

PLEASANTON
UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN 2022

PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT

PLEASANTON MIDDLE SCHOOL





Site Functionality Assessment

PLEASANTON MIDDLE SCHOOL

SITE DATA



Pleasanton Middle School

5001 Case Ave.
Pleasanton, Ca 94566

Current Enrollment (2021/22): 1,030
Grades Served: 6-8

Original Construction Date: 1990
Modernization: 2014
Number of Portable Classrooms: 0

Measure II Improvements:

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

PRINCIPAL SURVEY

Top Priorities:

1. Blacktop and field improvements
2. Electrical capacity upgrade
3. Stage upgrade to performance-quality
4. Outdoor learning space for Band practice

SITE USE AND FUNCTIONALITY

General Education Classrooms

Classrooms are organized in linear clusters that each share a wide, double-loaded, interior corridor. Classrooms have high ceilings, limited casework and traditional furniture of varying styles and configurations. Classrooms have windows into the shared, interior corridor. Corridors have low perimeter casework and long, traditional tables and individual chairs for student work.

The principal would like the corridors upgraded to increase collaboration; updates to mobile furniture to provide varied spaces that can accommodate small group, presentation practice, and independent work.

Special Education Classrooms

This campus welcomes the medically fragile SDC population and has a counseling-enriched program as well as serving mild/moderate SDC students.

Student Services / Counseling

Academic and Social-Emotional counselors are clustered within a wing of the Administration front office. The principal reports that this

organization works well. The Speech Therapist has an office within the Library to support the Counseling Enriched class.

Staff and Administrative Spaces

The Administration front office is well lit, spacious, and has a prominent presence as the front door to campus.

Kitchen / Cafeteria / Food Service

The site has a small kitchen and interior serving area attached to the MPR. The serving area has three (3) serving lanes.

The principal reports that this facility leaks during rain events and could use an expansion and new equipment.

Students dine throughout the Quad space. There is a large shade structure covering the dining tables.

Student Assembly

The MPR is located along the Quad and is used primarily for assembly, rainy-day dining, and Assistive PE.

The Quad has an outdoor amphitheater that is used by Band and other classes.

Library

The Library creates an anchor to the southwest edge of the Quad. It is a high-volume space with ample natural light. The perimeter has tall book stacks lining the with freestanding, immobile book stacks within the space. Rows of computer stations are available to students. Furniture is comprised of long tables of varying styles and chairs with some soft seating. Technology includes a short-throw projector and large screen.



Site Functionality Assessment

PLEASANTON MIDDLE SCHOOL

SITE USE AND FUNCTIONALITY, continued

Physical Education / Athletics Buildings

The Gymnasium is shared with the City of Pleasanton and designed as a double-gym with a mobile partition that can separate the two sides. Each side has a set of wood, retractable bleachers on two (2) sides. The basketball hoops are retractable.

The principal requests air conditioning in the Gym.

Changing Rooms are a stand-alone structure near the Gym and hardcourts. Each set of changing rooms has restrooms and office/changing space for the coach.

Outdoor Athletics / Playfields / Hardcourts

The hardcourts and fields are in need of repair and upgrade.

Specialized Elective Spaces

Band and Choir each have rooms attached to the MPR. These rooms were in use during the site visit and were not observed. The principal reports that there is a need for secured instrument storage and additional practice space.

The principal's vision is to expand the Performing Arts programs and facilities or Music, Dance, and Drama; to develop outdoor classrooms for Music practice, expand Drama offerings and add Stagecraft, and improve the stage to include lights and a control booth.

The Culinary Arts / Home Economics classroom has high and low casework and counter space with cooking stations at one end of the room. The lecture space has a teaching wall, student tables for large groups, and a mobile

LCD monitor. The space is also equipped with laundry facilities and a pantry/storage room. One perimeter wall also has sewing machine stations.

The Industrial Technology classroom has direct access to storage, an office, and a small shop space.

