

SITE FUNCTIONALITY ASSESSMENT
HEARST ELEMENTARY SCHOOL



Site Functionality Assessment

HEARST ELEMENTARY SCHOOL

SITE DATA



Hearst Elementary School

5301 Case Ave.
Pleasanton, Ca 94566

Current Enrollment (2021/22): 551
Grades Served: TK-5

Original Construction Date: 1999
Number of Portable Classrooms: 0

Measure II Improvements:

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

PRINCIPAL SURVEY

Top Priorities:

1. New striping at hardcourts for basketball, four square, and to define the ball wall perimeter
2. Lunch shelter
3. TK/Kindergarten classroom and play area expansion

SITE USE AND FUNCTIONALITY

General Education Classrooms

Classrooms are spacious, with wall segments of built-in casework, tackable surfaces, and writable surfaces. Each classroom has an open work/storage area with high/low casework, counter area, and a sink. Classrooms are aligned with an interior, double-loaded corridor. Cubbies with backpack hooks line the interior corridor.

Only two (2) Kindergarten classrooms have in-room access to restrooms.

Special Education Classrooms

This site does not currently house SDC classes.

Student Services / Counseling

Offices and conference space for student services is located with the front office. The location and sizing of these spaces works well for the site and provides ideal access for visiting parents.

Staff and Administrative Spaces

The Administration and front office are clearly identified and as the main point of entry.

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.

The campus has a large lunch shelter, however it has very poor acoustics which makes it a very loud space when fully occupied. As a result, the site has pulled many lunch tables out from under the shelter and into the quad area. Additional shade for this area is desired. Ideally, the added shade would be able to withstand windy conditions and would possibly be retractable.

Student Assembly

The MPR has in-wall tables and two (2) retractable basketball hoops and backstops. Presentation technology and speakers are mobile.

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

The Quad and outdoor amphitheater are widely used and is a great area that allows for flexibility in use. The amphitheater is used for mariachi performances and for partner work during class. The amphitheater could use pavement repairs.

Library

The Library is a spacious room with ample natural light. Low book stacks line the perimeter with additional, low book shelving available. The space is furnished with traditional tables and chairs. Students can access computer stations at multiple points. Presentation technology includes a ceiling-mount projector and large drop-down screen.

The Librarian has a work room but limited storage for curriculum.



Site Functionality Assessment

HEARST ELEMENTARY SCHOOL

SITE USE AND FUNCTIONALITY, continued

Outdoor Play Equipment / Playfields / Hardcourts

Play structures are original and have wood mulch at the groundplane. It is desired to have the ground upgraded to rubber surfacing at the lower/upper primary play equipment and in the Kindergarten play yard. Upgrades could also be made to achieve a better level of inclusivity and access.

The PTA has provided shade structures at the hardcourts.

Playfields are in need of moderate repair.

Kids Club utilizes the school play spaces.

The garden is maintained by a PTA-funded liaison. This is a highly utilized area and has picnic tables, pergola, and four to five large planter boxes.

Specialized Elective Spaces

Music is occupying a classroom near the front office. A better location could be moving it to a classroom closer to the MPR.

The Computer Lab had been underutilized and is now housing the Site Tech who uses the room for computer maintenance.

The Science / Exploration Lab is located next to the Site Tech room. This is an ample space with a teaching wall, perimeter casework with two (2) sinks, and open shelving throughout. Furniture within this room is comprised of small group tables and stools. The room is equipped with a mobile LCD monitor and ceiling-mount projector with drop-down screen at the teaching wall.

Restrooms

Not all TK/Kindergarten classrooms have attached restrooms.

Site / Parking / Drop-Off

The site has two (2) areas of drop-off: one along the eastern edge and one in the rear of campus. The back parking lot is primarily used for TK and Kindergarten drop-off. Staff parking lines the eastern edge, along the edge shared with Pleasanton Middle School. Vehicular circulation enters on the Pleasanton Middle School edge and flows through to exit at the front of Hearst Elementary School. An abandoned vehicular access point could be transformed into a student waiting area that both schools could share.

Improvements should be made to ensure vehicular traffic flows in the correct direction.

Technology

Classroom technology has been upgraded with a mobile LCD monitor.



