364,000
9. Student Support & Counseling Services	\$	1,182,000
10. Administration & Staff Support	\$	3,925,000
11. Physical Education Facilities	\$	-
12. Building Systems: Restrooms & HVAC	\$	3,232,000
13. Site Utilities	\$	-
14. Safety & Security	\$	112,000
15. Campus Arrival	\$	112,000
16. Outdoor Learning	\$	846,000
17. Exterior Play Spaces	\$	1,916,000
18. Flexible Furniture	\$	1,155,000

\$ 57,714,000

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

prepared for

Pleasanton Unified School District
4750 First Street
Pleasanton, California 94566



**BUREAU
VERITAS**



Fairlands Elementary School
4151 West Las Positas Boulevard
Pleasanton, California 94588

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BV PROJECT #:

151464.21R000-003.017

DATE OF REPORT:

January 3, 2022

ON SITE DATE:

November 28, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	5
Main Address	4151 West Las Positas Boulevard, Pleasanton, California 94588
Site Developed	1974 Renovated 2004 (Modernized)
Site Area	7.45 acres (estimated)
Parking Spaces	74 total spaces all in open lots; 3 of which are accessible
Leased Spaces	Classrooms – Portable Buildings (used for Physical Education and Music programs)
Date(s) of Visit	November 28, 2021
On-site Point of Contact (POC)	Ben Kerr
Assessment and Report Prepared By	Ahmad (Benjamin) Soraghi
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Fairlands Elementary School main building was originally built on 1974 and was reported to have modernization renovations in 2004, but the extent of renovations was not reported. The Kid's Day Care, Multipurpose, and Modular classroom buildings were constructed in 2000, and the Portable classrooms were constructed in 2018.

Architectural

All the buildings appear to have original architectural finishes and structure. The asphalt shingle roof of the main building was repaired in 2020. No major deficiencies or short-term actions were identified. The interior walls for all the buildings were mostly ACT fabric-faced paneling and paint; the interior flooring was predominantly carpet and VCT; and the interior ceilings were ACT and paint. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

MEPF systems and components have been well-maintained since the time of original construction with building systems infrastructure in operable working condition with no major expenditures anticipated in the short term. No water heater found in the Main building, Modular Classrooms, and Kid's Club.

Main building is equipped with fire sprinkler system, fire extinguishers, and fire alarm system, however, the Multipurpose, Kid's Club, portable and modular classroom building are only equipped with fire extinguishers.

Internet and Security Systems

All buildings at the school site are provided internet access via wireless access points in each classroom and common areas. The buildings also have intrusion detections systems installed but lack camera and keyless entry access systems.

Site

The site appears to be continually conducted and well maintained. Sidewalks are free of significant cracks and heaving, and asphalt pavement has been regularly maintained, with only a few areas of insignificant cracking in the main parking lot. A significant portion of the site lighting has been upgraded to LED, and it is recommended that the remaining lighting is upgraded.

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
Fairlands Elementary School / Classrooms - Modular buildings (2000)	\$780	13,225	\$10,315,500	0.0%	0.0%	2.0%	11.4%
Fairlands Elementary School / Classrooms - Portable buildings (2018)	\$780	2,200	\$1,716,000	0.0%	0.0%	0.5%	1.9%
Fairlands Elementary School / Fairland Elementary - Main Building (1974)	\$780	51,118	\$39,872,040	0.0%	0.0%	2.2%	12.3%
Fairlands Elementary School / Kid's Club (2000)	\$780	2,180	\$1,700,400	0.0%	0.0%	3.8%	11.3%
Fairlands Elementary School / Multipurpose Building (2000)	\$780	7,800	\$6,084,000	0.0%	1.3%	2.6%	13.7%

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.

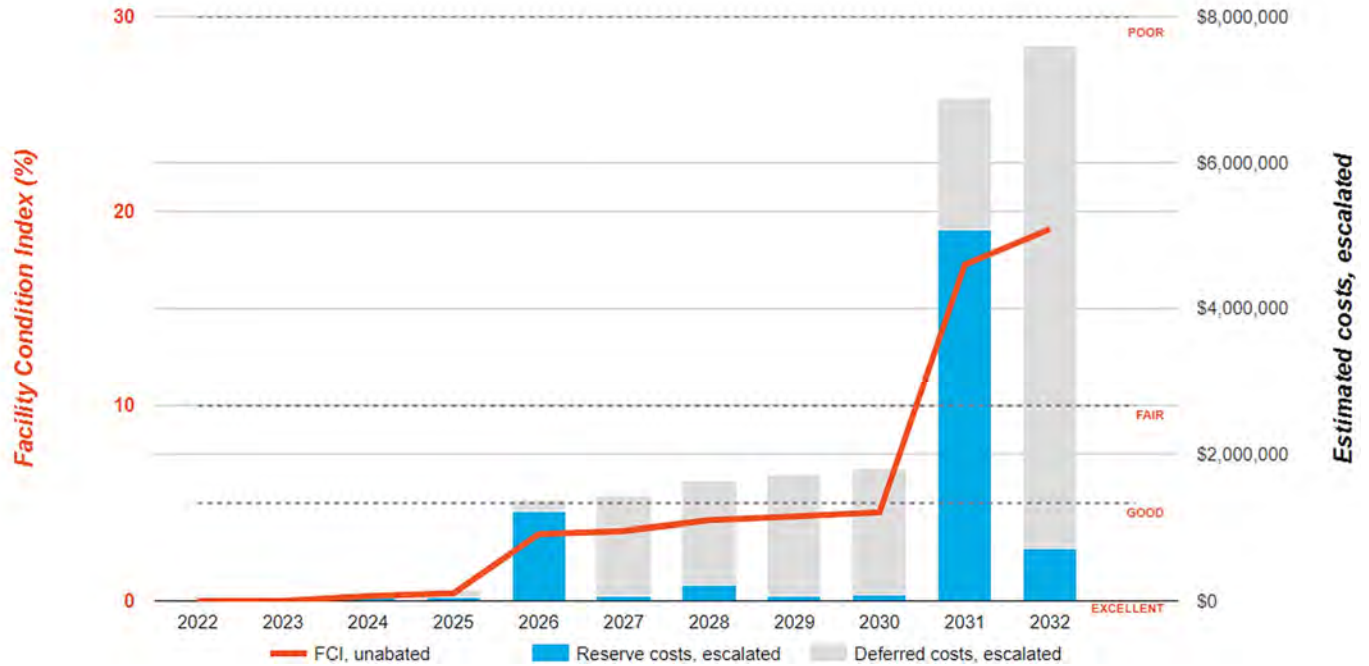
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Fairlands Elementary School

