

**PLEASANTON**  
UNIFIED SCHOOL DISTRICT

**FACILITIES MASTER PLAN 2022**  
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT

# WALNUT GROVE ELEMENTARY SCHOOL





**Site Functionality Assessment**

**WALNUT GROVE ELEMENTARY SCHOOL**

**SITE DATA**



**Walnut Grove Elementary School**

1999 Harvest Rd.  
Pleasanton, Ca 94566

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

Original Construction Date: 1966  
MPR Construction Date: 1997  
Modernization: 2002  
Number of Portable Classrooms: 2

Measure I1 Improvements:

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

**PRINCIPAL SURVEY**

Top Priorities:

1. Create a single point of entry
2. Lunch shelter
3. Outdoor lawn areas (change to synthetic turf for Kindergarten and upper primary grades)

**SITE USE AND FUNCTIONALITY**

**General Education Classrooms**

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

Not all TK/Kindergarten classrooms have interior restrooms.

**Special Education Classrooms**

This site does not currently house SDC classes.

**Student Services / Counseling**

Speech and RSP share a classroom (separated by partitions) and would like acoustic separation. The principal would also like a space conducive to group sessions and suggests a lounge-style wellness center.

**Staff and Administrative Spaces**

The front of campus is clearly identified, however access to the Administration front office is unclear.

The Faculty Lounge is underutilized as a lounge, likely due to its lack of natural daylight.

**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 tables near the MPR. The principal would like a lunch shelter over this area.

**Student Assembly**

The MPR has in-wall tables and two (2) retractable basketball hoops and backstops. Presentation technology includes a mobile LCD monitor.

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 tall book stacks lining the perimeter and creating aisles. The Library space is furnished with wood tables and chairs with some soft seating. Students can access computer stations. Presentation technology includes a wall-mount as well as a mobile LCD monitor.

**Outdoor Play Equipment / Playfields / Hardcourts**

All play structures are fairly new, in good condition, and has rubber surfacing.

The principal would like the grass areas of the K play yard and lower/upper primary play areas to be replaced with synthetic turf and address areas of poor drainage.



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## Site Functionality Assessment

## WALNUT GROVE ELEMENTARY SCHOOL

### SITE USE AND FUNCTIONALITY, continued

#### *Specialized Elective Spaces*

Music and Art are housed in portable classrooms located behind the MPR. These portables are quite far from the main campus.

The Computer Lab had been underutilized and is now used for storage. The principal would like to turn this area into a lounge-style project research space.

The Science / Exploration Lab is a spacious room located at the end of the upper primary grades wing. This space has a teaching wall, perimeter casework with sinks, and a storage room. 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.





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**WALNUT GROVE 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



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## Site Functionality Assessment

## WALNUT GROVE ELEMENTARY SCHOOL



Typical Classroom



Art Classroom



Kindergarten Classroom



Student Services / Counseling (RSP)



Multi-Purpose Room



Exploration Room



Library



Food Service: Kitchen



Student Dining Area



## Existing Site Plan | WALNUT GROVE 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

**Student Services**  
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**  
EDCC Extended Day Child Care (Leased)

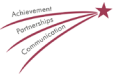
**Support Spaces**  
ST Storage  
T Toilet/Restroom  
U Utility  
C Custodian

★ Main Entry  
→ Drop-Off  
□ LS - Lunch Shelter  
□ Portable Classrooms

<b>Teaching Stations:</b>	
PS (Preschool)	0
TK (Transitional Kinder)	1
Kindergarten	4
Grades 1-3	14
Grades 4-5	8
SDC mild/mod	0
SDC mod/sev	0
<b>Sub-Total:</b>	<b>24</b>
<b>Additional Spaces:</b>	
Exploration Lab / Music / Art	6
After School Care	2
<b>Total:</b>	<b>29</b>







## Proposed Master Plan Diagram | WALNUT GROVE 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

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

### Student Services

- LC Learning Center
- 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

- EDCC Extended Day Child Care (Leased)

### 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
<b>Sub-Total:</b>	<b>32</b>
Additional Spaces:	
Exploration Lab / Music / Art	3
After School Care	2
<b>Total:</b>	<b>37</b>



Master Plan Cost Estimate

WALNUT GROVE ELEMENTARY SCHOOL

TOTAL PROGRAM COST  
(2022\$)