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FACILITIES MASTER PLAN



PROCESS



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SITES

Site Functionality Assessment

HEARST ELEMENTARY SCHOOL



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



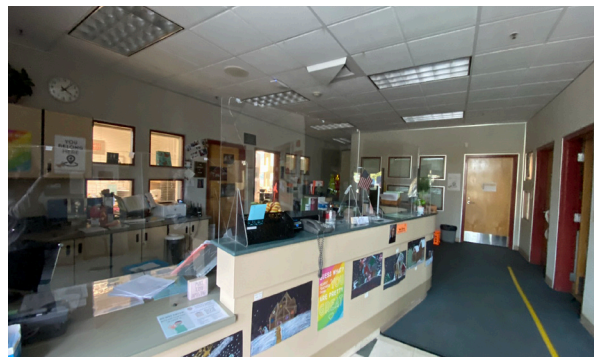
Hardcourts



Quad



Backpack Storage



Administration Office



Faculty Work Room



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HEARST ELEMENTARY SCHOOL



Typical Classroom



Storage / Work Room



Kindergarten Classroom



Student Services / Counseling (Intervention)



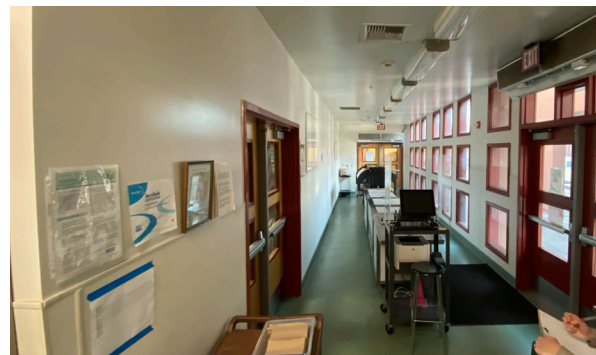
Multi-Purpose Room



Exploration Room



Library



Food Service: Serving Area



Food Service: Kitchen



Existing Site Plan | HEARST ELEMENTARY SCHOOL



Classrooms

#	Indicates Grade Level
CR	Classroom
TK	Transitional Kindergarten
K	Kindergarten

Electives / Labs

CL	Computer Lab
MU	Music Room
SCI	Science Lab

Shared Spaces

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

Student Services

INT	Intervention
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

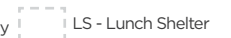
ST	Storage
T	Toilet/Restroom
U	Utility
C	Custodian



Main Entry



Drop-Off



LS - Lunch Shelter



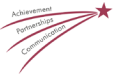
Portable Classrooms

Teaching Stations:

PS (Preschool)	0
TK (Transitional Kinder)	1
Kindergarten	3
Grades 1-3	12
Grades 4-5	9
SDC mild/mod	0
SDC mod/sev	0
Sub-Total:	25

Additional Spaces:

Exploration Lab / Music / Art	4
After School Care	1
Total:	30



Proposed Master Plan Diagram | HEARST ELEMENTARY SCHOOL



No Work
 Modernization
 Reconfiguration
 New Construction

Classrooms

Indicates Grade Level
TK Transitional Kindergarten
K Kindergarten

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

INT Intervention
RSP Resource Specialist
RD Reading 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

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)	4
Kindergarten	4
Grades 1-3	11
Grades 4-5	6
SDC mild/mod	0
SDC mod/sev	1
Sub-Total:	26

Additional Spaces:

Exploration Lab / Music / Art	3
After School Care	1
Total:	30



Master Plan Cost Estimate

HEARST ELEMENTARY SCHOOL

TOTAL PROGRAM COST (2022\$)

1. Site-Wide: Deferred Maintenance	\$	10,180,000
2. Modernize & Reconfigure Classrooms	\$	3,920,000
3. Classrooms: New Construction	\$	-
4. Transitional Kindergarten	\$	1,913,000
5. Science & Electives Spaces	\$	1,275,000
6. Visual & Performing Arts	\$	-
7. Multi-Purpose Room & Food Service	\$	1,848,000
8. Library	\$	559,000
9. Student Support & Counseling Services	\$	788,000
10. Administration & Staff Support	\$	1,448,000
11. Physical Education Facilities	\$	-
12. Building Systems: Restrooms & HVAC	\$	1,553,000
13. Site Utilities	\$	-
14. Safety & Security	\$	-
15. Campus Arrival	\$	91,000
16. Outdoor Learning	\$	493,000
17. Exterior Play Spaces	\$	1,393,000
18. Flexible Furniture	\$	1,015,000

