

SITE FUNCTIONALITY ASSESSMENT
MOHR ELEMENTARY SCHOOL





Site Functionality Assessment

MOHR ELEMENTARY SCHOOL

SITE DATA



Mohr Elementary School

3300 Dennis Dr.
Pleasanton, Ca 94588

Current Enrollment (2021/22): 582
Grades Served: TK-5

Original Construction Date: 1998
Number of Portable Classrooms: 1 (KC)

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
- Roofing
- HVAC
- Water efficient toilets and fountains
- Classroom technology

PRINCIPAL SURVEY

Top Priorities:

1. Replace tables/shade structure for dining area
2. Build-in designated areas for hands-on activities
3. Working heating and air

SITE USE AND FUNCTIONALITY

General Education Classrooms

Classrooms are at-grade, permanent modular construction. Backpack hooks are provided along the single-story classroom exteriors and cubbies are provided as built-in casework at the two-story classroom interiors. An open work room, storage, and sink area are built into each classroom. Remaining built-in casework is minimal. Students have individual desks and detached chairs. Technology includes a ceiling-mount projector with pull-down screen as well as a mobile LCD monitor.

Special Education Classrooms

This site does not currently house SDC classes.

Student Services / Counseling

Counseling is located within small offices and utilize vacant classrooms for group sessions.

Staff and Administrative Spaces

The Administration building has a clear presence as the main point of entry. Staff only have a single set of restrooms available site-wide, located at the front office.

Kitchen / Cafeteria / Food Service

The kitchen and student serving area are attached to the Multi-Purpose Room. The two functions are within the same room, separated by a pony wall. Students have clear circulation through the serving line.

Students dine at tables outdoors. Trees and a few umbrellas provide little protection from sun and rain. The principal would like better shelter/coverage of this area.

Student Assembly

The MPR has in-wall tables and two (2) retractable basketball hoops and backstops. There is a long-throw projector and pull-down screen at opposite ends of the MPR. Speakers are wall-mount.

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

Library

The Library has ample natural light. The perimeter is lined with tall book stacks and free-standing, stationary book stacks are organized throughout the room to frame a central, open area. It is furnished with both rectangular and circular tables and chairs. The Library has a mobile LCD monitor as well as a ceiling-mount projector.

The principal notes a desire for a 'book nook' and window seats for reading as well as additional space for a teacher resource center that has curriculum and materials storage.

Physical Education / Athletics Buildings

PE utilizes the basketball court that is part of the adjacent city park.



Site Functionality Assessment

MOHR ELEMENTARY SCHOOL

SITE USE AND FUNCTIONALITY, continued

Outdoor Play Equipment / Playfields / Hardcourts

The playfields are shared-use with the city and is an unfenced area. Fencing that captures the field and basketball court is desired to limit outside access during school hours. This would require negotiations with the City of Pleasanton and cannot be promised within the master plan.

The principal notes an underutilized area at the south end of the hardcourt and expresses a desire to transform it into an area for outdoor projects and maker-type play that can be used by students during recess.

Specialized Elective Spaces

The Music room is housed in a standard classroom and has the same characteristics as the general education classrooms but is furnished only with chairs that can be stacked and stored.

The Computer Lab is now used for reading and intervention.

The Exploration Lab has a teaching wall with a sink on either side as well as a work room/storage nook that has a kitchenette with oven, stove, microwave, refrigerator, and a dishwasher. Furniture within this room is comprised of science-grade tables and stools. A ceiling-mount projector and drop-down screen are present, as is a mobile LCD monitor.

Restrooms

Not all TK or Kindergarten rooms have restrooms attached, other than that the principal reports that student restrooms are sufficient.

The Staff restroom is limited to what is available in the front office; additional staff restrooms are desired.

Site / Parking / Drop-Off

The parking lot along the eastern edge of the campus is sufficient for staff, however visitor parking is limited.

Drop-off occurs in a pull-out along Dennis Drive.

The principal would like a sensory path painted on the concrete walkway between classroom buildings.

