

PLEASANTON
UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN 2022
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT

VINTAGE HILLS ELEMENTARY SCHOOL



Site Functionality Assessment

VINTAGE HILLS ELEMENTARY SCHOOL

SITE DATA



Vintage Hills Elementary School

1125 Concord St.
Pleasanton, Ca 94566

Current Enrollment (2021/22): 570
Grades Served: TK-5

Original Construction Date: 1973
MPR Construction Date: 1989
Classroom Addition: 1995
Admin Modernization: 2006
Number of Portable Classrooms: 11

Measure II 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. New Library / Media Center
2. Outdoor amphitheater
3. New 2nd/3rd grade building to replace portables

SITE USE AND FUNCTIONALITY

General Education Classrooms

Classrooms have one wall of low and full-height built-in casework with a sink. Students have individual desks and chairs. Technology includes a mobile LCD monitor. Backpack hooks are available along the exterior wall of the classroom.

Classroom hallways are utilized as collaboration areas and have been outfitted with various furniture types.

Not all TK/Kindergarten classrooms have interior restrooms.

Special Education Classrooms

This site accommodates two (2) SDC classes for students with moderate/severe needs. Principal recommendations for improvement include adding a sensory room, padding and other soft edges, and areas of interactive, sensory play.

Student Services / Counseling

The site has a cluster of counselors and sensory space that works well for collaboration and student access.

Staff and Administrative Spaces

The site has a clear point of entry into the Administration office. The Faculty Lounge is underutilized.

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.

Students dine at the lunch shelter. The principal would like this sheltered area expanded so that all tables can be protected from sun and rain.

Student Assembly

The MPR has in-wall tables and two (2) retractable basketball hoops and backstops. Presentation technology includes a large drop-down projection screen and two (2) wall-mount LCD monitors. Speakers are also wall-mount and stage lighting is also available at the ceiling.

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

Library

The Library is nestled in the center of a building, surrounded by Administrative functions and classrooms. Due to its location, it does not have access to natural light. Tall book stacks line the perimeter. Low built-in book stacks create aisles at the perimeter. Students can access computer stations as well as a corner 'book nook.' Presentation technology includes a ceiling-mount projector and drop-down screen.

The principal notes challenges with the storage of curriculum and other materials.



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

VINTAGE HILLS ELEMENTARY SCHOOL

SITE USE AND FUNCTIONALITY, continued

Outdoor Play Equipment / Playfields / Hardcourts

The Kindergarten play yard area has been expanded which provides opportunity for additional enhancements to the play equipment. The principal suggests equipment that is sized appropriately for TK students. The upper/lower primary play structure was replaced with rubberized surfacing in September of 2021 and includes inclusive/accessible features.

The principal notes that the hardcourts need to be resurfaced and new striping painted. He also notes opportunity to create an outdoor amphitheater/assembly area at the northwest portion of the site which is already sloped.

The garden is typically maintained by parent volunteers. The corner of the garden houses an astronomy dome.

Specialized Elective Spaces

Music is housed in a portable classroom.

The Computer Lab had been underutilized and has recently been used for testing.

The Science / Exploration Lab is utilizing a standard classroom in the Kindergarten wing. It has the same casework as other general education classrooms and is furnished with science-grade tables and stools. The room is equipped with a ceiling-mount projector with drop-down screen. The principal would like this space to be more conducive to science and include a full kitchenette, similar to other sites.

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 as well as along the street. The south portion of the drop-off lane is reserved for the SDC buses.

There is an area of the site known as 'The Cage.' This is an exterior corridor currently utilized to store custodial equipment. So long as the custodian has storage space, this corridor would be better utilized as circulation space and to give access to a set of restrooms that are currently blocked.

Technology

Classroom technology at this site consists primarily of wall-mount short-throw projectors and ceiling-mount projectors. Some classrooms have a mobile LCD monitor.



