

PLEASANTON
UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN 2022
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT
FOOTHILL HIGH SCHOOL





Site Functionality Assessment

FOOTHILL HIGH SCHOOL

SITE DATA



Foothill High School

4375 Foothill Rd.
Pleasanton, Ca 94588

Current Enrollment (2021/22): 1,700
Grades Served: 9-12

Original Construction Date: 1993
Small Gym: 2002
Building H (MPR, Music, Food Service): 2002
Swimming Pool: 2003
Classroom Building D: 2005
Classroom Addition at Building J: 2007
Number of Portable Classrooms: 7

Measure I1 Improvements:

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

PRINCIPAL SURVEY

Top Priorities:

1. Gym and Performing Arts Center (modernize existing Gym and athletics spaces / new performing arts center that can serve athletics and assemblies)
2. Stadium accessibility (new press box, restrooms, visitor storage and bleachers, site perimeter lighting)
3. Improved campus access (walkways, lighting, signage, etc for safe arrival of students, staff, and community)

SITE USE AND FUNCTIONALITY

General Education Classrooms

Generally, classrooms have a teaching wall, traditional furniture, and a projector with pull-down screen.

The principal reported the classrooms to function well, but would like furniture that supports a flexible environment. There is also an abundance of casework in many rooms; removal of this casework could create a more open environment.

Special Education Classrooms

SDC classes occupy spaces within Building A where they have access to a quiet room, offices, laundry facilities, and life skills facilities. Classes also utilize the patio area adjacent to the building.

Student Services / Counseling

There is a counseling and wellness suite to the rear of the Administration building. The Wellness Center has open shelving and varied seating types including a large group table with chairs and a cluster of soft seating options. The group table and chairs are on casters and can be moved to the side so the room may be used for activities such as yoga.



Site Functionality Assessment

FOOTHILL HIGH SCHOOL

SITE USE AND FUNCTIONALITY, continued

The principal would like to expand the Wellness Center so that more students can access it at any given time.

Staff and Administrative Spaces

The entry to the Administration front office is within the perimeter gates, meaning it is not a secured, single point of entry onto the campus. The interior has an open office layout with private offices along the perimeter.

Small staff areas are scattered across campus without a larger, central staff space to unify teachers.

Kitchen / Cafeteria / Food Service

The kitchen and serving area sit at the southern edge of the Quad. The kitchen is very small and has limited equipment.

The serving area has two food cart lanes

Students dine throughout the Quad space. There are fabric shade sails that cover a limited number of tables. Additional shade throughout the quad is desired.

Students also dine between buildings H and I, which is partially covered.

Student Assembly

The site utilizes the Gym and MPR for assemblies. The MPR has a stage and rigged lighting with three (3) projectors for presentation.

The principal notes that the gym will be receiving acoustical treatments and improvements to the sound system. The MPR functions well but could use a modernization to improve its function.

The principal also notes the desire for a Student Union-type of space for informal student gathering and activities.

Library

The Library sits at the center of the campus. It is a large space and has various sections of use. Past the circulation desk is an area of seating at round and chairs, soft seating is also available. Long, rectangular tables where students can plug in their device is beyond. Printers are available at these tables. Past that are rows of low, immobile book stacks with tall book stacks at the perimeter and an area of tall, bistro tables and chairs. Students can also access small study rooms. There is a sunken area to the side of the entry where additional rows of book stacks are available.

The principal is pleased with the size of the space and would like to see the sunken area re-purposed into a creative space that is acoustically separated from the Library with an operable glass wall.

Physical Education / Athletics Buildings

Small Gym: Located behind the Locker Rooms, this is a practice gym with one full-size basketball court and two cross courts. There are no bleachers within this space.

Main Gym: Located at the terminus of the Quad, this is a competition gym with retractable, wooden bleacher seating on the long edges. The wrestling room is at the back of the Gym.

Locker Rooms: The Boys and Girls Locker Rooms sit between the two Gyms. This building also contains a Trainers room that has been converted into a space for Sports Medicine. The Weight Room is located between the Boys and Girls Locker Rooms and is undersized for regular PE class sizes.

The principal expresses the desire to add air conditioning to athletics buildings (Main Gym, Locker Rooms, Wrestling and Weight Rooms) and to increase the size of PE class spaces like the Weight Room. A PE class is also utilizing a portable classroom and need permanent space.

Outdoor Athletics / Playfields / Hardcourts

Grass fields have recently been improved.