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

MOHR ELEMENTARY SCHOOL



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



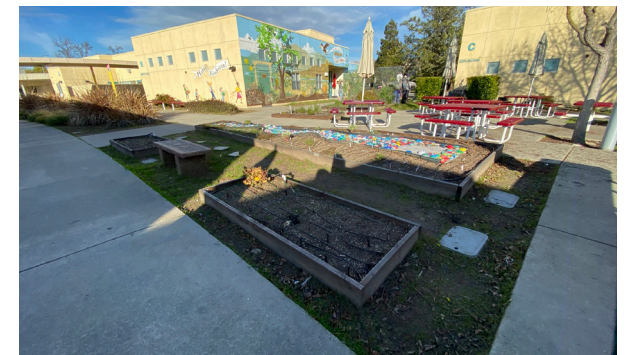
Site Artwork



Health Office



Administration Office



School Garden



PLEASANTON UNIFIED SCHOOL DISTRICT
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Typical Classroom



Classroom Work/Storage Nook



Kindergarten Classroom



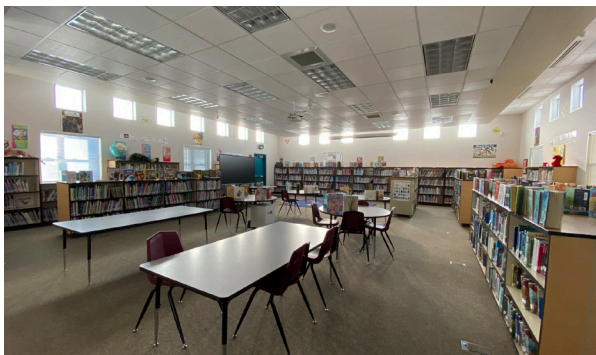
Student Services / Counseling (reading and intervention)



Multi-Purpose Room



Exploration Room



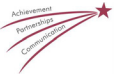
Library



Food Service: Serving Area



Student Dining Area



PLEASANTON UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN



PROCESS



PLANNING



VISION



SITES

Existing Site Plan | MOHR 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
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
WR	Satellite Faculty Workroom

Leased Spaces / Other

KC	Kids Club
----	-----------

Support Spaces

ST	Storage
T	Toilet/Restroom
U	Utility
C	Custodian



Main Entry



LS - Lunch Shelter



Drop-Off



Portable Classrooms

Teaching Stations:

PS (Preschool)	0
TK (Transitional Kinder)	1
Kindergarten	3
Grades 1-3	14
Grades 4-5	8
SDC mild/mod	0
SDC mod/sev	1
Sub-Total:	26

Additional Spaces:

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





Proposed Master Plan Diagram | MOHR ELEMENTARY SCHOOL



No Work
 Modernization
 Reconfiguration
 New Construction

Classrooms

#	Indicates Grade Level
PS	Preschool
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)
STG	Stage

Student Services

CO	Counselor
INT	Intervention
PSY	Psychologist
LC	Learning Center
RD	Reading Specialist
RSP	Resource Specialist

Admin / Faculty

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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

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

MOHR ELEMENTARY SCHOOL

TOTAL PROGRAM COST (2022\$)

1. Site-Wide: Deferred Maintenance	\$	6,636,000
2. Modernize & Reconfigure Classrooms	\$	4,233,000
3. Classrooms: New Construction	\$	-
4. Transitional Kindergarten	\$	1,663,000
5. Science & Electives Spaces	\$	1,140,000
6. Visual & Performing Arts	\$	-
7. Multi-Purpose Room & Food Service	\$	2,280,000
8. Library	\$	475,000
9. Student Support & Counseling Services	\$	1,108,000
10. Administration & Staff Support	\$	941,000
11. Physical Education Facilities	\$	-
12. Building Systems: Restrooms & HVAC	\$	3,478,000
13. Site Utilities	\$	-
14. Safety & Security	\$	75,000
15. Campus Arrival	\$	-
16. Outdoor Learning	\$	822,000
17. Exterior Play Spaces	\$	1,163,000
18. Flexible Furniture	\$	1,120,000

\$ 25,134,000

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**



Mohr Elementary School
3300 Dennis Drive
Pleasanton, California 94588

PREPARED BY:

*Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
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BV PROJECT #:

151464.21R000-006.017

DATE OF REPORT:

January 4, 2022

ON SITE DATE:

December 7, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	22 Buildings
Main Address	3300 Dennis Drive, Pleasanton, California 94588
Site Developed	1996
Site Area	5.44 acres (estimated)
Parking Spaces	68 total spaces all in open lots, 6 of which are accessible
Leased Spaces	None
Date(s) of Visit	December 7, 2021
On-site Point of Contact (POC)	Minh Dao
Assessment and Report Prepared By	Elton Colbert
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Mohr Elementary School was developed in 1996. It consists of classrooms, an administration building, a library, and a multipurpose building. No additional buildings have been added since the original construction. Since being constructed, the primary occupant has been the Pleasanton Unified School District.

Architectural

The buildings are wood, and metal framed construction with a painted stucco exterior wall finish on a concrete slab. The roofs are flat with a modified bitumen finish and metal roofing on two of the buildings.

The interior spaces consist of classrooms, administration, a library, a multipurpose room, a small commercial kitchen, office and conference space, and kitchenettes/breakroom. They are supported by restrooms, and various janitorial, utility, and electrical rooms.

Exterior glazing is individual dual-paned aluminum windows, and some steel storefront. The exterior doors are full glazed steel, and steel with no glazing.

Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system consist of rooftop package units (RTU's), and ductless split system components. All the RTU's are original to their building's construction and past their industry life expectancy. The HVAC systems were observed to be adequately maintained with no observed or reported issues.

The domestic plumbing is original to the buildings. Domestic hot water is supplied by both electric and natural gas water heaters.

Electrical systems and equipment are original to the buildings. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures. LED upgrades are taking place on an as needed basis. Bureau Veritas recommends upgrading all fixtures to LED to improve the overall efficiency of the campus.

Only three of the buildings are sprinklered and all contain fire extinguishers throughout. Typical lifecycle replacements and ongoing maintenance of the fire alarm and suppressions systems required.

The electrical service consists of distribution and circuit breaker panels throughout fed from the site's switchboard. The electrical equipment is reportedly adequate to serve all buildings and the entire site.

Internet and Security Systems

The buildings are equipped with an intrusion detection system that is connected to the campus's primary alarm system. Internet access (WIFI) exists throughout the campus along with speaker equipped systems for public address in each classroom.

Site

The site includes asphalt parking lots and driveways, areas of concrete walks, an asphalt athletic surface, and two play structures, one over chipped wood and the other over rubber tiles. The site is flat and includes two fabric awning shade structures, and chain link or metal tube fencing that securely encloses the entirety of the site. There is one ancillary steel storage structure. Site lighting is building mounted, pole mounted lighting along the street frontage and parking areas, and some pedestrian walkway lighting. Sprinklered irrigation for landscaped areas exist throughout.

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.
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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
Mohr Elementary School (1996)	\$780	52,983	\$41,326,740	0.0%	1.6%	4.2%	15.0%
Mohr Elementary School / Group 1 (Administration, Library) (1996)	\$780	5,130	\$4,001,400	0.0%	2.0%	4.6%	17.1%
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Mohr Elementary School / Group 3 (Buildings K & 1 - 5) (1996)	\$780	17,640	\$13,759,200	0.0%	1.3%	3.5%	12.0%
Mohr Elementary School / Group 4 (Buildings 6 - 10) (1996)	\$780	13,000	\$10,140,000	0.0%	1.4%	3.7%	12.3%
Mohr Elementary School / Group 5 (Building 11, 12) (1996)	\$780	9,600	\$7,488,000	0.0%	1.8%	4.2%	11.7%

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.

