PLEASANTON UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN 2022
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT
VALLEY VIEW ELEMENTARY SCHOOL

Site Functionality Assessment

VALLEY VIEW ELEMENTARY SCHOOL

SITE DATA

Valley View Elementary School
480 Adams Way
Pleasanton, Ca 94566

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

Original Construction Date: 1959
Various Renovations: 1964-2006
Number of Portable Classrooms: 2

Measure I1 Improvements:
- Fire alarm system upgrades
- Site security fencing
- Security cameras
- VOIP and clock speaker system
- Exterior site lighting
- Security system upgrade
- Telecom infrastructure upgrade
- HVAC
- Roofing
- Water efficient toilets and fountains
- Classroom technology
- Paint (summer 2022)

PRINCIPAL SURVEY

Top Priorities:
1. Lunch shelter
2. Resurface and restripe the hardcourts
3. Toileting for TK and Kindergarten

SITE USE AND FUNCTIONALITY

Valley View Elementary is a dual-language immersion school of English and Spanish. Currently, the grade levels are organized as the following per grade level:
- Kindergarten through 3rd:
  - three (3) dual language classes
  - two (2) English-only classes
- 4th and 5th:
  - two (2) dual language classes
  - two (2) English-only classes

General Education Classrooms
Classrooms are organized along double-loaded interior corridors that are used for organized storage and pull-out services.

Classrooms have a teaching wall, other built-in casework for storage, and a sink area. Students have individual desks and chairs. Technology includes a mobile LCD monitor. Backpack hooks are available along the exterior wall of the classroom.

Not all TK/Kindergarten classrooms have interior restrooms. Students within those classrooms use restrooms at the end of the shared hallway.

Special Education Classrooms
This site does not currently house SDC classes.

Student Services / Counseling
The Speech pathologist has a small office. The principal notes that a larger space is desired. The intervention room is housed in the site's old computer lab and is shared by multiple specialists. Ideally, the principal would like each specialist to have their own acoustically-separated space to reduce interference between groups.

Staff and Administrative Spaces
The site has a spacious front office. The principal notes that additional access point(s) to the Faculty Lounge is desired.

Kitchen / Cafeteria / Food Service
The kitchen is located within the Multi-Purpose Room. An interior serving area is also located at the MPR/Kitchen. The principal notes that the serving line is very narrow and would like it widened.

Students dine outside, at tables with umbrellas. A lunch shelter is desired for this area.

Student Assembly
The MPR has in-wall tables and two (2) retractable basketball hoops and backstops. Presentation technology is mobile, 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 is a spacious room with book stacks lining the perimeter with additional, low book shelving available. There is a 'book nook' area of

Site Functionality Assessment | VALLEY VIEW ELEMENTARY SCHOOL

SITE USE AND FUNCTIONALITY, continued

lowered ceiling, shelving, and a rug. The Library space is furnished with traditional tables and chairs. Students can access computer stations. Presentation technology includes a ceiling-mount projector and drop-down screen as well as a mobile LCD monitor.

Outdoor Play Equipment / Playfields / Hardcourts
The Kindergarten play structure is fairly new, in good condition, and has rubber surfacing. The lower and upper primary play structures are also noted by the principal to be in good condition and have bark mulch on the groundplane.

The principal notes that the hardcourts need to be resurfaced and new striping painted.

Kids Club utilizes the Kindergarten play yard.

The garden is in need of improvement.

Specialized Elective Spaces
Music is occupying an at-grade modular classroom. The placement of this classroom creates line-of-sight difficulties at the hardcourts.

The Computer Lab had been underutilized and is now housing the intervention programs.

The Science / Exploration Lab is located next to the intervention room. This space has a teaching wall, perimeter casework with two (2) sinks, and built-in kitchenette with oven, stove, microwave, refrigerator, and a dishwasher. Furniture within this room is comprised of science-grade 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 utilizes the drop-off loop at the front of campus. Parking is adequate for staff and visitors.

Technology
Classroom technology has been upgraded with a mobile LCD monitor.