Due to the grading of the site, the fields are tiered levels at a lower grade than the main campus. All sports fields require improved path of travel and lighting in addition to renovation or replacement of athletic elements like backstops, the press box, and restrooms.

Specialized Elective Spaces

Band and Choir are located with the MPR with the exception of the music room located in the two-story Building D. The walls are lined with instrument shelving and lockable cubbies. A large, organized instrument storage room is needed.

Drama utilizes a general education classroom in the two-story Building D. The room has minimal casework and a low platform stage along one wall. Student furniture includes individual desks with attached chairs.

The Culinary Arts / Home Economics classroom is within Building A. They have high and low casework and counter space with cooking stations at the perimeter. Technology includes a wall-mount LCD monitor. The space is also equipped with shared laundry facilities and a pantry/storage room. Furniture includes large metal student tables on casters and stools in the lecture area. The school garden sits outside the walls of the Culinary classroom, however it is not



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Site Functionality Assessment

FOOTHILL HIGH SCHOOL

SITE USE AND FUNCTIONALITY, continued

directly accessible from the classroom. The site would like a more direct connection between these two areas.

Biomedical CTE pathway classes are primarily housed in Buildings I and J along with Science. The rooms observed have separate lab and lecture areas. The lecture area is comprised of individual student desks with attached chairs. The lab area has U-shaped stations with sinks and gas. Technology includes a mobile projector and drop-down screen at the teaching wall as well as a wall-mount television. Expansion of this building is currently under construction.

Computer Science and Engineering are also housed in Building I. The classroom observed has minimal caseworks. Student furniture includes group tables accommodating groups of four (4). Technology includes a ceiling-mount projector and drop-down screen as well as a mobile LCD monitor.

The Art classroom used for Ceramics perimeter casework, multiple sinks, and kiln room. An area of the room is organized with pottery wheels that receive power from overhead power outlets. The larger area of the room is a lecture and work space where students sit in clusters of four (4) at wood-topped tables with lockers underneath. These art tables are on casters and accompanied by stools. Technology includes a wall-mount LCD monitor.

Restrooms

The principal would like student and staff restroom improvements and/or expansion to occur site-wide.

Site / Parking / Drop-Off

The drop-off lane at the front of campus has been reconfigured as part of a recent construction project.

The parking area to the north of campus is used primarily for staff parking. It is also utilized by small buses and taxis for SDC students. This parking lot could be redesigned to gain efficiency. Both staff and SDC uses should be maintained.

Student parking is available in the two (2) surface lots at the south end of the campus. Site lighting is desired at the lot adjacent to the tennis courts.

Technology

Classroom technology has been minimally upgraded to wall-mount or mobile LCD monitors.



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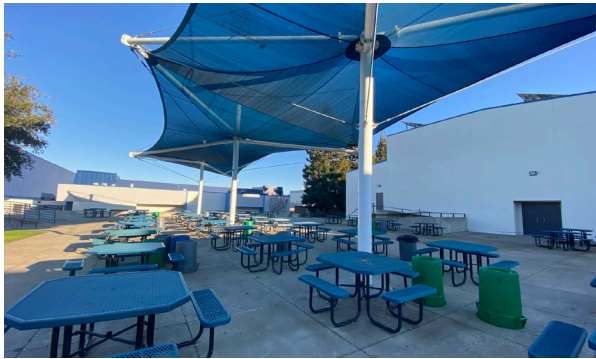
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SITES