The Art classroom has perimeter casework, multiple sinks and access to a storage closet. Furniture is comprised of long wood-topped tables and stools. Technology includes mobile LCD monitor. The kiln room is within the exterior patio attached to the Art room.

Science Labs are grouped together to the rear of the Library with a couple of labs as a stand-alone, permanent modular building. Each room varies, pending the specific Science focus. The rooms to the rear of the Library share a large Prep space, each with direct access to shared materials. The two stand-alone rooms have limited storage and would like a Prep room with shelving.

Restrooms

There is one large set of student restrooms at the edge of the Quad, additional student restrooms are needed throughout campus.

Site / Parking / Drop-Off

Drop-off occurs in the parking lot along Case Avenue. The site directs the drop-off lane differently than the striping indicates, consideration should be given to restripe the parking lot.

The site shares an entry drive with Hearst Elementary School. Vehicular circulation enters on the Pleasanton Middle School edge and flows through to exit at the front of Hearst Elementary School.

Improvements should be made to ensure vehicular traffic flows in the correct direction on the Pleasanton Middle School entry drive.

Students also use this edge to walk to Case Avenue. Currently there are no sidewalks and so signage has been placed indicating students not to use this access point. Future redesigns of this area should consider pedestrian access.

The Quad has large grassy areas. The principal would like to see the Quad enhanced by reseeding the grass and adding seating throughout the area.

Technology

Classroom technology has been upgraded with a mobile LCD monitor.



PLEASANTON UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN

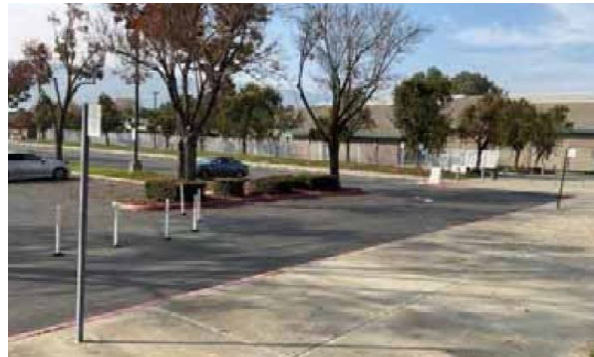


Site Functionality Assessment

PLEASANTON MIDDLE SCHOOL



Shade Structure



Drop-Off Lane



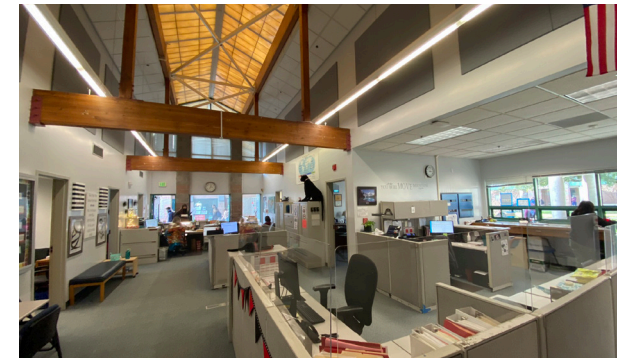
Site Identification and Announcements



Counseling Office



Hardcourts



Administration Office



Playfields / Athletics



Quad



School Garden



PLEASANTON UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

PLEASANTON MIDDLE SCHOOL



Typical Classroom



Special Education Classroom



Art Classroom



Science Lab / Classroom



Science Prep Room



Music Room



Technology Lab



Collaboration Space



Culinary Arts



PLEASANTON UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

PLEASANTON MIDDLE SCHOOL



Health Office



Multi-Purpose Room



Library



Wellness Center



Stage at Multi-Purpose Room



Gymnasium



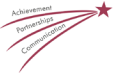
Food Service: Serving Area



Food Service: Kitchen



Locker/Changing Rooms



PLEASANTON UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN



Existing Site Plan | PLEASANTON MIDDLE SCHOOL



Classrooms

CR	Classroom
SS	Social Studies
LA	Language Arts
WL	World Language
MA	Math
SDC:	Special Day Class:
CE	Counseling Enriched
M/M	Mild/Moderate
M/S	Moderate/Severe

