

PLEASANTON
UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN 2022
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT
HART MIDDLE SCHOOL

SWING DANCE
MOVES

Twirl	Turn	Turnade
Circle	Turn	Chok
Handy Hug		Ballroom
Rock		Ballroom Walk
Slide		Dodging
Wing		Airplane
Ho-She		PreFall
Peek-a-Boo	Walk-Through	
	Cuddle	

CLASS OF 2003
-PFA-

Division of Student
AFFIDAVIT
Subsequent
Revised 04/11



Site Functionality Assessment

HART MIDDLE SCHOOL

SITE DATA



Hart Middle School
4433 Willow Rd.
Pleasanton, Ca 94588

Current Enrollment (2021/22): 1,181
Grades Served: 6-8

Original Construction Date: 2000
Number of Portable Classrooms: 4

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
- Science: new construction and modernization

PRINCIPAL SURVEY

Top Priorities:

1. Additional covered space for PE classes for rain/sun protection
2. Lunch shelter for rain/sun protection
3. Updated flow and design of main office, health office, and counseling areas

SITE USE AND FUNCTIONALITY

General Education Classrooms

Building B: Two-story classroom building designed with a double-loaded corridor. General education classrooms within this building have a teaching wall on one side and no or limited casework in the rest of the room. Students have individual desks with attached chairs. Technology includes a mobile LCD monitor.

Building BR is a single-story row of permanent modular classrooms. Classrooms have a teaching wall on one side and no or limited other casework. Furniture includes student tables and detached chairs.

Special Education Classrooms

Existing spaces for SDC classes have a teaching wall on one side and no or limited other casework and student furniture similar to general education classes. These rooms have attached work/pull-out and storage rooms.

The Computer Lab has been converted into an SDC classroom and is not ideal for the program.

Student Services / Counseling

Counselors are located in the Administration front office. Circulation through this building impedes privacy. The principal would like this area to be redesigned to reduce the amount of general traffic through this area and to add a waiting/lobby space for counseling.

Staff and Administrative Spaces

The Administration front office is clearly identified along Willow Road. The principal reports difficulties with the current layout of this area including circulation through the space that limits privacy, lack of lobby space, poor line of sight from the receptionist to the exterior, a need for additional storage, and HVAC upgrades. The principal would also like to expand the Health office and make it accessible from the exterior.

Kitchen / Cafeteria / Food Service

The kitchen and student serving area are located with the Multi-Purpose Room, separated by a low, pony wall. The serving area has two lines and is reported to work well. The snack bar is being used for 'overflow' storage and leadership.

Students line up for the serving area next to the Gym. A cover is desired for this area to protect students while they wait in line.

Students dine throughout the Quad space. The principal would like to expand the amount of coverage over this area.

Student Assembly

The MPR is crescent-shaped with in-wall tables. Chairs and additional tables are stored in a corner of the MPR space. The MPR has a stage and built-in speaker system.



Site Functionality Assessment

HART MIDDLE SCHOOL

SITE USE AND FUNCTIONALITY, continued

The MPR is used by many activities including PE and Performing Arts, which creates conflict. Sight lines to the stage are awkward due to the shape of the space.

Ideally, the principal would like to dedicate the MPR to Drama, Music, and other Performing Arts activities.

Library

The Library is located on the ground floor of Building B and is a spacious, high-volume space. Immobile book stacks line the perimeter. The space is furnished with wood tables and chairs with some soft seating within a 'book nook.' Students can access computer stations. Presentation technology includes a wall-mount mobile LCD monitor.

Physical Education / Athletics Buildings

The Gymnasium is shared with the City of Pleasanton and designed as a double-gym with three practice courts crossing one, large competition court. Each practice court has a curtain that can be drawn to separate them. Low, 3-tier, wooden bleachers line the perimeter.

The Gym is used for assemblies due to its larger capacity compared to the MPR, however the acoustics are of poor quality. The Gym is not connected to the school PA system.

The principal would like the bleacher capacity increased.

Changing Rooms are accessed by the Quad on one side and hardcourts on the other. Each set

of changing rooms has restrooms and office/ changing space for the coach.

Outdoor Athletics / Playfields / Hardcourts

The field has been reseeded, however the principal would like to install synthetic turf as a goose-deterrent. The principal also sees the need for a renovation of the track and to add bleachers at the field.

Specialized Elective Spaces

Band and Choir have spaces adjacent to the Gymnasium. A shared office space joins the two rooms. A large instrument storage room is detached from the music classrooms, separated by the Gym's trophy lobby. Additional instrument storage is requested.