Site Functionality Assessment

FOOTHILL HIGH SCHOOL



Shade Structure



Parking



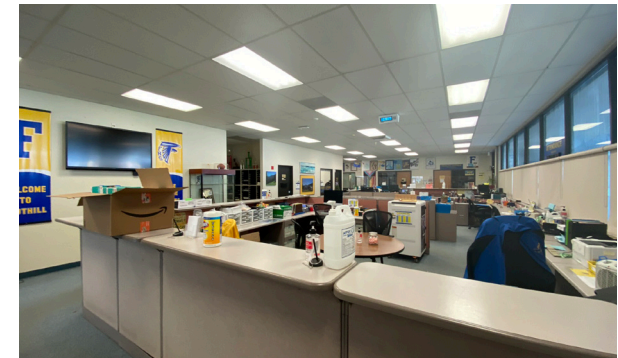
Site Identification and Announcements



Wellness Center



Campus Entry at Admin



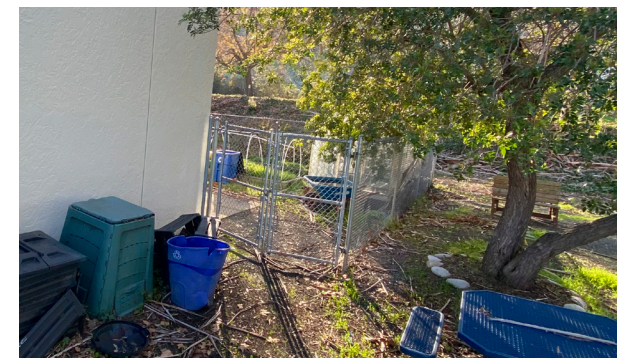
Administration Office



Playfields / Athletics



Quad



School Garden (at access point)



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Typical Classroom



Special Education Classroom



Art Classroom



Science Classroom: Lecture



Science Classroom: Lab



Music Room



Engineering Classroom



Drama Room



Culinary Arts



Site Functionality Assessment

FOOTHILL HIGH SCHOOL



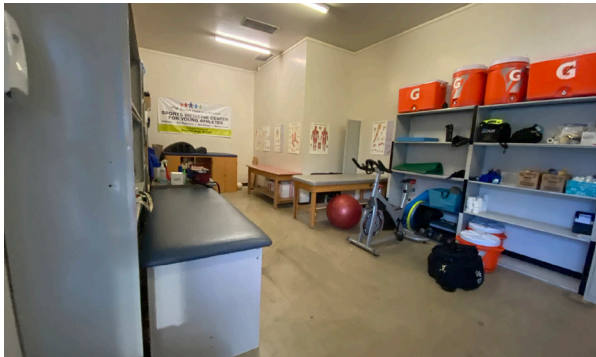
Small Gymnasium



Multi-Purpose Room



Library



Sports Medicine / Training Room



Weight Room



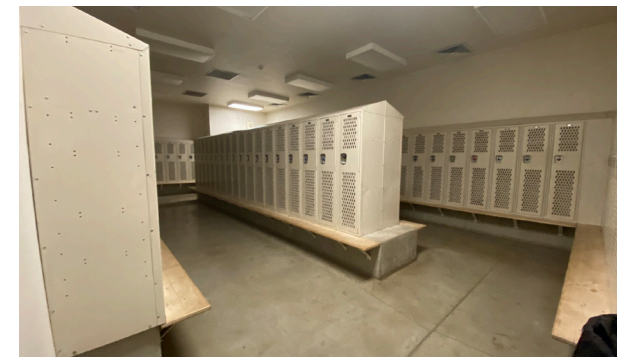
Gymnasium



Food Service: Serving Area



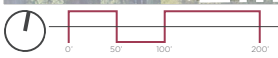
Food Service: Kitchen



Locker/Changing Rooms



Existing Site Plan | FOOTHILL HIGH 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

- PE Physical Education
- CUL Culinary
- 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

- CO Counselor
- SP Speech
- WC Wellness Center

Admin / Faculty

- CO Conference
- FL Faculty Lounge
- 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	70
Science Labs	13
Electives	9
SDC mild/mod	9
SDC mod/sev	0
SDC adaptive daily living	0
Sub-Total:	101

Additional Spaces:

Computer Lab	0
Total:	101



Proposed Master Plan Diagram | FOOTHILL HIGH 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

- ASB Associated Student Body
- CL Computer Lab
- EXP Exploration Lab
- FLEX Flex Lab
- MU Music Room
- SCI Science Lab

Shared Spaces

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

Student Services

- CO Counselor
- LRC Learning Resource Center
- SP Speech
- WC Wellness Center

Admin / Faculty

- CO Conference
- FL Faculty Lounge
- KIT Kitchen (Food Service)
- O 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	51
Science Labs	14
Electives	14
SDC mild/mod	7
SDC mod/sev	4
SDC adaptive daily living	1
Sub-Total:	91

Additional Spaces:

Learning Center (2 CR eq.)	1
Wellness Center (0.5 CR eq.)	1
ASB	1
Total:	94



No Work



Modernization



Reconfiguration



New Construction





Master Plan Cost Estimate

FOOTHILL HIGH SCHOOL

TOTAL PROGRAM COST
(2022\$)