Site Functionality Assessment | VALLEY VIEW ELEMENTARY SCHOOL

Shade Structure

Drop-Off Lane / Parking

Site Identification and Announcements

Play Structure

Hardcourts

Site Artwork

Faculty Lounge

Administration Office

Quad

Site Functionality Assessment | VALLEY VIEW ELEMENTARY SCHOOL

Typical Classroom

Interior Hallway and Pull-Out Tables

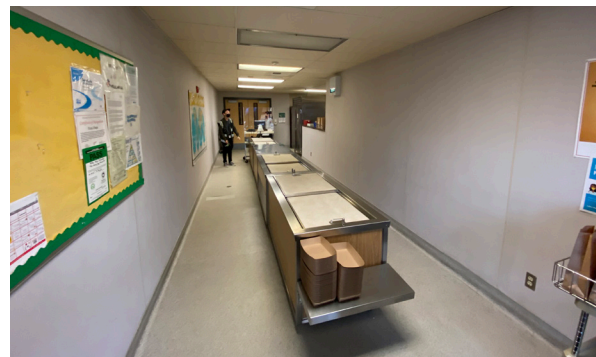Kindergarten Classroom

Student Services / Counseling

Multi-Purpose Room

Exploration Room

Library

Food Service: Serving Area

Student Dining Area

Existing Site Plan | VALLEY VIEW ELEMENTARY SCHOOL

Classrooms
\#   Indicates Grade Level
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
RSP   Resource Specialist
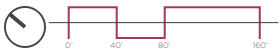
Admin / Faculty
CO   Conference
FL   Faculty Lounge
FW   Faculty Workroom
H   Health Room
KIT   Kitchen (Food Service)
M   Main Office / Front Desk
O   Office
WR   Satellite Faculty Workroom

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	4
Grades 1-3	16
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 | VALLEY VIEW 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

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	12
Grades 4-5	7
SDC mild/mod	0
SDC mod/sev	1
Sub-Total:	**30**

Additional Spaces:
Exploration Lab / Music / Art	3
After School Care	1
Total:	**34**

⊠ No Work   ▮ Modernization   ▨ Reconfiguration   ▢ New Construction

Master Plan Cost Estimate | **VALLEY VIEW ELEMENTARY SCHOOL**

		TOTAL PROGRAM COST (2022$)
1.	Site-Wide: Deferred Maintenance	$ 6,408,000
2.	Modernize & Reconfigure Classrooms	$ 2,010,000
3.	Classrooms: New Construction	$ 19,230,000
4.	Transitional Kindergarten	$ 7,341,000
5.	Science & Electives Spaces	$ 5,047,000
6.	Visual & Performing Arts	$ -
7.	Multi-Purpose Room & Food Service	$ 3,601,000
8.	Library	$ 699,000
9.	Student Support & Counseling Services	$ 2,533,000
10.	Administration & Staff Support	$ 2,062,000
11.	Physical Education Facilities	$ -
12.	Building Systems: Restrooms & HVAC	$ 1,479,000
13.	Site Utilities	$ 184,000
14.	Safety & Security	$ 270,000
15.	Campus Arrival	$ 1,523,000
16.	Outdoor Learning	$ 791,000
17.	Exterior Play Spaces	$ 2,379,000
18.	Flexible Furniture	$ 1,225,000
		$ 56,782,000

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

Valley View Elementary School
480 Adams Way
Pleasanton, California 94566

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BV PROJECT #:

151464.21R000-007.017

DATE OF REPORT:

January 4, 2022

ON SITE DATE:

December 8, 2021

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	11
Main Address	480 Adams Way, Pleasanton, California 94566
Site Developed	1959 Renovated 1964 - 2006
Site Area	9.0 acres (estimated)
Parking Spaces	111 total spaces all in open lots; 4 of which are accessible
Leased Spaces	None
Date(s) of Visit	December 8, 2021
On-site Point of Contact (POC)	John Harshbarger
Assessment and Report Prepared By	Justin Vang
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The school was originally developed in 1959. Additional buildings continued to be constructed until 2006. Major renovations and modernization occurred in 1998.