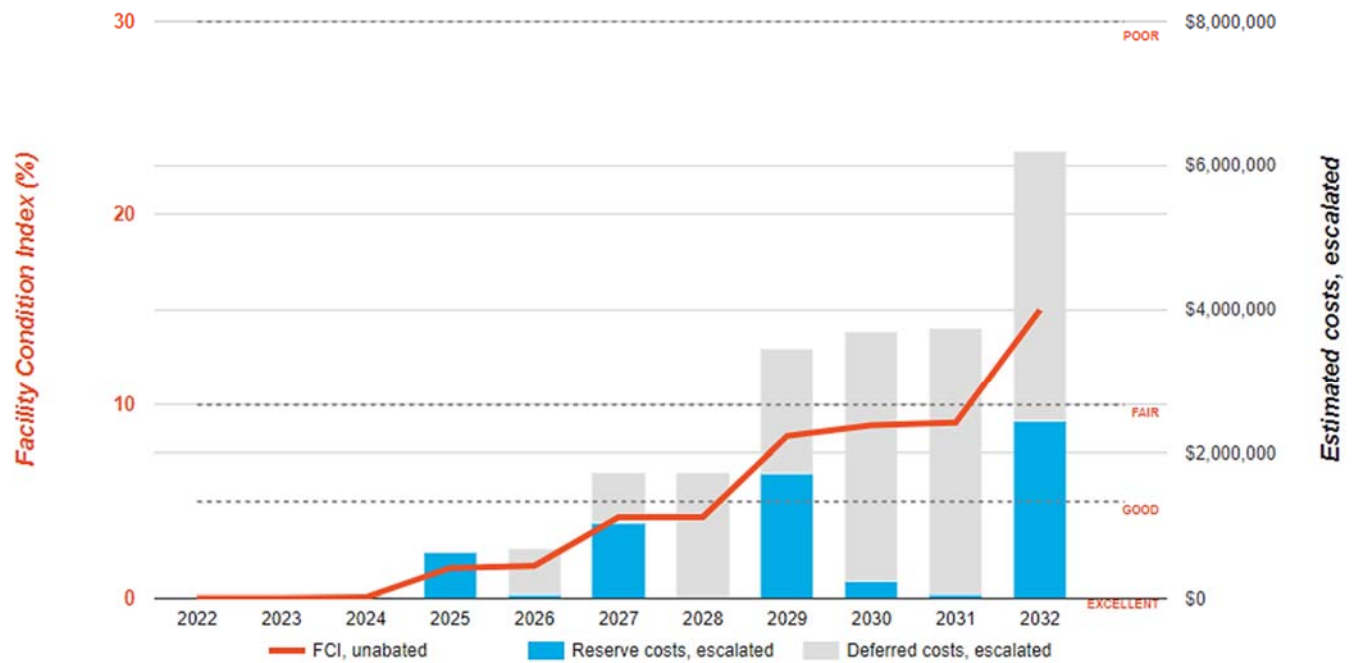
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Mohr Elementary School

Replacement Value: \$41,327,000

Inflation Rate: 3.0%

Average Needs per Year: \$562,600



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	-	-	\$57,167	\$326,956	\$380,810	\$764,933
Roofing	-	-	\$706,790	\$31,437	\$174,448	\$912,675
Interiors	-	-	-	\$841,630	\$1,472,555	\$2,314,185
Conveying	-	-	\$85,449	-	\$5,468	\$90,917
Plumbing	-	-	\$24,986	\$222,790	\$1,176,044	\$1,423,820
HVAC	-	-	\$655,129	\$4,717	\$42,262	\$702,108
Fire Protection	-	-	\$22,786	\$51,150	\$11,890	\$85,826
Electrical	-	-	-	\$1,275,041	\$275,292	\$1,550,333
Fire Alarm & Electronic Systems	-	-	-	\$456,889	-	\$456,889
Equipment & Furnishings	-	-	\$97,517	\$594,199	\$96,343	\$788,059
Special Construction & Demo	-	-	-	-	\$224,207	\$224,207
Site Development	-	\$18,370	\$43,776	\$398,615	\$407,839	\$868,600
Site Pavement	-	-	\$23,703	\$234,974	\$68,783	\$327,460
Site Utilities	-	-	-	\$14,151	\$61,882	\$76,033
TOTALS	-	\$18,400	\$1,717,400	\$4,452,600	\$4,397,900	\$10,586,300