1. Site-Wide: Deferred Maintenance	\$	6,310,000
2. Modernize & Reconfigure Classrooms	\$	6,545,000
3. Classrooms: New Construction	\$	2,696,000
4. Transitional Kindergarten	\$	7,325,000
5. Science & Electives Spaces	\$	2,452,000
6. Visual & Performing Arts	\$	-
7. Multi-Purpose Room & Food Service	\$	3,436,000
8. Library	\$	587,000
9. Student Support & Counseling Services	\$	1,445,000
10. Administration & Staff Support	\$	2,465,000
11. Physical Education Facilities	\$	-
12. Building Systems: Restrooms & HVAC	\$	3,818,000
13. Site Utilities	\$	-
14. Safety & Security	\$	257,000
15. Campus Arrival	\$	112,000
16. Outdoor Learning	\$	753,000
17. Exterior Play Spaces	\$	1,243,000
18. Flexible Furniture	\$	1,225,000
	<b>\$</b>	<b>40,669,000</b>

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



Walnut Grove Elementary School  
1999 Harvest Road  
Pleasanton, California 94566

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**BV PROJECT #:**

*151464.21R000-009.017*

**DATE OF REPORT:**

*January 3, 2021*

**ON SITE DATE:**

*December 7, 2021*

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary School
<b>Number of Buildings</b>	12
<b>Main Address</b>	1999 Harvest Road, Pleasanton, California 94566
<b>Site Developed</b>	1966 Multipurpose Room 1997 Renovated 2002
<b>Site Area</b>	11.0 acres (estimated)
<b>Parking Spaces</b>	90 total spaces all in open lots; eight of which are accessible
<b>Leased Spaces</b>	No space leased
<b>Date(s) of Visit</b>	December 7, 2021
<b>On-site Point of Contact (POC)</b>	Ben Kerr
<b>Assessment and Report Prepared By</b>	Kay van der Have
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

Walnut Grove Elementary School was originally built as an elementary school in 1966. It was a progressive “open space” school and included an administration/library building and seven classroom pods. The Multipurpose Room (MPR) building was added in 1997. In 2002 the administration/library building was remodeled and the pods were demolished and replaced with eight modular classroom buildings. Four portable classrooms are on the site, two at the north perimeter and two at the south perimeter. Pleasanton School District is responsible for the northern portables and E.D.C.C. is responsible for the southern portables.

### Architectural

The Administration and MPR buildings are wood framed slab on grade construction. The factory built modular buildings are placed on perimeter footings with underfloor ventilation. The exterior envelope throughout consists of painted stucco, mostly aluminum frame windows and steel or wood exterior doors. The modular buildings and the MPR have flat roofs with modified bitumen roofing and asphalt shingles cover the gable roof on administration building. There were no reports or signs of water infiltration. Exterior finishes and roofs were replaced in 2002, and short term roof replacement is anticipated. The interior finishes have been periodically replaced as-needed.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

With one exception, MEFP systems date to the 2002 renovation. Most of the HVAC consists of roof mounted packaged units, short term replacement is anticipated. Electrical and plumbing systems are generally adequate to serve the school’s needs with equipment and fixtures updated as needed. The electric room in the Administration building needs an air conditioner and is included in the immediate needs. Building Photovoltaic panels were added to the MPR roof in 2007. The entire campus has a WIFI system, a PA system, security cameras and occupancy sensors for the light fixtures only. Current plans for the school include improving the security system. Interior light fixtures are mostly fluorescent. Exterior light fixtures are LED.

All buildings are connected to a basic hard wired fire alarm system, upgrades are planned. Fire suppression is limited to fire extinguishers except for the soffits of the administration building, which are protected by fire sprinklers.

### Site

The asphalt parking areas and several concrete walkways were redone in 2007, regular sealing and striping is anticipated.