\$ 26,476,000

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**



Hearst Elementary School
5301 Case Avenue
Pleasanton, California 94566

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BV PROJECT #:

151464.21R000-004.017

DATE OF REPORT:

December 29, 2021

ON SITE DATE:

DECEMBER 14, 2021

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	Six
Main Address	5301 Case Avenue, Pleasanton, California 94566
Site Developed	2000
Site Area	11.0 acres (estimated)
Parking Spaces	95 total spaces all in open lots; four of which are accessible
Leased Spaces	No leased spaces
Date(s) of Visit	December 14, 2021
On-site Point of Contact (POC)	Ben Kerr
Assessment and Report Prepared By	Kay van der Have
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Phoebe A. Hearst Elementary School was built in 2000 it continues to function as an elementary school.

Architectural

All of the exterior finishes, walls, windows doors, and roofs are original. Short term replacement of the roofs is anticipated. Typical lifecycle replacements are anticipated for the other exterior finish elements as well as the interior finish elements.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the MEPF systems and components are original and have been well maintained since then. Due to age, short term replacement of the rooftop package units that provide the space conditioning are original is anticipated. The school has a complete fire alarm and security system, the school district plans an upgrade of both systems. An extensive photovoltaic system is in place, lifecycle panel replacement is scheduled.

Internet and Security Systems

The site has wireless internet that spans the entire campus with wireless access points located in each classroom. The security system consists of motion detectors and entry sensors in each building.

Site

The asphalt paved drive aisles and parking areas have been generally well maintained. This past year metal hollow tube security fencing has been installed and large sections of concrete sidewalk have been replaced. The playgrounds and sport courts are generally in good condition.

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

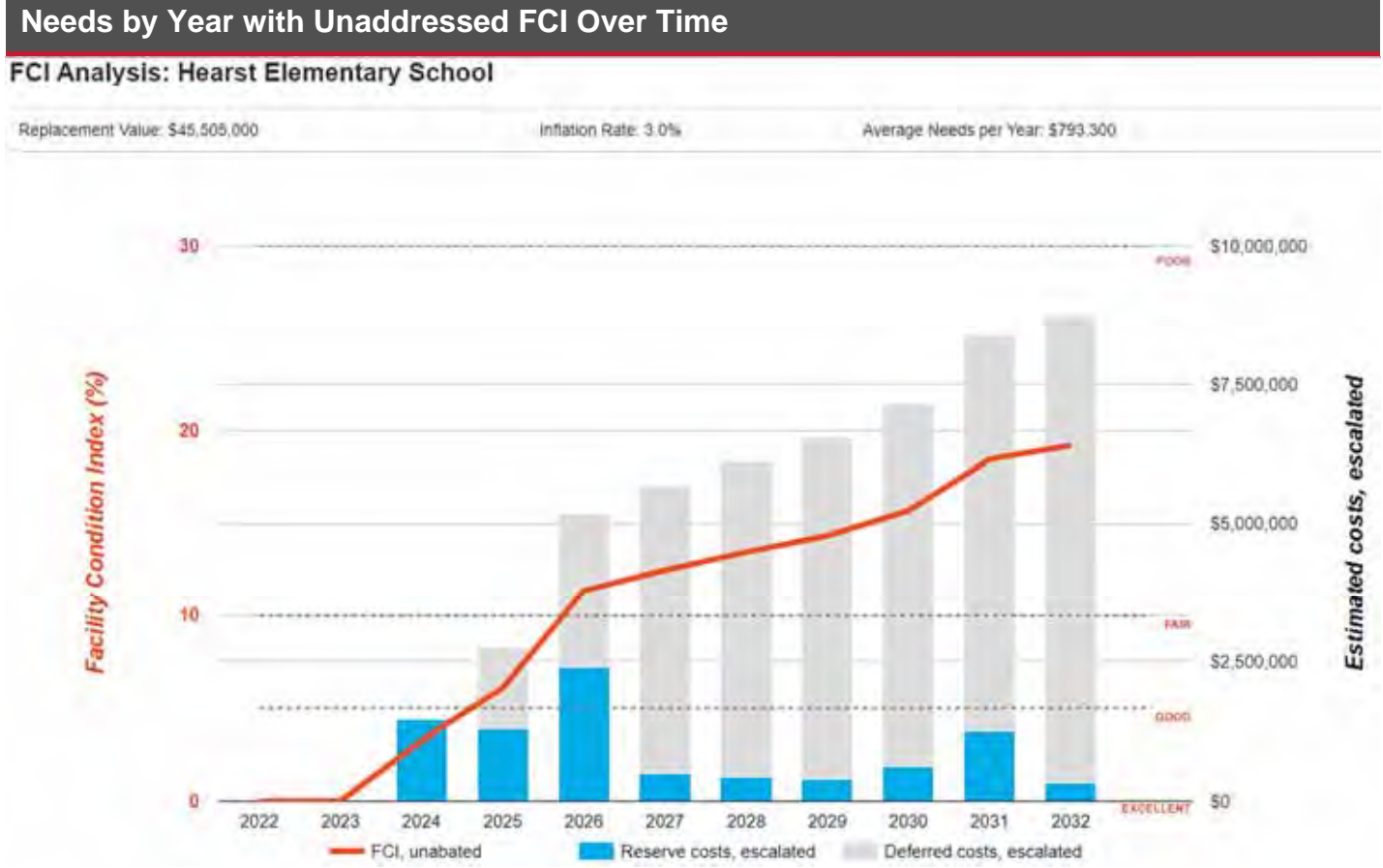
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has 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
Hearst Elementary School / A - Multi Purpose Room (2000)	\$780	7,150	\$5,577,000	0.1%	5.6%	13.8%	24.4%
Hearst Elementary School / B - Classrooms B1-B28, Admin (2000)	\$780	35,450	\$27,651,000	0.0%	5.8%	11.7%	16.7%
Hearst Elementary School / C - Classrooms C1-C7 (2000)	\$780	12,740	\$9,937,200	0.0%	5.3%	11.4%	16.5%
Hearst Elementary School / D - Kids Club (2000)	\$780	1,890	\$1,474,200	0.0%	4.9%	7.0%	10.2%
Hearst Elementary School / E - Kindergarten (2000)	\$780	3,000	\$2,340,000	0.0%	3.6%	8.5%	14.1%
Hearst Elementary School / F - Library (2000)	\$780	3,000	\$2,340,000	0.0%	4.2%	7.0%	10.7%