The Choir room has portable, 3-tier risers, chairs, music stands, and a mobile LCD monitor.

The Band room is a high-volume space with acoustic wall panels, perimeter instrument storage cages, and a wall-mount LCD monitor.

The Culinary Arts classroom has ample high and low casework and counter space with six (6) cooking stations. There is a teaching wall at the front of the classroom with a short-throw projector, pull-down screen, and a mobile LCD monitor. The space is also equipped with laundry facilities and a pantry/storage room. Furniture includes large student tables and chairs.

The Industrial Technology room is used for Project Lead The Way and Robotics. There is a teaching wall and other perimeter casework and freestanding storage. The classroom has access to a separate storage closet as well. The room has outlets in the floor throughout the room and a mobile LCD monitor.

The Art classroom has a wall of low casework, counter top, and multiple sinks; a teaching wall; and a wall of tall cabinet storage. The room has direct access to a separate work room. Furniture is comprised of large, wood-topped tables and stools. Technology includes a mobile projector cart and drop-down screen. There is a detached kiln room out the back door of the Art classroom.

Science Labs are currently housed in Building B. These Labs will be reconfigured into general education classrooms, SDC classrooms, and counseling spaces after completion of the new Science building under construction.

Restrooms

The principal has expressed the desire for gender-neutral restrooms.

Site / Parking / Drop-Off

Parking and drop-off have recently been increased at the site.

The Quad has grassy planter areas that tend to get muddy. The principal would like to explore alternatives to alleviate this problem.

Technology

Classroom technology has been upgraded with a mobile LCD monitor.