### Recommended Additional Studies

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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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:

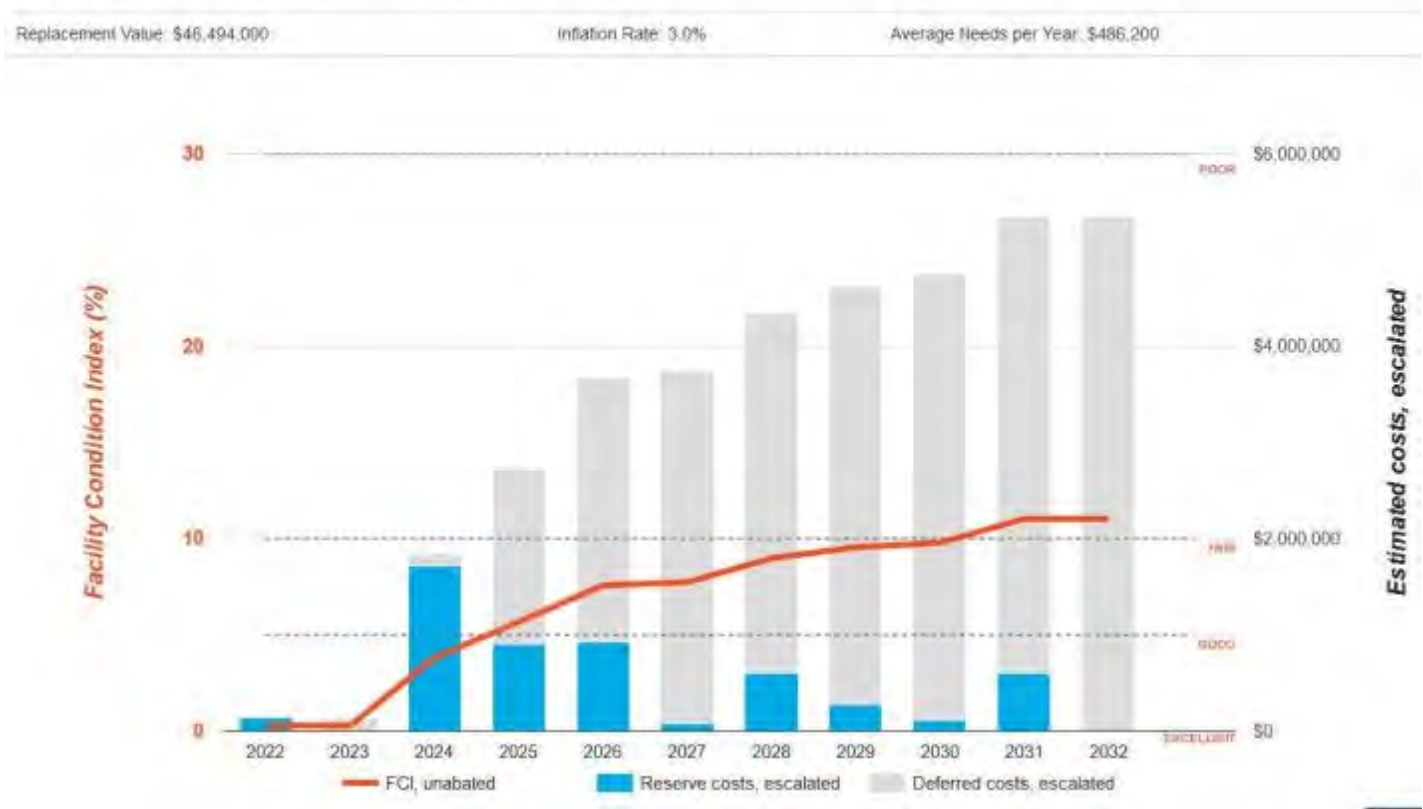
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
A - Modular Buildings (2002)	\$480	39,600	\$19,008,000	0.0%	9.5%	12.1%	16.6%
B - Administration Building (1966)	\$805	13,650	\$10,988,250	0.0%	3.8%	5.2%	6.1%
C - Multi Purpose Room (1997)	\$780	6,418	\$5,006,040	2.5%	5.9%	11.6%	16.0%
D - Portables (2001)	\$380	1,600	\$608,000	0.0%	3.6%	10.4%	12.7%

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: Walnut Grove Elementary School**