Immediate Needs

None

Key Findings

None

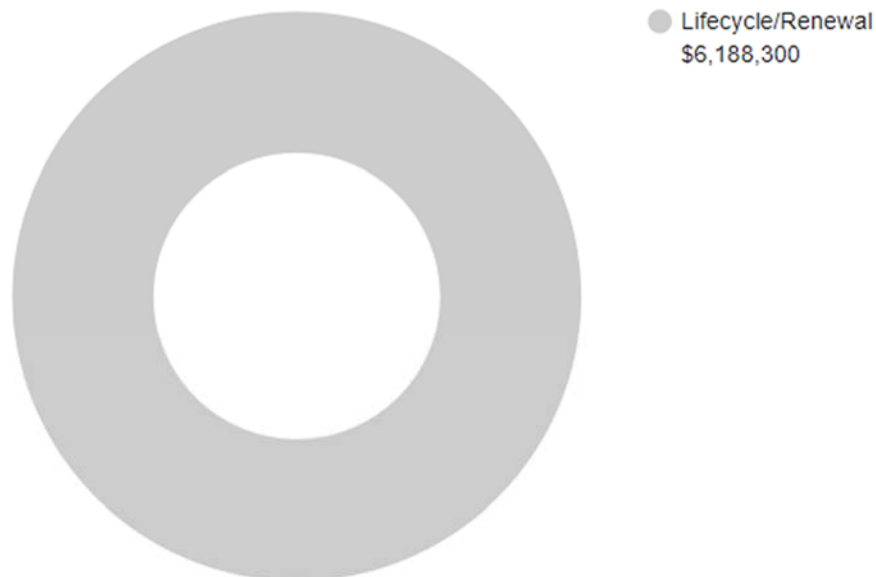
Plan Types

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: \$6,188,300

FACILITY CONDITION ASSESSMENT

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Mohr Elementary School / Group 5 (Building 11, 12) (1996)	\$780	9,600	\$7,488,000	0.0%	1.8%	4.2%	11.7%

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.

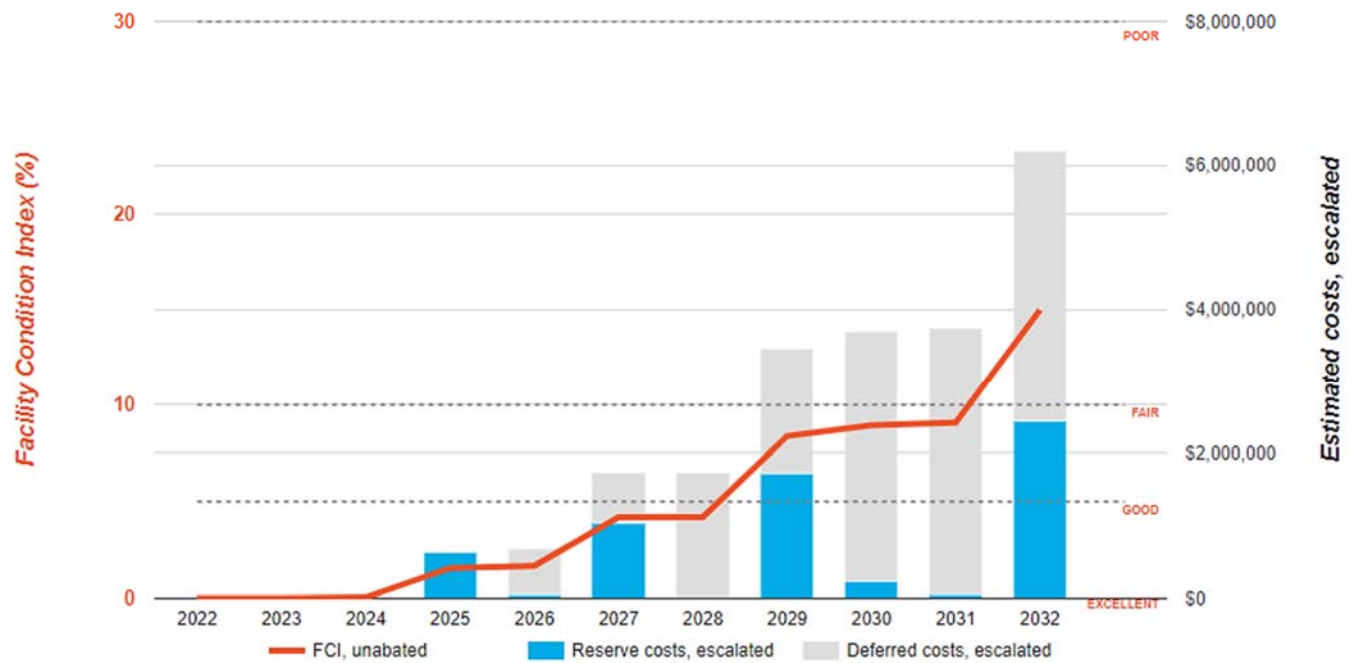
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Mohr Elementary School