Electives / Labs

ART	2D/3D Art
IND TECH	Industrial Technology
MU	Music Room
SCI	Science Lab

Shared Spaces

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

Student Services

CO	Counselor
SP	Speech

Admin / Faculty

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen (Food Service)
O	Office
WR	Satellite Faculty Workroom

Leased Spaces / Other

CP	Used by the City of Pleasanton
----	--------------------------------

Support Spaces

ST	Storage
T	Toilet/Restroom
U	Utility
C	Custodian



Main Entry



LS - Lunch Shelter



Drop-Off



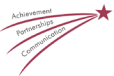
Portable Classrooms

Teaching Stations:

Core Required Courses	43
Science Labs	7
Electives	5
SDC mild/mod	0
SDC mod/sev	0
SDC adaptive daily living	0
Sub-Total:	55

Additional Spaces:

Computer Lab	0
Total:	55



PLEASANTON UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN



Proposed Master Plan Diagram | PLEASANTON MIDDLE SCHOOL



Classrooms

CR	Classroom
SS	Social Studies
LA	Language Arts
WL	World Language
MA	Math
SDC:	Special Day Class:
CE	Counseling Enriched
M/M	Mild/Moderate
M/S	Moderate/Severe

Electives / Labs

DR	Drama Room
FIT	Fitness Room
MU	Music Room
SCI	Science Lab
TECH	Technology Room

Shared Spaces

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

Student Services

INT	Intervention
LC	Learning Center
RSP	Resource Specialist
WC	Wellness Center

Admin / Faculty

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen (Food Service)
O	Office
WR	Satellite Faculty Workroom

Leased Spaces / Other

CP	Used by the City of Pleasanton
----	--------------------------------

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	6
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



Master Plan Cost Estimate

PLEASANTON MIDDLE SCHOOL

TOTAL PROGRAM COST (2022\$)

1. Site-Wide: Deferred Maintenance	\$	19,172,000
2. Modernize & Reconfigure Classrooms	\$	8,627,000
3. Classrooms: New Construction	\$	-
4. Transitional Kindergarten	\$	-
5. Science & Electives Spaces	\$	4,755,000
6. Visual & Performing Arts	\$	2,844,000
7. Multi-Purpose Room & Food Service	\$	3,016,000
8. Library	\$	1,333,000
9. Student Support & Counseling Services	\$	1,873,000
10. Administration & Staff Support	\$	2,140,000
11. Physical Education Facilities	\$	9,936,000
12. Building Systems: Restrooms & HVAC	\$	3,724,000
13. Site Utilities	\$	-
14. Safety & Security	\$	588,000
15. Campus Arrival	\$	1,038,000
16. Outdoor Learning	\$	3,040,000
17. Exterior Play Spaces	\$	8,113,000
18. Flexible Furniture	\$	1,925,000

\$ 72,124,000

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**



Pleasanton Middle School
5001 Case Avenue
Pleasanton, California 94566

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 #:

151464.21R000-012.017

DATE OF REPORT:

December 30, 2021

ON SITE DATE:

December 2-3, 2021

Bureau Veritas

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

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.....	5
Key Findings.....	6
Plan Types.....	7
2. Building 12 (ART).....	8
3. Building/Classrooms 3, 5, 9, and 11	10
4. Library.....	12
5. Building/Classrooms 2, 4, 8 and 10	14
6. Administration and MDF Buildings	16
7. Gym and Locker Buildings 14, 15.....	18
8. MPR Building 13	20
10. Site Summary.....	24
11. Property Space Use and Observed Areas	25
12. ADA Accessibility.....	26
13. Purpose and Scope	28
14. Opinions of Probable Costs	30
Methodology	30
Definitions	30
15. Certification.....	32
16. Appendices	33