Architectural

Most of the buildings consist of light gauge steel construction. Some classrooms are modular building with modular construction and metal roof. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Finishes are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term. The HVAC systems generally consist of packaged units and some exhaust fans and are replaced as needed. In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures updated as needed. Electrical service equipment and systems are anticipated for lifecycle replacement. The facilities are protected by a hard-wired fire alarm system.

Site

In general, the sites have been well maintained. The majority of the sites contain moderate to heavy landscaping, which are served by in-ground irrigation systems. The asphalt paved parking areas and drive aisles are well maintained as a result of frequent sealing and striping.

Recommended Additional Studies

The ceilings in multiple areas are in poor condition due to water damage which may be from the packaged units on the roof. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the ceiling is also included.

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	
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
Administrative/Library/Classrooms (1959)	$780	13,000	$10,140,000	0.1%	0.8%	7.0%	15.3%
Kid's Club (KC) (1959)	$780	1,000	$780,000	0.0%	1.5%	2.4%	9.9%
Multipurpose Room (MPR) (1959)	$780	5,300	$4,134,000	0.0%	2.8%	6.8%	11.6%
Northeast Classrooms (1959)	$780	9,500	$7,410,000	0.0%	2.4%	10.7%	16.9%
South Classrooms (1959)	$780	11,500	$8,970,000	0.0%	1.5%	6.8%	10.8%

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.
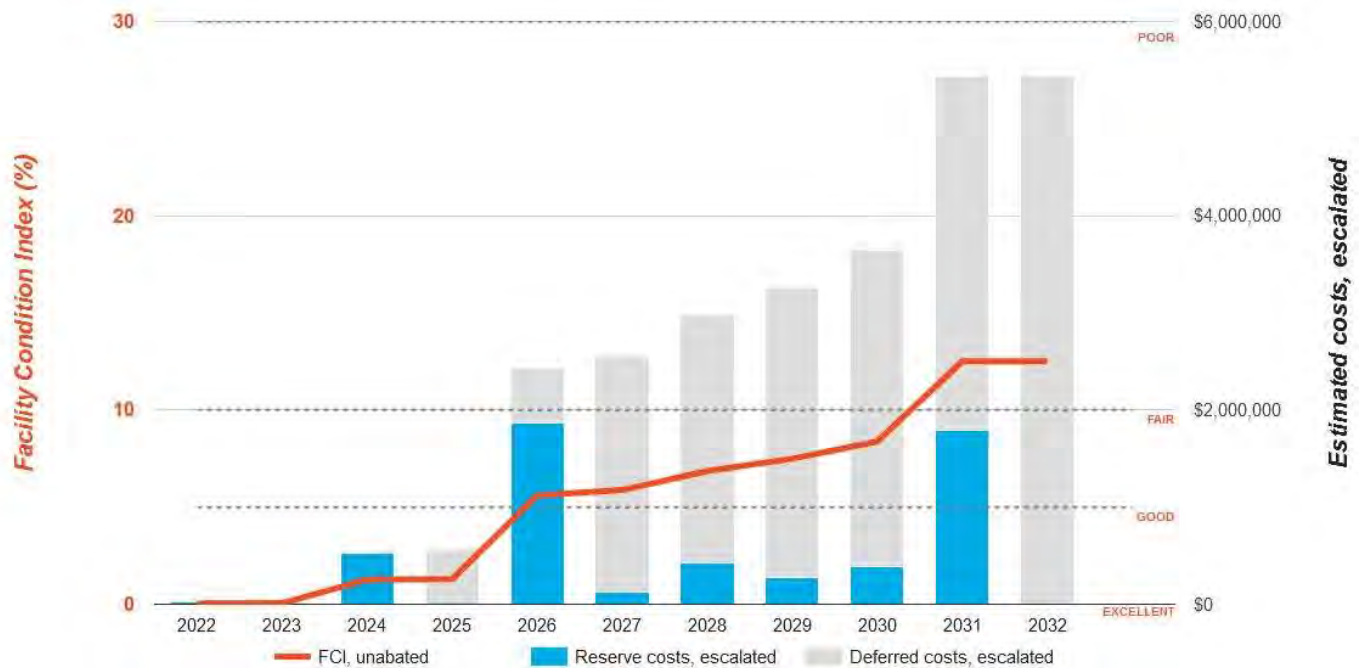
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Valley View Elementary School