1. Site-Wide: Deferred Maintenance	\$	27,159,000
2. Modernize & Reconfigure Classrooms	\$	20,783,000
3. Classrooms: New Construction	\$	-
4. Transitional Kindergarten	\$	-
5. Science & Electives Spaces	\$	8,743,000
6. Visual & Performing Arts	\$	33,441,000
7. Multi-Purpose Room & Food Service	\$	3,983,000
8. Library	\$	2,235,000
9. Student Support & Counseling Services	\$	2,300,000
10. Administration & Staff Support	\$	2,219,000
11. Physical Education Facilities	\$	21,963,000
12. Building Systems: Restrooms & HVAC	\$	10,055,000
13. Site Utilities	\$	515,000
14. Safety & Security	\$	1,550,000
15. Campus Arrival	\$	5,290,000
16. Outdoor Learning	\$	5,231,000
17. Exterior Play Spaces	\$	3,520,000
18. Flexible Furniture	\$	3,360,000
	\$	152,347,000

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



Foothill High School
4375 Foothill Road
Pleasanton, California 94588

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BV PROJECT #:

151464.21R000-014.017

DATE OF REPORT:

January 5, 2022

ON SITE DATE:

November 30, 2021

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	12 Buildings, 8 Modular Classrooms
Main Address	4375 Foothill Road, Pleasanton, California 94588
Site Developed	1993, Additional buildings in: 2003, 2005, 2007, 2021
Site Area	42.3 acres (estimated)
Parking Spaces	530 total spaces all in open lots, 16 of which are accessible
Leased Spaces	None
Date(s) of Visit	November 30, 2021
On-site Point of Contact (POC)	John Harshbarger, Ben Kerr
Assessment and Report Prepared By	Prince Carlos, Elton Colbert, Ahmad Soraghi
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Foothill High School was developed in 1993. It originally consisted of classrooms, an administration building, a large gym, a library, a locker building, and a concession building. Additional buildings were added per the following: a multipurpose building and small gym in 2002, and an additional classroom building and a pool building in 2003. Additional classroom buildings were added in the years: 2005, 2007, and 2021. Modular classrooms have been added and removed throughout the years, currently there are eight located onsite. Since being constructed, the primary occupant has been the Pleasanton Unified School District.

Architectural

The buildings are CMU, wood, and metal framed construction with a painted stucco exterior wall finish on a concrete slab. The roofs are flat with a modified bitumen finish or a single-ply TPO/PVC roof membrane. In addition, there are some metal mechanical aprons and accents that adorn some of the buildings.

The interior spaces consist of classrooms, administration, a library, a multipurpose room, a commercial kitchen, two gyms, locker rooms, office and conference space, and a kitchenette/breakroom. They are supported by restrooms, and various janitorial, utility, and electrical rooms.

Exterior glazing is individual dual-paned aluminum windows, aluminum storefront, and glass block. The exterior doors are full glazed steel, steel with no glazing, and overhead rollup doors.

Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system consists of rooftop package units, makeup-air units, and ductless split system components. Most of the RTU's are original to their building's construction. The HVAC systems were observed to be adequately maintained with no observed or reported issues. However, most rooftop units are past their industry life expectancy. Bureau Veritas recommends monitoring the equipment for any issues as part of preventative maintenance program.

The domestic plumbing is original to the buildings. Domestic hot water is supplied by both electric and natural gas water heaters. Pool pumps and other mechanical equipment appear to be in a fair condition with up-to-date maintenance logs monitoring pH levels.

Electrical systems and equipment vary in age throughout the campus, but most are original to their buildings. Rooftop solar panels are present throughout the campus, and all were observed to be in adequate working condition. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures. LED upgrades are taking place on an as needed basis. Bureau Veritas recommends upgrading all fixtures to LED to improve the overall efficiency of the campus. The surveillance and security system were upgraded within the last two years. The buildings are equipped with an intrusion detection system that is connected to the campus's primary alarm system.

About half of the buildings are sprinklered and all contain fire extinguishers throughout. Typical lifecycle replacements and ongoing maintenance of the fire alarm and suppressions systems required.

The electrical service consists of several site switchgear boxes that feed a primary switchboard in the buildings which intern feed distribution and circuit breaker panels throughout. The electrical equipment is reportedly adequate to serve all buildings and the entire site.

Modular Classrooms

The modulares have a plywood/OSB siding and metal roofs. The exterior glazing is dual-paned aluminum, and the exterior doors are steel with no glazing. They are all single room classrooms.