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

HART MIDDLE SCHOOL



Shade Structure



Front Office / Main Entry



Site Identification and Announcements



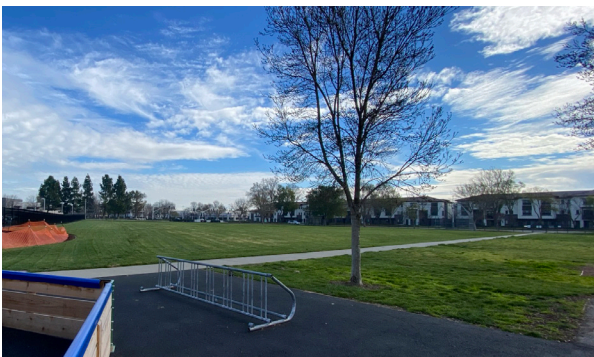
Counseling Office



Hardcourts



Administration Office



Playfields / Athletics



Quad



Track



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

HART MIDDLE SCHOOL



Typical Classroom



Special Education Classroom



Art Classroom



Science Lab / Classroom



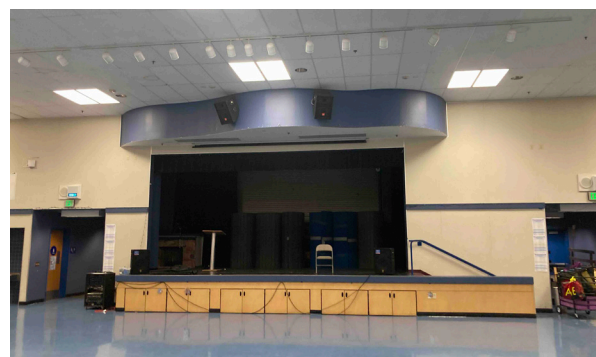
Science Prep Room



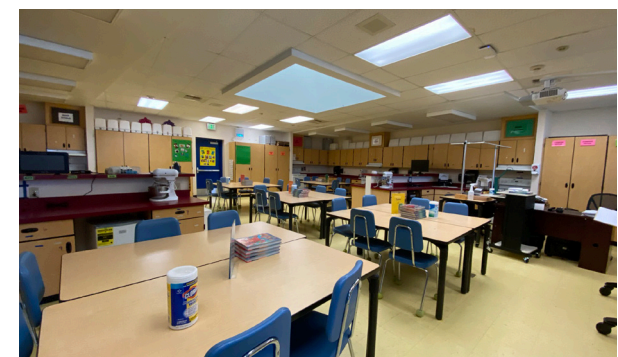
Music Room



Industrial Technology



MPR Stage



Culinary Arts



PROCESS



PLANNING



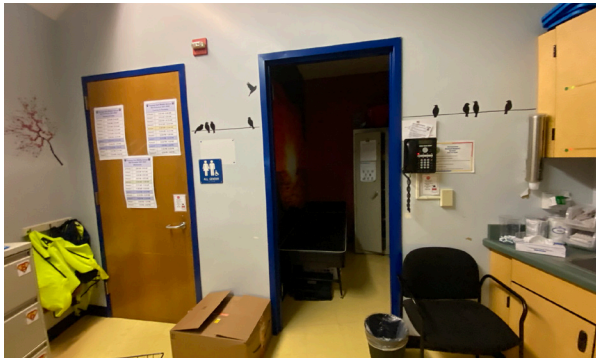
VISION



SITES

Site Functionality Assessment

HART MIDDLE SCHOOL



Health Office



Multi-Purpose Room



Library



Faculty Work Room



Faculty Lounge



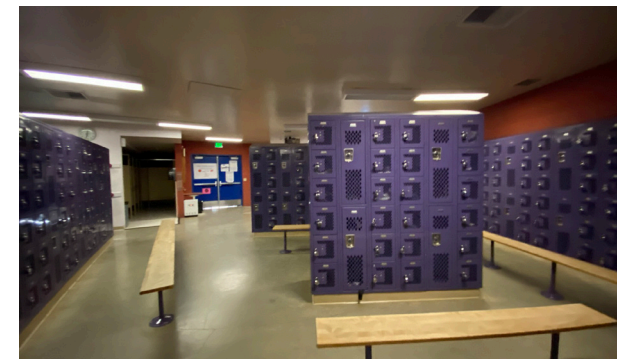
Gymnasium



Food Service: Serving Area



Food Service: Kitchen



Locker/Changing Rooms

Existing Site Plan | HART MIDDLE SCHOOL



Classrooms

- # Indicates Grade Level
- SS Social Studies
- LA Language Arts
- WL World Language
- MA Math
- SDC: Special Education:
- M/M Mild/Moderate
- M/S Moderate/Severe

Electives / Labs

- MU Music Room
- SCI Science Lab

Shared Spaces

- MPR Multi-Purpose Room
- LIB Library
- SERV Serving Area (Food Service)
- STG Stage
- LR Locker Room

Student Services

- EL English Learners Support
- INT Intervention
- OT Occupational Therapy
- PSY Psychologist
- SP Speech

Admin / Faculty

- CO Conference
- FL Faculty Lounge
- FW Faculty Workroom
- ISO Isolation Room
- KIT Kitchen (Food Service)
- M Main Office / Front Desk
- O Office
- WR Satellite Faculty Workroom

Leased Spaces / Other

Support Spaces

- ST Storage
- T Toilet/Restroom
- U Utility
- C Custodian

- Main Entry
- LS - Lunch Shelter
- Drop-Off
- Portable Classrooms

Teaching Stations:	
Core Required Courses	27
Science Labs	6
Electives	5
SDC mild/mod	2
SDC mod/sev	0
SDC adaptive daily living	0
Sub-Total:	40
Additional Spaces:	
Computer Lab	0
Total:	40





Proposed Master Plan Diagram | HART MIDDLE SCHOOL



Classrooms

#	Indicates Grade Level
SS	Social Studies
LA	Language Arts
WL	World Language
MA	Math
SDC	Special Education:
M/M	Mild/Moderate
M/S	Moderate/Severe

Electives / Labs

APE	Adaptive PE
CUL	Culinary Arts
EXP	Exploration Lab
FLEX	Flex Lab
MU	Music Room
SCI	Science Lab

Shared Spaces

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

Student Services

ASB	Associated Student Body
EL	English Learners Support
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

Support Spaces

ST	Storage
T	Toilet/Restroom
U	Utility
C	Custodian

- ★ Main Entry
- New Fencing
- Drop-Off

Teaching Stations:	
Core Required Courses	27
Science Labs	6
Electives	7
SDC mild/mod	2
SDC mod/sev	2
SDC adaptive daily living	0
Sub-Total:	44
Additional Spaces:	
RSP	3
Learning Center (2 CR eq.)	1
Wellness Center (0.5 CR eq.)	1
ASB	1
Total:	50



- ☐ No Work
- Modernization
- ▨ Reconfiguration
- New Construction

Other Improvements Not Indicated On Plan:
• Replace existing skylights with roof and skylight alternative.