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	16
Main Address	5001 Case Avenue, Pleasanton, California 94566
Site Developed	1991
Site Area	27.37 acres (estimated)
Parking Spaces	186 total spaces all in open lots; 7 of which are accessible
Leased Spaces	None
Date(s) of Visit	December 2-3, 2021
On-site Point of Contact (POC)	Ben Kerr, 707.365.0137
Assessment and Report Prepared By	Sarmed Ibrahim
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Pleasanton Middle school opened in 1991 with a capacity of serving 1,300 students in grades 6-8. The campus contains a variety of sports and music activities in addition to the classrooms, science lab and cafeteria.

Architectural

The buildings are constructed with a variety of materials including, CMU, wood and metal room structures, the flat and gable roofing constructed with a variety of materials including concrete tiles, asphalt shingles, and single play membranes. Interior doors are wood and interior flooring includes VCT tiles, wood flooring, ceramic tile and carpet. Windows are steel and aluminum, exterior walls are CMU and stucco.

Mechanical, Electrical, Plumbing and Fire (MEPF)

MPEF has a variety of systems depending on the building type and purpose. In general all heating and cooling are non-central systems consisting of rooftop packaged and split system units with roof top exhaust fans and PTAC'S.

A couple of damaged units were observed in the MPR building and are recommended for replacement. Hot water is provided by electric water heaters. Electrical systems consist of main panels, transformers and electrical distribution systems. Solar panels also serve the MPR building. Lighting system is primarily fluorescent with CFL fixtures in some buildings. Plumbing systems include copper a domestic piping with PVC sanitary piping which supply sinks, toilets and urinals. Fire systems consist of fire alarm panels, fire alarms, smoke detectors, and exit signs. The fire suppression systems include sprinkler systems in some buildings there are fire extinguishers only.

Site

The site contains asphalt parking lots, concrete sidewalks, and a bike parking area. There is a running track and field, baseball field, basketball field, tennis court and dumpster enclosures. All the interior sidewalks and the picnic area are covered with steel walkway structures over concrete columns. Metal light pole and electrical signage were observed along with limited irrigation areas. The tennis court and the sport asphalt field are both in poor condition and recommended for replacement.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