Only one modular has plumbing but there is no hot water supply. Heating and cooling are provided by wall mounted heat pumps. The heat pumps are all original to that their buildings and near the end of their useful lives. All were observed to be adequately maintained with no observable or reported issues.

Each classroom contains a fire extinguisher; each also contains an intrusion detection device. The interior lighting is linear fluorescent/LED, and the exterior light fixtures are wall mounted above each door. Electrical service is provided by the site's electrical distribution system.

Site

The site includes asphalt parking lots and driveways, areas of concrete walks, ramps, and stairs. Sports structures include several baseball/softball diamonds, tennis courts, an outdoor pool and changing facility, and a football field with track, concessions, and bleachers. The site is primarily flat with a slight slope in the rear of the property that divides the recessed football field from the remainder of the site. The site includes a fabric awning shade structure, and chain link fencing that securely encloses the entirety of the site. Several wood ancillary structures dot the site and support the various sports activities as well as a CMU kiln enclosure for the students use. Site lighting is building mounted in addition to pole mounted lighting along the street frontage and parking areas. There is event lighting in the rear of the property for use with the sports fields. Sprinklered irrigation for landscaped areas exists throughout.

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
Foothill High School / Group 1 (Building A) (1993)	\$780	24,000	\$18,720,000	0.0%	0.0%	5.1%	15.6%
Foothill High School / Group 2 (Building B, D) (1993)	\$780	71,025	\$55,399,500	0.0%	1.0%	3.8%	11.9%
Foothill High School / Group 3 (Building C) (1993)	\$780	15,142	\$11,810,760	0.0%	0.1%	8.1%	18.4%
Foothill High School / Group 4 (Building F, Main Gym, Small Gym) (1993)	\$780	36,300	\$28,314,000	0.0%	2.8%	4.8%	7.3%
Foothill High School / Group 5 (Building H, I) (1993)	\$780	29,000	\$22,620,000	1.3%	3.2%	5.9%	17.0%
Foothill High School / Group 6 (Building J) (1993)	\$782	23,400	\$18,298,800	0.0%	0.0%	4.1%	12.7%
Foothill High School / Group 7 (Pool, Concession) (1993)	\$770	4,866	\$3,746,820	0.0%	0.0%	6.1%	22.3%
Foothill High School / Group 8 (Modulars) (2002)	\$480	9,200	\$4,416,000	0.1%	0.1%	9.5%	14.7%

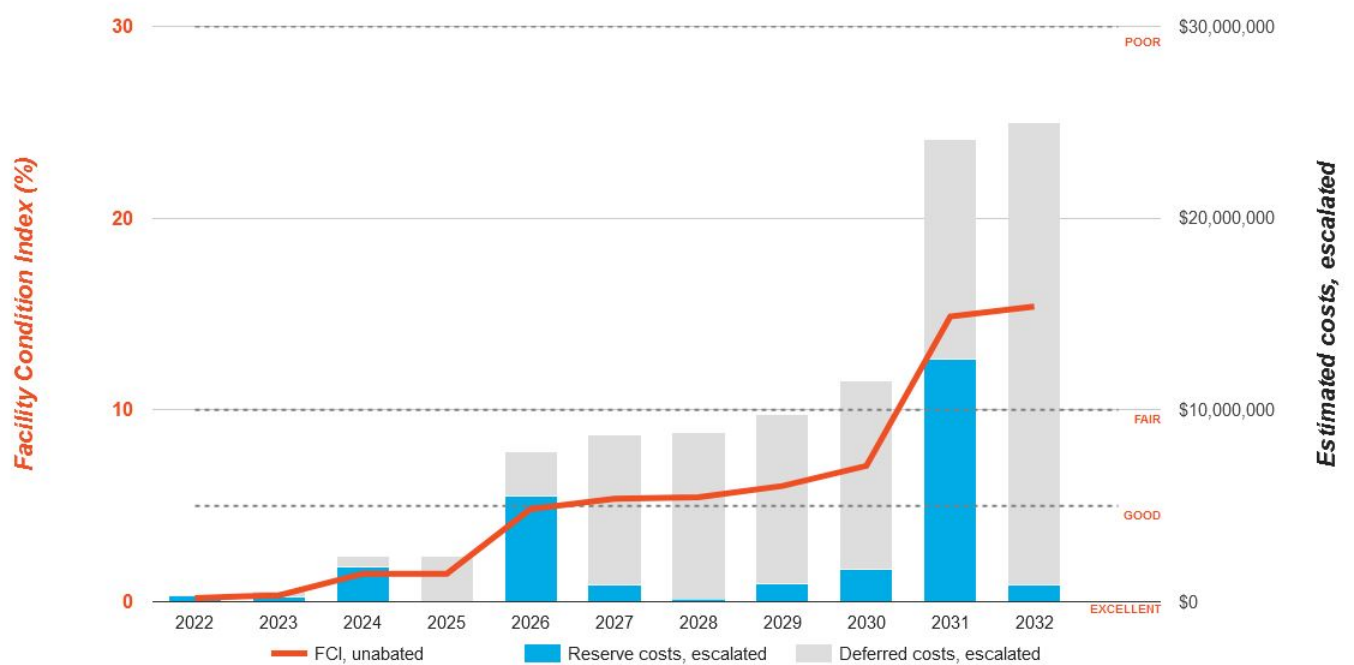
Campus Level FCI:

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: Foothill High School

Replacement Value: \$162,292,000 Inflation Rate: 3.0% Average Needs per Year: \$2,271,800



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	\$1,287	\$12,412	-	-	\$21,131	\$34,830
Facade	-	\$297,030	\$541,999	\$1,863,641	\$2,903,144	\$5,605,814
Roofing	\$287,469	\$144,612	\$1,693,459	\$1,517,903	\$846,901	\$4,490,344
Interiors	\$9,785	\$191,585	\$1,604,411	\$1,714,678	\$5,113,161	\$8,633,620
Conveying	-	-	-	\$85,263	\$109,551	\$194,814
Plumbing	-	\$22,526	\$11,718	\$593,469	\$4,077,235	\$4,704,948
HVAC	\$7,839	\$1,106,447	\$1,936,267	\$84,578	\$209,759	\$3,344,890
Fire Protection	-	-	\$13,826	\$105,107	-	\$118,933
Electrical	-	\$55,856	\$90,437	\$3,477,751	\$4,264,569	\$7,888,613
Fire Alarm & Electronic Systems	-	-	\$189,163	\$1,196,791	\$922,229	\$2,308,183
Equipment & Furnishings	-	\$19,610	\$11,587	\$2,598,819	\$649,419	\$3,279,435
Special Construction & Demo	-	\$84,357	\$16,460	\$203,716	\$267,360	\$571,893
Site Development	-	-	\$6,188	\$1,507,387	\$3,231,237	\$4,744,812
Site Pavement	\$409	\$122,884	\$474	\$1,334,303	\$357,969	\$1,816,039
Site Utilities	-	-	\$219,649	-	\$205,528	\$425,177
Follow-up Studies	\$5,850	-	-	-	-	\$5,850
TOTALS	\$312,700	\$2,057,400	\$6,335,700	\$16,283,500	\$23,179,200	\$48,168,500

Immediate Needs

Facility/Building	Total Items	Total Cost
Group 1 (Building A)	1	\$7,800
Group 2 (Building B, D)	1	\$1,500
Group 4 (Building F, Main Gym, Small Gym)	2	\$5,300
Group 5 (Building H, I)	4	\$291,900
Group 7 (Pool, Concession)	1	\$300
Group 8 (Modulars)	1	\$4,100
Site	2	\$1,700
Total	12	\$312,600

Group 1 (Building A)

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3480241	Foothill High School / Group 1 (Building A)	Building exterior	D3060	Exhaust Fan, Industrial Dust Collection, 7.5 HP Motor, Replace	NA	Performance/Integrity	\$7,800
Total (1 items)							\$7,800

Group 2 (Building B, D)

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3480350	Foothill High School / Group 2 (Building B, D)	Roof - D	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Failed	Safety	\$1,500
Total (1 items)							\$1,500

Group 4 (Building F, Main Gym, Small Gym)

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3479602	Foothill High School / Group 4 (Building F, Main Gym, Small Gym)	Main gym	C2050	Ceiling Finishes, Gypsum Board/Plaster, Repair	Failed	Performance/Integrity	\$400
3479572	Foothill High School / Group 4 (Building F, Main Gym, Small Gym)	Small gym - storage	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Failed	Performance/Integrity	\$4,900
Total (2 items)							\$5,300

Group 5 (Building H, I)