Master Plan Cost Estimate

HART MIDDLE SCHOOL

TOTAL PROGRAM COST
(2022\$)

1. Site-Wide: Deferred Maintenance	\$	13,149,000
2. Modernize & Reconfigure Classrooms	\$	7,965,000
3. Classrooms: New Construction	\$	2,464,000
4. Transitional Kindergarten	\$	-
5. Science & Electives Spaces	\$	836,000
6. Visual & Performing Arts	\$	2,946,000
7. Multi-Purpose Room & Food Service	\$	5,989,000
8. Library	\$	772,000
9. Student Support & Counseling Services	\$	4,581,000
10. Administration & Staff Support	\$	2,343,000
11. Physical Education Facilities	\$	7,496,000
12. Building Systems: Restrooms & HVAC	\$	4,223,000
13. Site Utilities	\$	-
14. Safety & Security	\$	180,000
15. Campus Arrival	\$	370,000
16. Outdoor Learning	\$	1,792,000
17. Exterior Play Spaces	\$	9,191,000
18. Flexible Furniture	\$	1,470,000
	\$	65,767,000

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



Hart Middle School
4433 Willow Road
Pleasanton, California 94588

PREPARED BY:

*Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com*

BV CONTACT:

*Matt Anderson
Program Manager
800.733.0660 x7613
Matt.anderson@bureauveritas.com*

BV PROJECT #:

151464.21R000-010.017

DATE OF REPORT:

January 3, 2022

ON SITE DATE:

November 23, 2021

TABLE OF CONTENTS

- 1. Executive Summary 1**
 - Campus Overview and Assessment Details 1
 - Campus Findings and Deficiencies 2
 - Facility Condition Index (FCI) 3
 - Immediate Needs..... 6
 - Key Findings 7
 - Plan Types..... 8
- 2. Administration, Multipurpose, and Kitchen 9**
- 3. Gymnasium 11**
- 4. Classroom Wing - Original 13**
- 5. Classroom Wing - Modular 15**
- 6. Library Wing 17**
- 7. Portables 19**
- 8. Site Summary 21**
- 9. Property Space Use and Observed Areas 22**
- 10. ADA Accessibility 23**
- 11. Purpose and Scope 24**
- 12. Opinions of Probable Costs 26**
 - Methodology 26
 - Definitions 26
- 13. Certification 28**
- 14. Appendices 29**



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	Five buildings Four portables
Main Address	4433 Willow Road, Pleasanton, California 94588
Site Developed	2000
Site Area	18.0 acres (estimated)
Parking Spaces	143 total spaces all in open lots; 12 of which are accessible
Leased Spaces	No leased spaces
Date(s) of Visit	November 23, 2021
On-site Point of Contact (POC)	Ben Kerr, Project Manager 707.365.0137 Ben.Kerr@vpcsonline.com
Assessment and Report Prepared By	Aren Hofland
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The school was built in 2000. No major renovations have occurred since that time.

Architectural

The site was developed and constructed in 2000. All permanent buildings have similar exterior and interior finishes. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

There has been some foundation settlement on the site. Stucco exterior walls have cracks in several places, with the worst on the northeast corner of the Modular Classroom building, the exterior wall of the Music Room of the Gymnasium building, and in the atrium of women's restroom. Roofs are flat with modified bituminous finish for permanent buildings and flat with metal roofs for the portables. The roofs have had problems with leaks and are approaching the end of expected useful life.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling is provided by packaged rooftop units for permanent buildings and wall-mounted heat pumps for portables. Electrical, plumbing, fire/life safety systems, and fire sprinklers are original to building construction. The HVAC equipment is approaching the end of expected useful life.

Site

The site has asphalt parking lots. The staff parking lot on the east side of the property was milled and overlaid during the last year. Large areas of concrete are spread throughout the campus. Between the Administration and Library Wing buildings, significant heaving has occurred leading to trip hazards. The sidewalk on the north side of the campus has a longitudinal crack along the entire length of the property.

Recommended Additional Studies

There are settlement issues throughout the campus. Cracks have propagated through stucco. Heaving concrete has occurred throughout the campus. 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.

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
Administration/MPR (2000)	\$760	15,450	\$11,742,000	0.0%	9.3%	9.8%	13.2%
Classroom Wing - Modular (2000)	\$680	12,000	\$8,160,000	0.0%	5.5%	9.2%	10.8%
Classroom Wing - Original (2000)	\$760	11,900	\$9,044,000	0.0%	3.9%	10.6%	14.2%
Gymnasium (2000)	\$760	24,120	\$18,331,200	0.0%	10.3%	12.8%	16.6%
Library Wing (2000)	\$760	39,000	\$29,640,000	0.0%	4.4%	5.9%	8.8%
Portables (2000)	\$480	3,600	\$1,728,000	0.0%	10.4%	12.6%	13.4%

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.