Replacement Value: $43,440,000   Inflation Rate: 3.0%   Average Needs per Year: $493,900

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
Structure	-	-	-	$2,458	-	$2,458
Facade	-	$8,616	$327,234	$27,940	$1,231,488	$1,595,278
Roofing	-	$9,930	$691,342	$22,898	-	$724,170
Interiors	-	$868	$346,325	$549,553	$739,916	$1,636,662
Plumbing	-	-	$14,648	$48,893	$1,302,944	$1,366,485
HVAC	-	$479,121	$63,649	$21,409	$417,275	$981,454
Fire Protection	-	-	-	-	$441,094	$441,094
Electrical	-	-	$352,527	$646,409	$1,319,736	$2,318,672
Fire Alarm & Electronic Systems	-	-	$106,811	$378,375	$166,409	$651,595
Equipment & Furnishings	-	-	$14,427	$414,722	$19,389	$448,538
Special Construction & Demo	-	-	-	-	$398,187	$398,187
Site Development	-	-	$89,545	$446,130	$54,197	$589,872
Site Pavement	$12,870	$27,928	-	$276,858	$756,485	$1,074,141
Site Utilities	-	-	-	$42,305	-	$42,305
Accessibility	$8,775	-	-	-	-	$8,775
TOTALS	**$21,700**	**$526,500**	**$2,006,600**	**$2,878,000**	**$6,847,200**	**$12,280,000**

Immediate Needs

Facility/Building	Total Items	Total Cost
Administrative/Library/Classrooms	1	$8,800
Site	1	$12,900
Total	**2**	**$21,700**

Administrative/Library/Classrooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3517674	Valley View Elementary School / Administrative/Library /Classrooms	Throughout School	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$8,800
Total (1 items)							**$8,800**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3490029	Valley View Elementary School / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	$12,900
Total (1 items)							**$12,900**

Key Findings

Exterior Walls in Poor condition.

Wood Siding
Multipurpose Room (MPR) Valley View
Elementary School Building Exterior

Uniformat Code: B2010
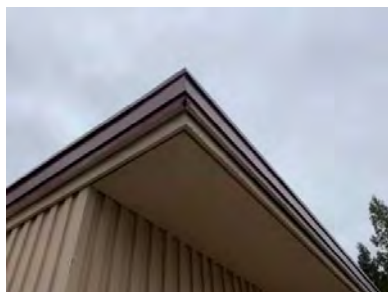Recommendation: **Replace in 2023**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: $1,200

$$$$

Wood siding is very weathered. - AssetCALC ID: 3489873

Exterior Walls in Poor condition.

Wood Siding
Northeast Classrooms Valley View Elementary
School Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2023**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: $1,200

$$$$

Wood siding is weathered and deteriorating along building perimeter. - AssetCALC ID: 3489988

Exterior Walls in Poor condition.

Wood Siding
Administrative/Library/Classrooms Valley View
Elementary School Building Exterior
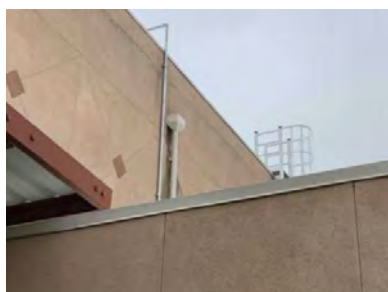
Uniformat Code: B2010
Recommendation: **Replace in 2024**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,200

$$$$

Wood siding along building perimeter has deterioration that may lead to water infiltration and more serious damage. - AssetCALC ID: 3489882

Exterior Walls in Poor condition.

Stucco
Multipurpose Room (MPR) Valley View
Elementary School Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2024**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: $4,700

$$$$

Stucco has damage from a drain spout. - AssetCALC ID: 3489842

Roofing in Poor condition.