Site Functionality Assessment

VINTAGE HILLS ELEMENTARY SCHOOL



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



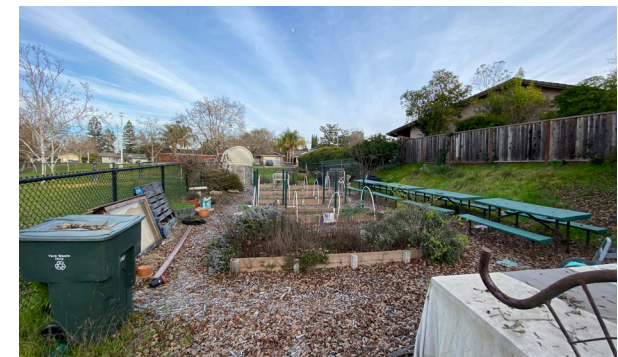
Collaboration Space



Field Identified as Potential Amphitheater



Administration Office



School Garden



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Site Functionality Assessment

VINTAGE HILLS ELEMENTARY SCHOOL



Typical Classroom



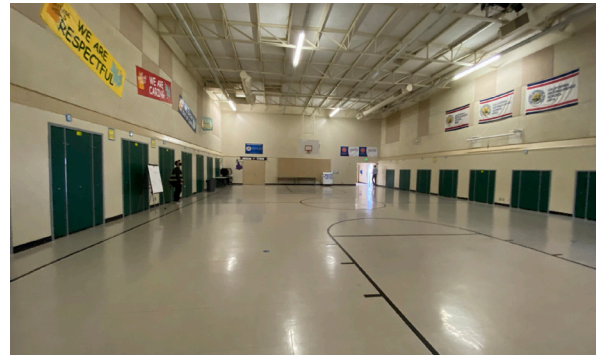
Special Education Classroom



Kindergarten Classroom



Student Services / Counseling



Multi-Purpose Room



Exploration Room



Library



Food Service: Kitchen



Student Dining Area



Existing Site Plan | VINTAGE HILLS ELEMENTARY SCHOOL



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

- Electives / Labs**
- CL Computer Lab
 - MU Music Room
 - SCI Science Lab

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

- 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
 - 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	11
Grades 4-5	7
SDC mild/mod	2
SDC mod/sev	0
Sub-Total:	24
Additional Spaces:	
Exploration Lab / Music / Art	4
After School Care	2
Total:	30



Proposed Master Plan Diagram | VINTAGE HILLS ELEMENTARY SCHOOL



No Work
 Modernization
 Reconfiguration
 New Construction

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

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

Student Services

- INT Intervention
- LC Learning Center
- RSP Resource Specialist
- WC Wellness Center

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	2
Sub-Total:	27
Additional Spaces:	
Exploration Lab / Music / Art	3
After School Care	1
Total:	31



Master Plan Cost Estimate

VINTAGE HILLS ELEMENTARY SCHOOL

TOTAL PROGRAM COST
(2022\$)

1. Site-Wide: Deferred Maintenance	\$	4,937,000
2. Modernize & Reconfigure Classrooms	\$	3,732,000
3. Classrooms: New Construction	\$	8,354,000
4. Transitional Kindergarten	\$	7,379,000
5. Science & Electives Spaces	\$	2,587,000
6. Visual & Performing Arts	\$	-
7. Multi-Purpose Room & Food Service	\$	10,301,000
8. Library	\$	1,208,000
9. Student Support & Counseling Services	\$	703,000
10. Administration & Staff Support	\$	2,323,000
11. Physical Education Facilities	\$	-
12. Building Systems: Restrooms & HVAC	\$	3,077,000
13. Site Utilities	\$	-
14. Safety & Security	\$	559,000
15. Campus Arrival	\$	548,000
16. Outdoor Learning	\$	697,000
17. Exterior Play Spaces	\$	1,612,000
18. Flexible Furniture	\$	1,190,000
	\$	49,207,000

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



Vintage Hills Elementary School
1125 Concord Street
Pleasanton, California 94566

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BV PROJECT #:

151464.21R000-008.017

DATE OF REPORT:

January 3, 2022

ON SITE DATE:

December 9, 2021

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	Eight
Main Address	1125 Concord Street, Pleasanton, California 94566
Site Developed	1975 Renovated 1989 - 2006
Site Area	7.4 acres (estimated)
Parking Spaces	52 total spaces all in open lots; four of which are accessible
Leased Spaces	None
Date(s) of Visit	December 9, 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 1975. Additional buildings were phased in until 1995. Major renovations and modernizations occurred in 2006.

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. There is water damage on the ceilings 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 (1975)	\$780	13,000	\$10,140,000	0.1%	1.8%	3.1%	9.5%
Multipurpose Room (MPR) (1975)	\$780	5,300	\$4,134,000	0.2%	2.1%	3.8%	9.9%
North Classrooms (1975)	\$780	9,500	\$7,410,000	0.0%	1.8%	3.0%	9.0%
Northwest Classrooms (1975)	\$480	9,500	\$4,560,000	0.2%	1.4%	3.2%	12.1%
South Classrooms (1975)	\$780	11,500	\$8,970,000	0.0%	1.5%	2.6%	7.9%

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.