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.



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	\$3,389	\$72,611	\$97,342	\$53,191	\$724,009	\$950,522
Roofing	-	\$184,201	\$544,636	\$295,822	\$12,826	\$1,037,485
Interiors	-	\$362,879	\$137,037	\$495,150	\$956,005	\$1,951,071
Plumbing	-	\$806	\$6,272	\$46,858	\$1,008,249	\$1,062,185
HVAC	-	\$255,444	\$405,921	\$368,570	\$50,178	\$1,080,113
Fire Protection	-	-	\$128,089	\$28,144	\$13,697	\$169,930
Electrical	-	-	\$2,651,898	\$801,126	\$2,978,645	\$6,431,669
Fire Alarm & Electronic Systems	-	\$569,790	\$72,552	-	\$436,968	\$1,079,310
Equipment & Furnishings	-	\$7,819	\$101,787	\$695,740	\$123,925	\$929,271
Site Development	-	\$7,230	\$50,396	\$234,535	\$285,088	\$577,249
Site Utilities	-	-	-	\$8,548	\$26,379	\$34,927
Site Pavement	-	\$17,593	-	\$20,396	\$229,609	\$267,598
TOTALS	\$3,400	\$1,478,400	\$4,196,000	\$3,048,100	\$6,845,600	\$15,571,500

Immediate Needs

Facility/Building	Total Items	Total Cost
A - Multi Purpose Room	1	\$3,400
Total	1	\$3,400

A - Multi Purpose Room

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3505780	Hearst Elementary School / A - Multi Purpose Room	Building exterior	B2010	Exterior Walls, Stucco, Repair	Failed	Performance/Integrity	\$3,400
Total (1 items)							\$3,400

Key Findings



Exterior Walls in Failed condition.

Stucco
A - Multi Purpose Room Hearst Elementary
School Building exterior

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

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,400

\$\$\$\$

Water leakage is occurring around windows despite attempts to repair. This is a moisture intrusion concern that could leak to further degradation and possible mold growth. - AssetCALC ID: 3505780



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)