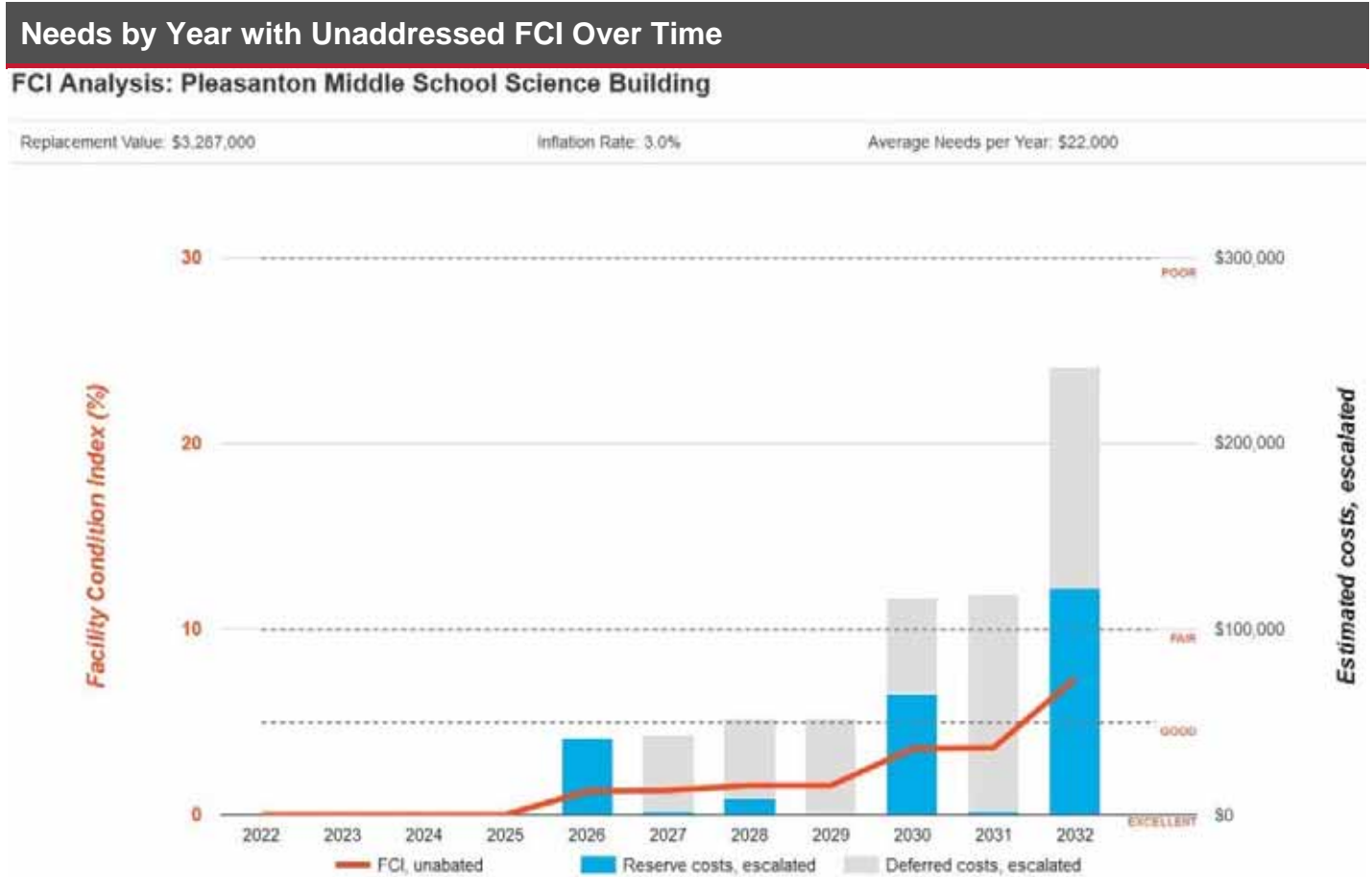
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has 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
Pleasanton Middle School / Administration and MDF Buildings	\$780	7,800	\$6,084,000	0.0%	0.0%	0.0%	8.1%
Pleasanton Middle School / Building 12 (Art)	\$780	12,000	\$9,360,000	0.0%	0.0%	0.0%	10.1%
Pleasanton Middle School / Building/Classrooms 2, 4, 8, and 10	\$780	16,000	\$12,480,000	0.0%	0.0%	0.0%	7.5%
Pleasanton Middle School / Building/Classrooms 3, 5, 9, and 11	\$780	32,000	\$24,960,000	0.0%	0.0%	0.2%	12.2%
Pleasanton Middle School / Gym and Locker Buildings 14, 15	\$780	27,500	\$21,450,000	0.0%	0.0%	0.0%	9.2%
Pleasanton Middle School / Library	\$780	24,000	\$18,720,000	0.0%	0.0%	0.0%	6.9%
Pleasanton Middle School / MPR Building 13	\$780	17,200	\$13,416,000	0.0%	0.7%	1.7%	22.7%
Pleasanton Middle School / Science Building (1991)	\$780	4,214	\$3,286,920	0.0%	0.0%	1.3%	7.3%

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.