Replacement Value: \$39,873,000

Inflation Rate: 3.0%

Average Needs per Year: \$691,300



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	-	-	\$144,348	\$62,196	\$426,757	\$633,301
Roofing	-	-	-	\$580,802	\$640,283	\$1,221,085
Interiors	-	-	\$597,665	\$2,577,471	\$1,613,316	\$4,788,452
Plumbing	-	-	\$4,740	\$11,905	\$1,754,024	\$1,770,669
HVAC	-	\$80,680	\$355,548	\$10,991	\$1,060,529	\$1,507,748
Fire Protection	-	-	-	\$7,767	\$177,509	\$185,276
Electrical	-	-	-	\$2,000,852	\$487,065	\$2,487,917
Fire Alarm & Electronic Systems	-	-	\$100,971	\$415,610	\$588,725	\$1,105,306
Equipment & Furnishings	-	-	\$25,770	\$161,077	\$78,021	\$264,868
Special Construction & Demo	-	-	-	-	\$4,424	\$4,424
Site Pavement	-	-	\$25,273	\$29,298	\$564,150	\$618,721
Site Development	-	\$19,412	\$74,141	\$316,730	\$514,671	\$924,954
Site Utilities	-	-	-	-	\$58,046	\$58,046
TOTALS	-	\$100,100	\$1,328,500	\$6,174,700	\$7,967,600	\$15,570,900

Immediate Needs

None

Key Findings

None

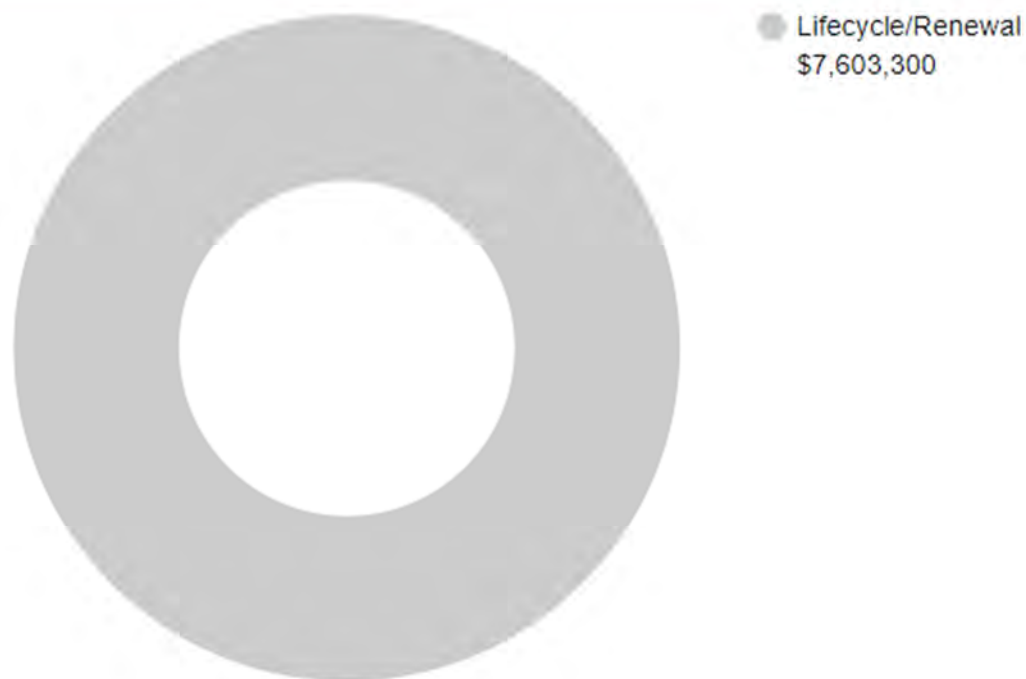
Plan Types

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: \$7,603,300