Modified Bitumen
Multipurpose Room (MPR) Valley View
Elementary School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: $9,400

**$**$$$

Roof has water accumulation that may be causing damage to ceiling tiles. - AssetCALC ID: 3489974

Parking Lots in Poor condition.

Pavement, Asphalt
Site Valley View Elementary School Site

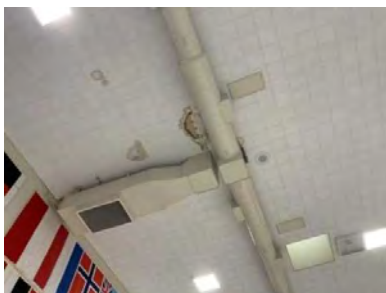Uniformat Code: G2020
Recommendation: **Cut & Patch in 2022**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $12,900

**$$**$$

Asphalt is cracked and worn in various locations. - AssetCALC ID: 3490029

Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Multipurpose Room (MPR) Valley View
Elementary School Throughout building

Uniformat Code: C1070
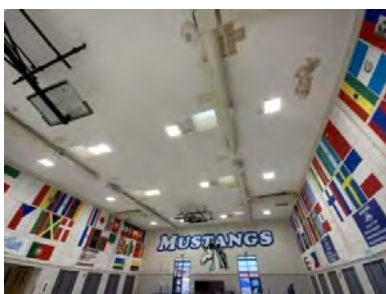Recommendation: **Replace in 2024**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$**$$$

Ceiling has water damage. - AssetCALC ID: 3489880

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Multipurpose Room (MPR) Valley View
Elementary School Throughout building

Uniformat Code: D4010
Recommendation: **Install in 2041**

Priority Score: **60.0**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $35,100

**$$**$$

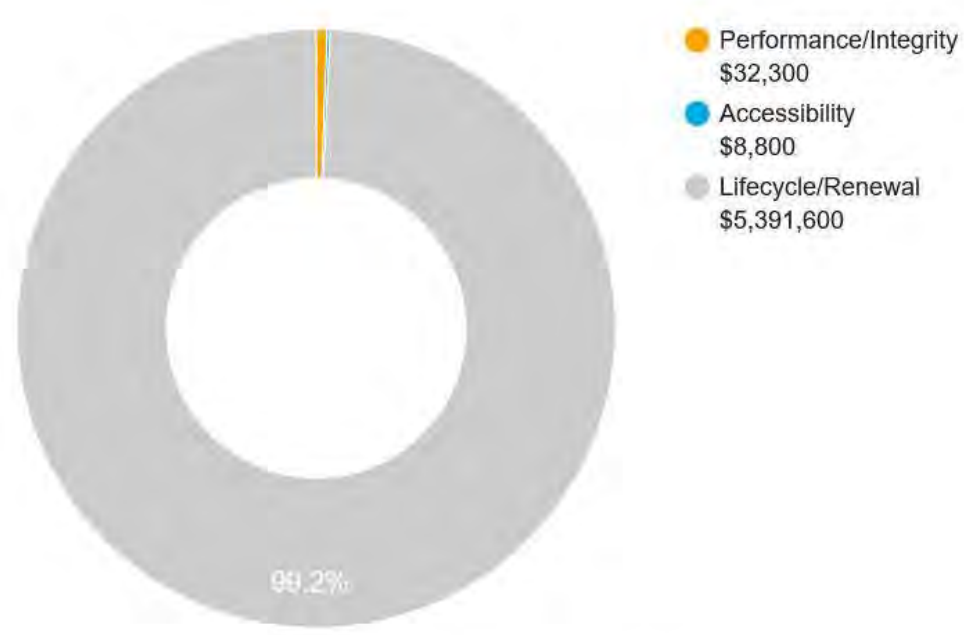No system currently exists. - AssetCALC ID: 3489879

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)

- Performance/Integrity $32,300
- Accessibility $8,800
- Lifecycle/Renewal $5,391,600

99.2%

10-YEAR TOTAL: $5,432,700