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3479861	Foothill High School / Group 5 (Building H, I)	Classroom - H33	P2030	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	Poor	Performance/Integrity	\$5,900
3480263	Foothill High School / Group 5 (Building H, I)	Roof - H	B3010	Roofing, Any Type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,600
3479838	Foothill High School / Group 5 (Building H, I)	Roof	B3010	Roofing, Any Type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,600
3480264	Foothill High School / Group 5 (Building H, I)	Roof - H	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$280,800
Total (4 items)							\$291,900

Group 7 (Pool, Concession)

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3479682	Foothill High School / Group 7 (Pool, Concession)	Concession - storage	C1010	Interior Wall Construction, Gypsum Board/Plaster, Repair	Failed	Performance/Integrity	\$300
Total (1 items)							\$300

Group 8 (Modulars)

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3481704	Foothill High School / Group 8 (Modulars)	Modular 2 Classrooms (P2)	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Failed	Performance/Integrity	\$4,100
Total (1 items)							\$4,100

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3480498	Foothill High School / Site	Site	G2020	Play Surface, Pavement, Concrete, Crack Fill & Stripe	Failed	Performance/Integrity	\$400
3480311	Foothill High School / Site	Site	B1080	Stair/Ramp Rails, Metal, Repair	Failed	Safety	\$1,300
Total (2 items)							\$1,700

Key Findings



Stair/Ramp Rails in Failed condition.

Metal
Site Foothill High School Site

Uniformat Code: B1080
Recommendation: **Repair in 2022**

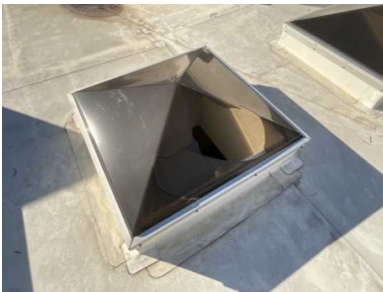
Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,300

\$\$\$\$

Uncoupled railing poses a safety hazard to those passing by on the street frontage sidewalk - AssetCALC ID: 3480311



Roof Skylight in Failed condition.

per unit, up to 20 SF
Group 2 (Building B, D) Foothill High School
Roof - D

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

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,500

\$\$\$\$

Broken glass. Safety issue due to students walking bellow it - AssetCALC ID: 3480350



Roofing in Poor condition.

Modified Bitumen
Group 5 (Building H, I) Foothill High School
Roof - H

Uniformat Code: B3010
Recommendation: **Replace in 2022**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$280,800

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Staff indicated that roof has undergone several leak repairs and the problem is still occurring, water was also found beneath portions of the roofing material - AssetCALC ID: 3480264



Roofing in Poor condition.

Any Type, Repairs per Man-Day
Group 5 (Building H, I) Foothill High School
Roof

Uniformat Code: B3010
Recommendation: **Repair in 2022**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

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Staff indicated that roof has undergone several leak repairs and the problem is still occurring - AssetCALC ID: 3479838



Roofing in Poor condition.

Any Type, Repairs per Man-Day
Group 5 (Building H, I) Foothill High School
Roof - H

Uniformat Code: B3010
Recommendation: **Repair in 2022**

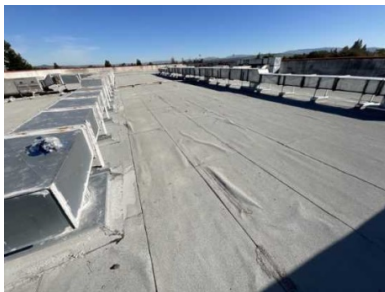
Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

\$\$\$\$

Water underneath the roof finishing, the client was made aware - AssetCALC ID: 3480263



Roofing in Poor condition.

Modified Bitumen
Group 4 (Building F, Main Gym, Small Gym)
Foothill High School Roof - Main Gym

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

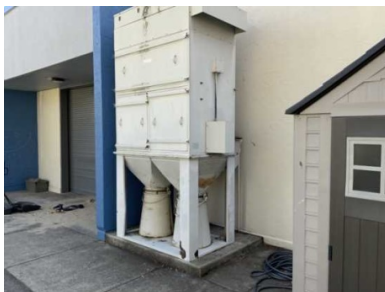
Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$140,400

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Blistering throughout the roof - AssetCALC ID: 3480553



Exhaust Fan

Industrial Dust Collection, 7.5 HP Motor
Group 1 (Building A) Foothill High School
Building exterior

Uniformat Code: D3060
Recommendation: **Replace in 2022**

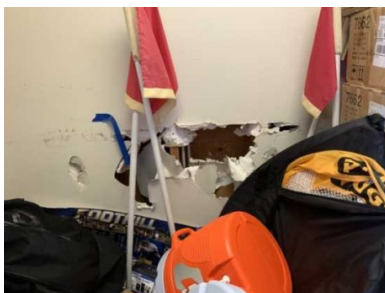
Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,800

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Does not appear to be in use - AssetCALC ID: 3480241



Interior Wall Construction in Failed condition.