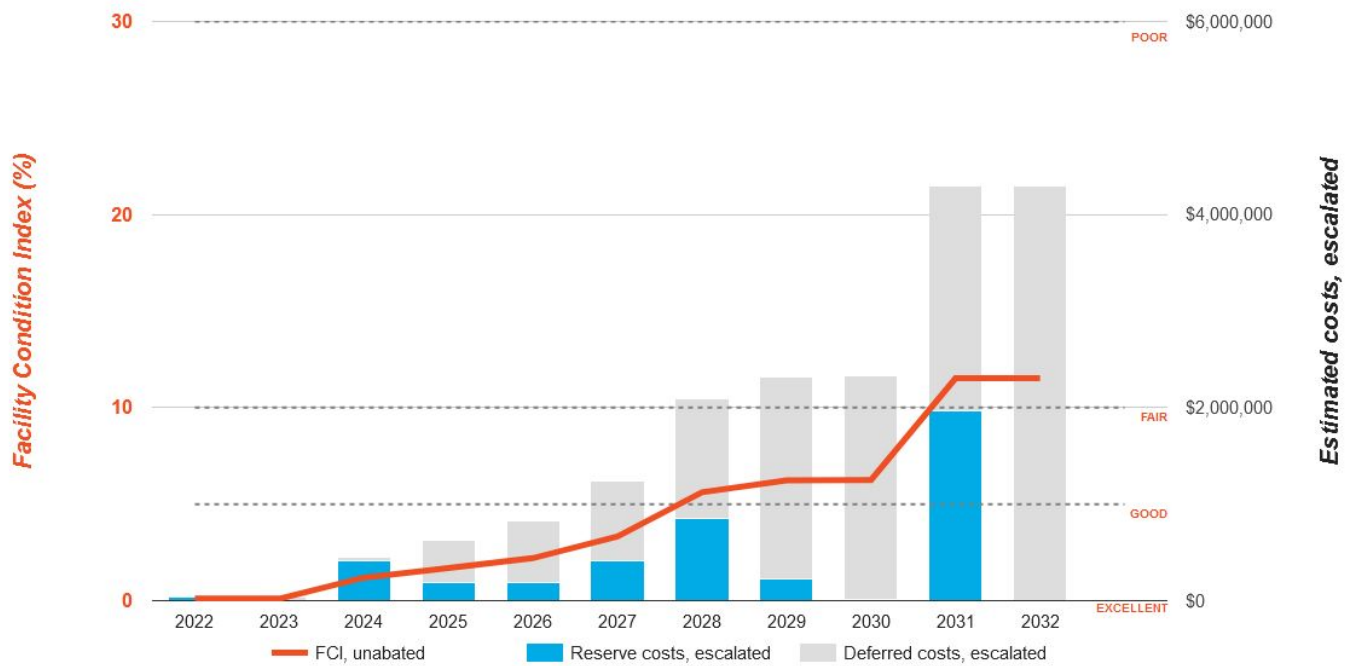
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Vintage Hills Elementary School

Replacement Value: \$37,274,000

Inflation Rate: 3.0%

Average Needs per Year: \$390,500



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	\$203,834	\$11,598	-	-	\$189,003	\$404,435
Facade	\$252,720	-	-	\$245,550	\$692,085	\$1,190,355
Roofing	\$76,358	-	\$605,615	-	\$137,908	\$819,881
Interiors	\$4,873	-	\$218,329	\$956,696	\$229,629	\$1,409,527
Plumbing	-	\$5,958	\$10,598	\$613,481	\$12,459	\$642,496
HVAC	-	\$88,128	-	\$1,955	-	\$90,083
Electrical	-	-	\$25,526	\$559,272	-	\$584,798
Fire Alarm & Electronic Systems	-	\$48,965	\$7,495	-	\$76,287	\$132,747
Equipment & Furnishings	-	-	\$59,001	\$190,831	\$37,164	\$286,996
Site Pavement	-	\$274,980	-	\$36,315	\$90,904	\$402,199
Site Development	-	-	\$285,626	\$52,995	-	\$338,621
Site Utilities	-	-	\$37,977	\$25,646	-	\$63,623
TOTALS	\$537,800	\$429,700	\$1,250,200	\$2,682,800	\$1,465,500	\$6,366,000