Replacement Value: \$41,327,000

Inflation Rate: 3.0%

Average Needs per Year: \$562,600



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	-	-	\$57,167	\$326,956	\$380,810	\$764,933
Roofing	-	-	\$706,790	\$31,437	\$174,448	\$912,675
Interiors	-	-	-	\$841,630	\$1,472,555	\$2,314,185
Conveying	-	-	\$85,449	-	\$5,468	\$90,917
Plumbing	-	-	\$24,986	\$222,790	\$1,176,044	\$1,423,820
HVAC	-	-	\$655,129	\$4,717	\$42,262	\$702,108
Fire Protection	-	-	\$22,786	\$51,150	\$11,890	\$85,826
Electrical	-	-	-	\$1,275,041	\$275,292	\$1,550,333
Fire Alarm & Electronic Systems	-	-	-	\$456,889	-	\$456,889
Equipment & Furnishings	-	-	\$97,517	\$594,199	\$96,343	\$788,059
Special Construction & Demo	-	-	-	-	\$224,207	\$224,207
Site Development	-	\$18,370	\$43,776	\$398,615	\$407,839	\$868,600
Site Pavement	-	-	\$23,703	\$234,974	\$68,783	\$327,460
Site Utilities	-	-	-	\$14,151	\$61,882	\$76,033
TOTALS	-	\$18,400	\$1,717,400	\$4,452,600	\$4,397,900	\$10,586,300

Immediate Needs

None

Key Findings

None

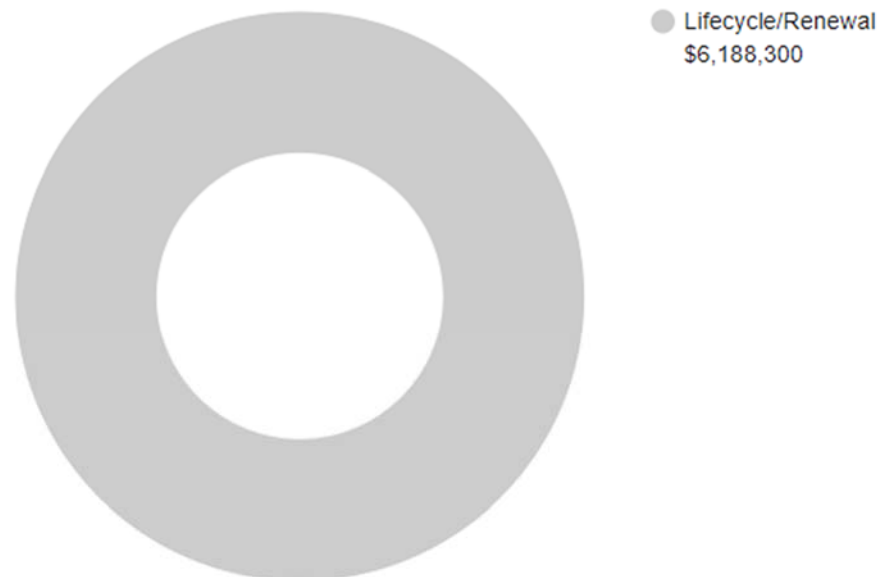
Plan Types

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: \$6,188,300