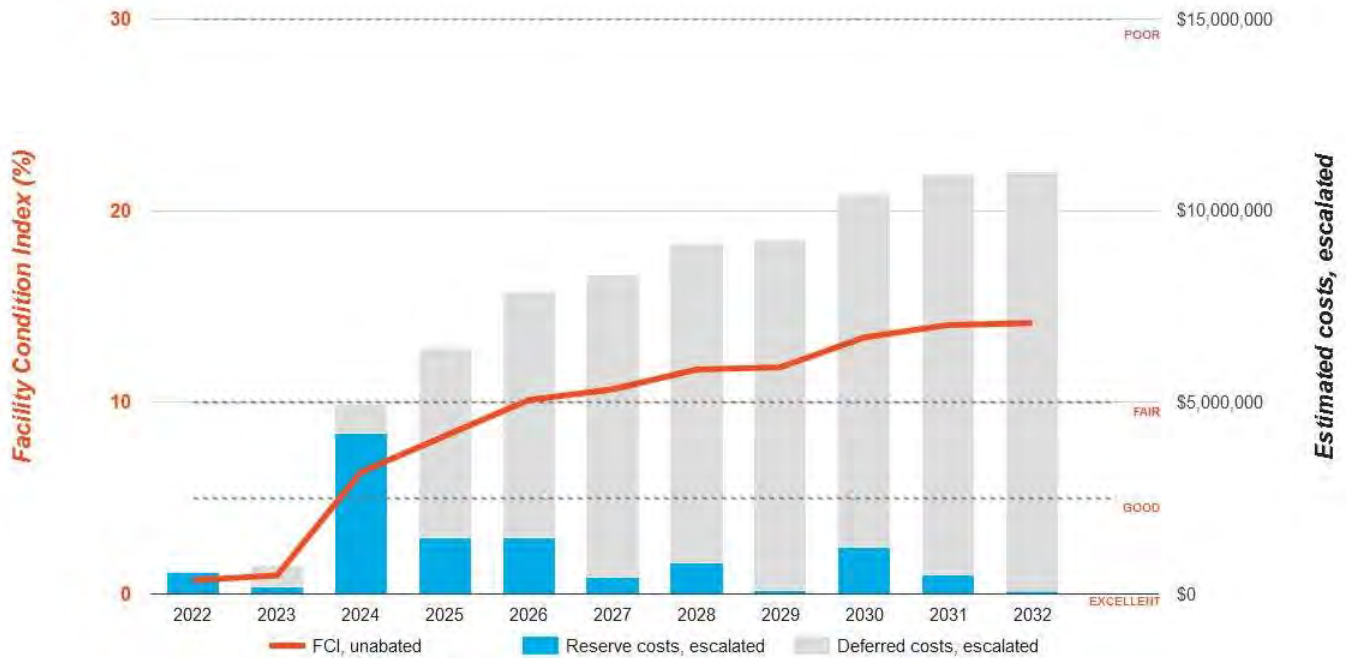
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Hart Middle School

Replacement Value: \$77,982,000

Inflation Rate: 3.0%

Average Needs per Year: \$1,002,000



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	-	-	-	-	\$23,761	\$23,761
Facade	-	\$69,633	-	\$427,290	\$151,116	\$648,039
Roofing	\$468	\$740,282	\$379,447	\$182,644	\$113,933	\$1,416,774
Interiors	-	\$586,408	\$662,530	\$822,918	\$1,883,222	\$3,955,078
Conveying	-	-	\$21,734	\$81,516	-	\$103,250
Plumbing	-	\$26,313	\$31,488	\$378,865	\$2,289,662	\$2,726,328
HVAC	-	\$1,392,052	\$276,530	\$83,821	\$28,753	\$1,781,156
Fire Protection	-	\$3,972	\$127,239	-	\$240,216	\$371,427
Electrical	-	\$690,582	\$1,028,398	\$422,571	\$653,814	\$2,795,365
Fire Alarm & Electronic Systems	-	\$369,281	\$47,011	\$85,078	\$495,631	\$997,001
Equipment & Furnishings	-	\$442,614	\$151,299	\$6,106	\$253,206	\$853,225
Special Construction & Demo	-	-	-	\$22,601	\$41,236	\$63,837
Site Development	-	\$35,148	\$250,582	\$38,164	\$382,553	\$706,447
Site Pavement	\$561,600	\$39,428	\$394,561	\$141,283	\$257,152	\$1,394,024
Site Utilities	-	-	-	-	\$240,682	\$240,682
TOTALS	\$562,100	\$4,395,800	\$3,370,900	\$2,692,900	\$7,055,000	\$18,076,700