Gypsum Board/Plaster
Group 7 (Pool, Concession) Foothill High
School Concession - storage

Uniformat Code: C1010
Recommendation: **Repair in 2022**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$300

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Wall damage was observed. - AssetCALC ID: 3479682



Play Surface in Failed condition.

Pavement, Concrete
Site Foothill High School Site

Uniformat Code: G2020
Recommendation: **Crack Fill and Stripe in 2022**

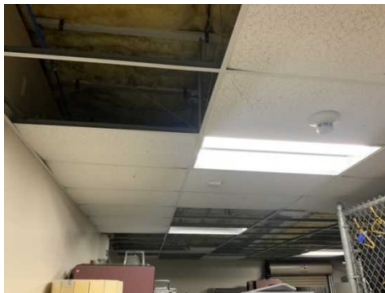
Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$400

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Areas of surface cracking on concrete pavement were observed. - AssetCALC ID: 3480498



Suspended Ceilings in Failed condition.

Acoustical Tile (ACT)
Group 4 (Building F, Main Gym, Small Gym)
Foothill High School Small gym - storage

Uniformat Code: C1070
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,900

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Missing ACT tiles in the storage room. - AssetCALC ID: 3479572



Ceiling Finishes in Failed condition.

Gypsum Board/Plaster
Group 4 (Building F, Main Gym, Small Gym)
Foothill High School Main gym

Uniformat Code: C2050
Recommendation: **Repair in 2022**

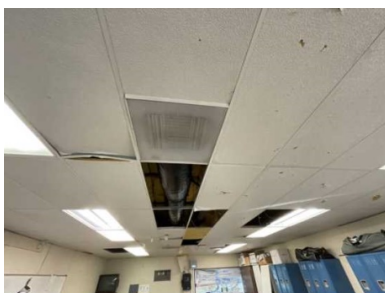
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$400

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Ceiling damage was observed. - AssetCALC ID: 3479602



Suspended Ceilings in Failed condition.

Hard Tile, Replacement w/ ACT
Group 8 (Modulars) Foothill High School
Modular 2 Classrooms (P2)

Uniformat Code: C1070
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,100

\$\$\$\$

Broken tiles - AssetCALC ID: 3481704

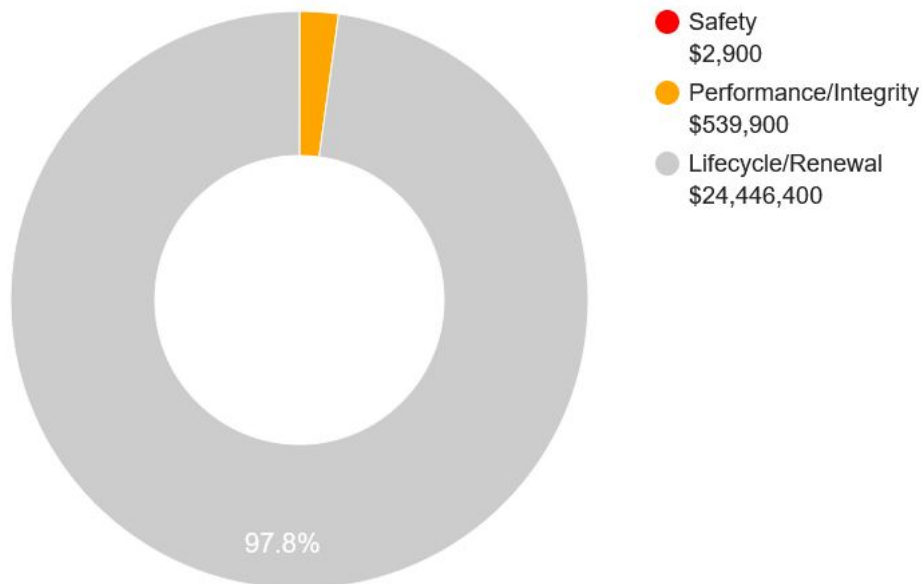
Plan Types

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: \$24,989,200