Immediate Needs

Facility/Building	Total Items	Total Cost
Administration Building	4	\$19,600
Classroom Wings	7	\$518,200
Total	11	\$537,800

Administration Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3465449	Village High School / Administration Building	Building A - Building exterior	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	\$7,900
3465469	Village High School / Administration Building	Building A - Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	\$7,900
3465459	Village High School / Administration Building	Building A - Building exterior	B1020	Roof Structure, Pitched, Wood Rafters, Replace	Poor	Performance/Integrity	\$3,700
3465468	Village High School / Administration Building	Building A - Building exterior	B1020	Roof Structure, Pitched, Wood Heavy Timber, Replace	Poor	Performance/Integrity	\$100

Classroom Wings

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3465502	Village High School / Classroom Wings	Building 100 - All classroom buildings	C2030	Flooring, Vinyl Sheeting, Replace	Poor	Performance/Integrity	\$800
3465435	Village High School / Classroom Wings	Janitor's Room	C2030	Flooring, Vinyl Sheeting, Replace	Poor	Performance/Integrity	\$4,100
3465528	Village High School / Classroom Wings	Building exterior	B3080	Soffit, Wood, Replace	Poor	Performance/Integrity	\$3,300
3465424	Village High School / Classroom Wings	Building exterior	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	\$57,200
3465489	Village High School / Classroom Wings	Building Exterior	B2020	Window, Wood Historical, 16-25 SF, Restore	Poor	Performance/Integrity	\$252,700
3465478	Village High School / Classroom Wings	Building exterior	B1020	Roof Structure, Pitched, Wood Trusses, Replace	Poor	Performance/Integrity	\$178,200
3465524	Village High School / Classroom Wings	Building exterior	B1020	Roof Structure, Pitched, Wood Heavy Timber, Replace	Poor	Performance/Integrity	\$21,900
Total (7 items)							\$518,200

Key Findings



Roof Structure in Poor condition.

Priority Score: **89.9**

Pitched, Wood Heavy Timber
Administration Building Village High School
Building A - Building exterior

Plan Type:
Performance/Integrity

Cost Estimate: \$100

Uniformat Code: B1020
Recommendation: **Replace in 2022**

\$\$\$\$

Canopy beam has deteriorated and in need of replacement. - AssetCALC ID: 3465468



Roof Structure in Poor condition.

Priority Score: **89.9**

Pitched, Wood Heavy Timber
Classroom Wings Village High School Building
exterior

Plan Type:
Performance/Integrity

Cost Estimate: \$21,900

Uniformat Code: B1020
Recommendation: **Replace in 2022**

\$\$\$\$

Wood beams have aged and look unsafe. - AssetCALC ID: 3465524



Roof Structure in Poor condition.

Priority Score: **89.9**

Pitched, Wood Rafters
Administration Building Village High School
Building A - Building exterior

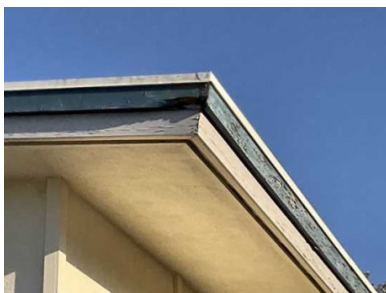
Plan Type:
Performance/Integrity

Cost Estimate: \$3,700

Uniformat Code: B1020
Recommendation: **Replace in 2022**

\$\$\$\$

Walkway canopy beam is deteriorated. Recommend replacing. - AssetCALC ID: 3465459



Roof Structure in Poor condition.

Priority Score: **89.9**

Pitched, Wood Trusses
Classroom Wings Village High School Building
exterior

Plan Type:
Performance/Integrity

Cost Estimate: \$178,200

Uniformat Code: B1020
Recommendation: **Replace in 2022**

\$\$\$\$

Roof fascia's have aged and are deteriorating - AssetCALC ID: 3465478



Window in Poor condition.

Wood Historical, 16-25 SF
Classroom Wings Village High School Building
Exterior

Uniformat Code: B2020
Recommendation: **Restore in 2022**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$252,700

\$\$\$\$

Window frames have either cracked damaged surfaces. - AssetCALC ID: 3465489



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum w/ Fittings
Classroom Wings Village High School Building
exterior

Uniformat Code: B3020
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$57,200

\$\$\$\$

Missing or damaged gutters - AssetCALC ID: 3465424



Soffit in Poor condition.