Immediate Needs

Facility/Building	Total Items	Total Cost
Classroom Wing - Original	1	\$500
Site	1	\$561,600
Total	2	\$562,100

Classroom Wing - Original

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3469672	Hart Middle School / Classroom Wing - Original	Roof	B3060	Roof Skylight, any type, Repair	Poor	Performance/Integrity	\$500
Total (1 items)							\$500

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3469705	Hart Middle School / Site	Site	G2020	Parking Lots, Pavement, Concrete, Repair	Poor	Safety	\$561,600
Total (1 items)							\$561,600

Key Findings



Parking Lots in Poor condition.

Pavement, Concrete
Site Hart Middle School Site

Uniformat Code: G2020
Recommendation: **Repair in 2022**

Priority Score: **93.9**

Plan Type: Safety

Cost Estimate: \$561,600

\$\$\$\$

Alligator cracks and settlement, potential trip hazards. - AssetCALC ID: 3469705



Roofing in Poor condition.

Modified Bitumen
Administration/MPR Hart Middle School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

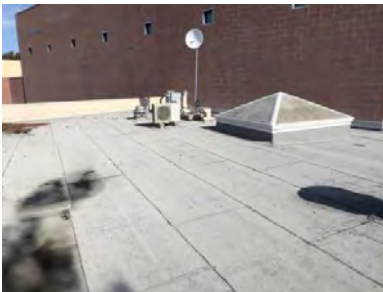
Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$180,800

\$\$\$\$

Chronic leaks - AssetCALC ID: 3497432



Roofing in Poor condition.

Modified Bitumen
Gymnasium Hart Middle School Roof

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

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$282,200

\$\$\$\$

Chronic leaks - AssetCALC ID: 3497623



Roof Skylight in Poor condition.

any type
Classroom Wing - Original Hart Middle School
Roof

Uniformat Code: B3060
Recommendation: **Repair in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

\$\$\$\$

Sealant is cracking and peeling off, potential leakage will occur in the very near future. - AssetCALC ID: 3469672

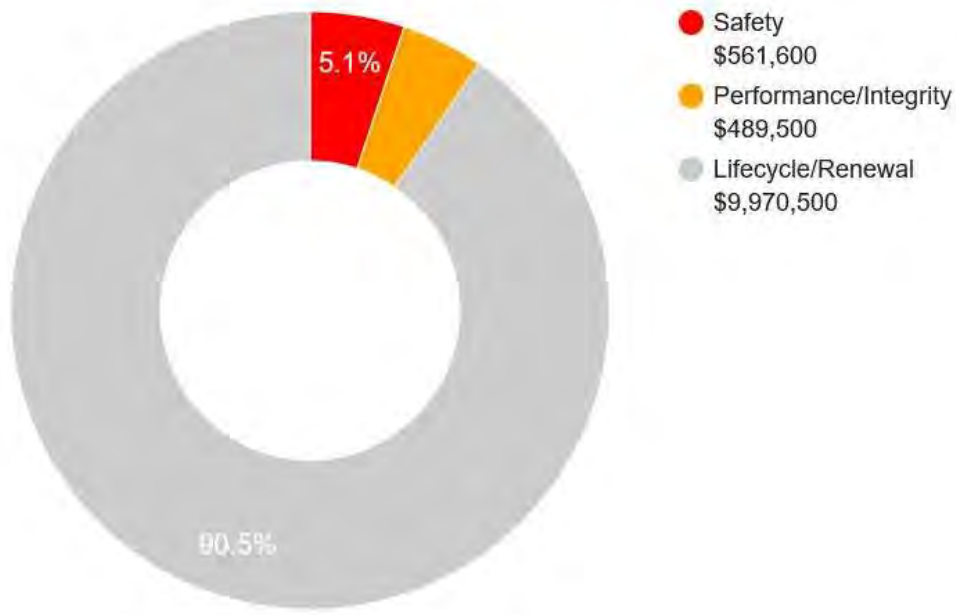
Plan Types

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: \$11,021,600