The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Systems Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	-	-
Facade	\$43,173	\$353,755	\$19,944	\$78,339	\$627,340	\$1,122,551
Roofing	-	\$643,438	-	\$10,898	\$173,732	\$828,068
Interiors	-	\$423,883	\$157,687	\$637,060	\$827,943	\$2,046,573
Plumbing	\$2,925	\$3,661	\$6,510	\$35,993	\$744,277	\$793,366
HVAC	\$78,975	\$36,989	\$479,813	\$9,159	\$247,983	\$852,919
Fire Protection	-	-	\$2,061	\$10,075	-	\$12,136
Electrical	-	\$135,544	\$548,050	\$7,174	\$546,515	\$1,237,283
Fire Alarm & Electronic Systems	-	\$53,621	\$276,664	\$42,016	\$216,914	\$589,215
Equipment & Furnishings	-	\$7,819	\$250,131	\$363,415	\$132,235	\$753,600
Special Construction & Demo	-	-	-	-	\$48,345	\$48,345
Site Utilities	-	-	-	\$61,063	\$29,123	\$90,186
Site Development	-	\$36,865	\$159,498	\$324,168	\$209,507	\$730,038
Site Pavement	-	\$17,593	-	\$20,396	\$51,054	\$89,043
Accessibility	\$8,775	-	-	-	-	\$8,775
<b>TOTALS</b>	<b>\$133,900</b>	<b>\$1,713,200</b>	<b>\$1,900,400</b>	<b>\$1,599,800</b>	<b>\$3,855,000</b>	<b>\$9,202,300</b>

## Immediate Needs

Facility/Building	Total Items	Total Cost
A - Modular Buildings	1	\$8,800
C - Multi Purpose Room	5	\$125,200
<b>Total</b>	<b>6</b>	<b>\$134,000</b>

## A - Modular Buildings

ID	Location	UF Code	Description	Condition	Plan Type	Cost
3498763	Walnut Grove Elementary School / A - Modular Buildings	Y1090	ADA Miscellaneous, Level III Study. Includes Measurements, Evaluate/Report	Poor	Accessibility	\$8,800
<b>Total (1 items)</b>						<b>\$8,800</b>

## C - Multi Purpose Room

ID	Location	UF Code	Description	Condition	Plan Type	Cost
3498817	Walnut Grove Elementary School / C - Multi Purpose Room	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$8,800
3498839	Walnut Grove Elementary School / C - Multi Purpose Room	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	Failed	Performance/Integrity	\$17,600
3498853	Walnut Grove Elementary School / C - Multi Purpose Room	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$52,700
3498805	Walnut Grove Elementary School / C - Multi Purpose Room	D2010	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	Failed	Retrofit/Adaptation	\$2,900
3498856	Walnut Grove Elementary School / C - Multi Purpose Room	B2010	Exterior Walls, any surface, Clean	Poor	Performance/Integrity	\$43,200
<b>Total (5 items)</b>						<b>\$125,200</b>



Key Findings



**Exterior Walls in Poor condition.**

Priority Score: **89.9**

any surface  
C - Multi Purpose Room Walnut Grove Elementary School Building Exterior

Plan Type:  
Performance/Integrity

Cost Estimate: \$43,200

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

\$\$\$\$

Cleaning needed - AssetCALC ID: 3498856



**Packaged Unit in Failed condition.**

Priority Score: **81.9**

RTU, Pad or Roof-Mounted, 6 to 7.5 TON  
C - Multi Purpose Room Walnut Grove Elementary School Upper roof

Plan Type:  
Performance/Integrity

Cost Estimate: \$17,600

Uniformat Code: D3050  
Recommendation: **Replace in 2022**

\$\$\$\$

Abandoned in place - AssetCALC ID: 3498839



**Packaged Unit in Poor condition.**

Priority Score: **81.9**

RTU, Pad or Roof-Mounted  
C - Multi Purpose Room Walnut Grove Elementary School Upper roof

Plan Type:  
Performance/Integrity

Cost Estimate: \$52,700

Uniformat Code: D3050  
Recommendation: **Replace in 2022**

\$\$\$\$

These RTUs are worn out - AssetCALC ID: 3498853



**Sink/Lavatory in Failed condition.**

Priority Score: **56.9**

Commercial Kitchen, 3-Bowl  
C - Multi Purpose Room Walnut Grove Elementary School Kitchen

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$2,900

Uniformat Code: D2010  
Recommendation: **Replace in 2022**

\$\$\$\$

A three compartment sink is code required, this one is only two - AssetCALC ID: 3498805

## 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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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)