Wood
Classroom Wings Village High School Building
exterior

Uniformat Code: B3080
Recommendation: **Replace in 2022**

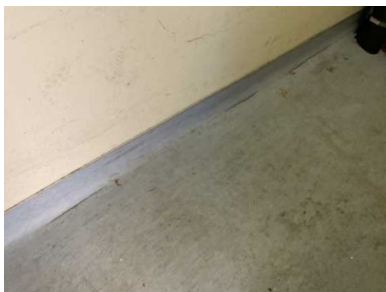
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Canopy ceiling has aged and is falling apart. - AssetCALC ID: 3465528



Flooring in Poor condition.

Vinyl Sheetting
Classroom Wings Village High School Janitor's
Room

Uniformat Code: C2030
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,100

\$\$\$\$

Floor finish has aged and is cracking - AssetCALC ID: 3465435



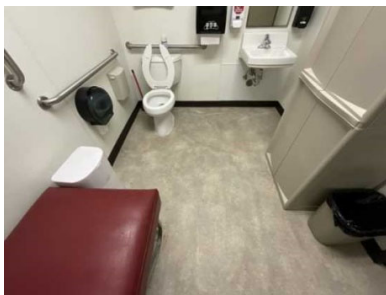
Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum w/ Fittings
Administration Building Village High School
Building A - Roof

Uniformat Code: B3020
Recommendation: **Replace in 2022**

Priority Score: **81.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$7,900
\$\$\$\$

Downpipes are damaged and in need of replacement, some are more damaged than others. - AssetCALC ID: 3465469



Flooring in Poor condition.

Vinyl Sheeting
Classroom Wings Village High School Building
100 - All classroom buildings

Uniformat Code: C2030
Recommendation: **Replace in 2022**

Priority Score: **81.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$800
\$\$\$\$

Vinyl sheeting creases, with elongated raised areas on the surface. - AssetCALC ID: 3465502



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum w/ Fittings
Administration Building Village High School
Building A - Building exterior

Uniformat Code: B3020
Recommendation: **Replace in 2022**

Priority Score: **81.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$7,900
\$\$\$\$

A portion of the roof gutters are aged, damaged or missing. - AssetCALC ID: 3465449



Stairs in Poor condition.

Concrete, Exterior
Site Village High School Site

Uniformat Code: B1080
Recommendation: **Replace in 2023**

Priority Score: **81.8**
Plan Type:
Performance/Integrity
Cost Estimate: \$11,300
\$\$\$\$

Concrete stairs are aged and has excessive cracking at nosing(s) in various areas. - AssetCALC ID: 3465448

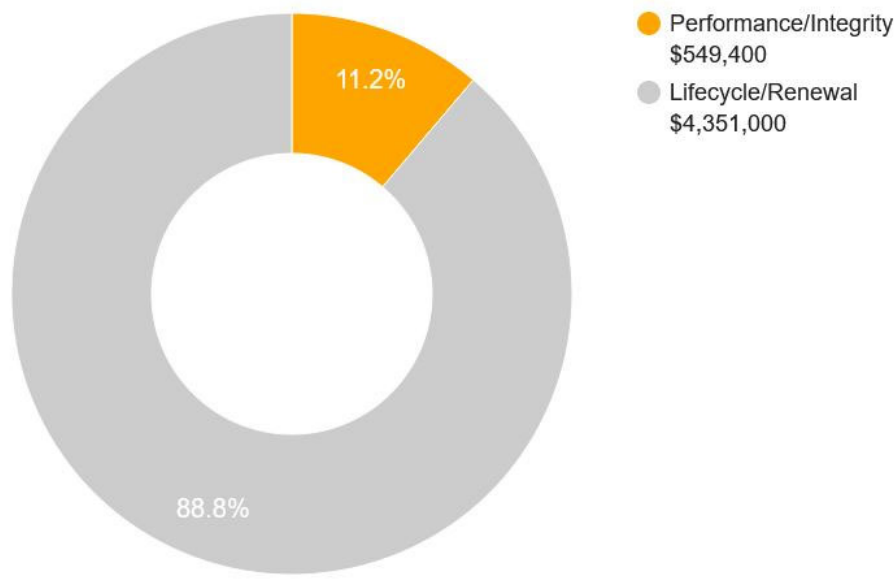
Plan Types

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: \$4,900,400