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	-	-	-	-	\$141,046	\$141,046
Facade	-	-	-	\$416,997	\$1,156,106	\$1,573,103
Roofing	-	-	\$123,125	\$1,071,800	\$2,310,998	\$3,505,923
Interiors	-	-	\$94,329	\$3,005,739	\$1,792,935	\$4,893,003
Conveying	-	-	-	\$33,583	-	\$33,583
Plumbing	-	-	\$4,989	\$1,020,697	\$117,816	\$1,143,502
HVAC	-	\$89,658	-	\$955,991	-	\$1,045,649
Fire Protection	-	-	-	\$229,575	-	\$229,575
Electrical	\$666	-	\$36,165	\$4,272,242	\$1,202	\$4,310,275
Fire Alarm & Electronic Systems	-	-	-	\$360,943	-	\$360,943
Equipment & Furnishings	-	-	\$27,467	\$212,386	\$42,794	\$282,647
Special Construction & Demo	-	-	-	\$1,014,186	-	\$1,014,186
Site Development	-	-	\$164,283	\$4,248,653	\$308,736	\$4,721,672
Site Utilities	-	-	\$14,523	\$283,414	-	\$297,937
Site Pavement	-	\$171,292	-	\$477,866	\$1,034,007	\$1,683,165
TOTALS	\$700	\$261,000	\$464,900	\$17,604,100	\$6,905,700	\$25,236,400

Immediate Needs

Facility/Building	Total Items	Total Cost
Site	1	\$700
Total	1	\$700

Site

ID	Location	UF Code	Description	Condition	Plan Type	Cost
3480711	Pleasanton Middle School / Site	D5040	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	Poor	Performance/Integrity	\$700
Total (1 items)						\$700

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Site Pleasanton Middle School Site

Uniformat Code: G2020
Recommendation: **in 2024**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$161,500

\$\$\$\$

Cracks throughout - AssetCALC ID: 3480719



Standard Fixture w/ Lamp in Poor condition.

any type, w/ LED Replacement
Site Pleasanton Middle School

Uniformat Code: D5040
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Broken fixture - AssetCALC ID: 3480711



Air Handler in Poor condition.

Exterior AHU, 6000 CFM
MPR Building 13 Pleasanton Middle School

Uniformat Code: D3050
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,500

\$\$\$\$

Old and damaged unit - AssetCALC ID: 3482700



Air Handler in Poor condition.

Exterior AHU, 6000 CFM
MPR Building 13 Pleasanton Middle School

Uniformat Code: D3050
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,500

\$\$\$\$

Old and damaged unit - AssetCALC ID: 3482678

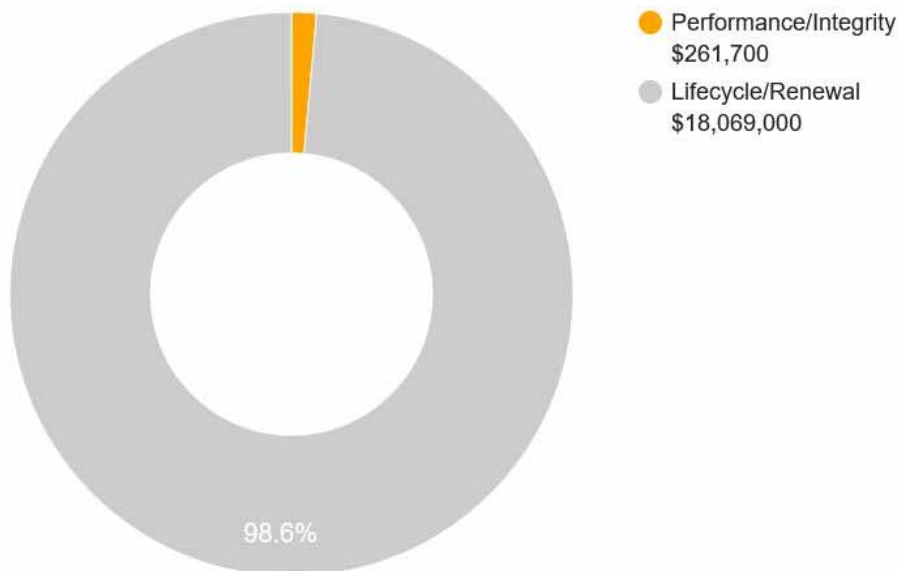
Plan Types

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: \$18,330,700