

The logo for Pleasanton Unified School District, featuring the name in white text on a dark red background with a white star above the word "PLEASANTON".

PLEASANTON
UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN 2022
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT
STEAM PRESCHOOL





Site Functionality Assessment

STEAM PRESCHOOL

SITE DATA



STEAM Preschool
4667 Bernal Ave.
Pleasanton, Ca 94566

Ages Served: 3-5

Original Construction Date: 2003
Year Modernized: 2012
Number of Portable Classrooms: 0

PRINCIPAL SURVEY

Top Priorities:

1. Shade structure
2. Outdoor lighting
3. Updated door locks
4. Play structure update
5. Address uplifted roots at the play yard
6. Taller outdoor fence
7. Backpack hooks outside

SITE USE AND FUNCTIONALITY

The STEAM Preschool serves children ages three to five and focuses on the integration of STEAM (Science, Technology, Engineering, Art, and Math) into everyday curriculum.

Classrooms

This facility is comprised of two main classrooms built as at-grade modular buildings. Each classroom includes a storage room with full-height, locking cabinets, student restrooms, and a kitchen/work room. The classroom areas have various 'zones' as defined by flooring (carpet vs linoleum) or furniture, which define various play, dining/snack, and small-group instruction areas.

Staff and Administrative Spaces

Classrooms are separated by a Faculty Lounge, adult restrooms, laundry facilities, and an office.

Kitchen / Cafeteria / Food Service

The classroom kitchens have low, pony walls at the perimeter to provide visibility throughout the classroom. Appliances include a refrigerator, oven with range, microwave, and dishwasher.

Outdoor Play Equipment / Playfields / Hardcourts

There are areas of play and outdoor learning on all sides of the building. One play area has synthetic turf at the groundplane that is being uprooted by trees, creating an uneven surface. Outdoor play and learning spaces are secured with a low fence in most areas and tall fence at the main play yard.

The site would like all fencing to include privacy slats.

Restrooms

Each classroom has two (2) toilets for students that are sized appropriately. The staff have a gender-neutral restroom.

Site / Parking / Drop-Off

The site has its own parking area along Bernal Avenue and shares other parking areas with the District Office.

The site is fenced, however it does not direct visitors to a secured check-in point.



PLEASANTON UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

STEAM PRESCHOOL



Front Entry and Outdoor Classroom



Faculty Lounge / Work Room



Classroom Kitchen



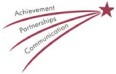
Play Yard



Classroom



Student Dining Nook



PROCESS



PLANNING

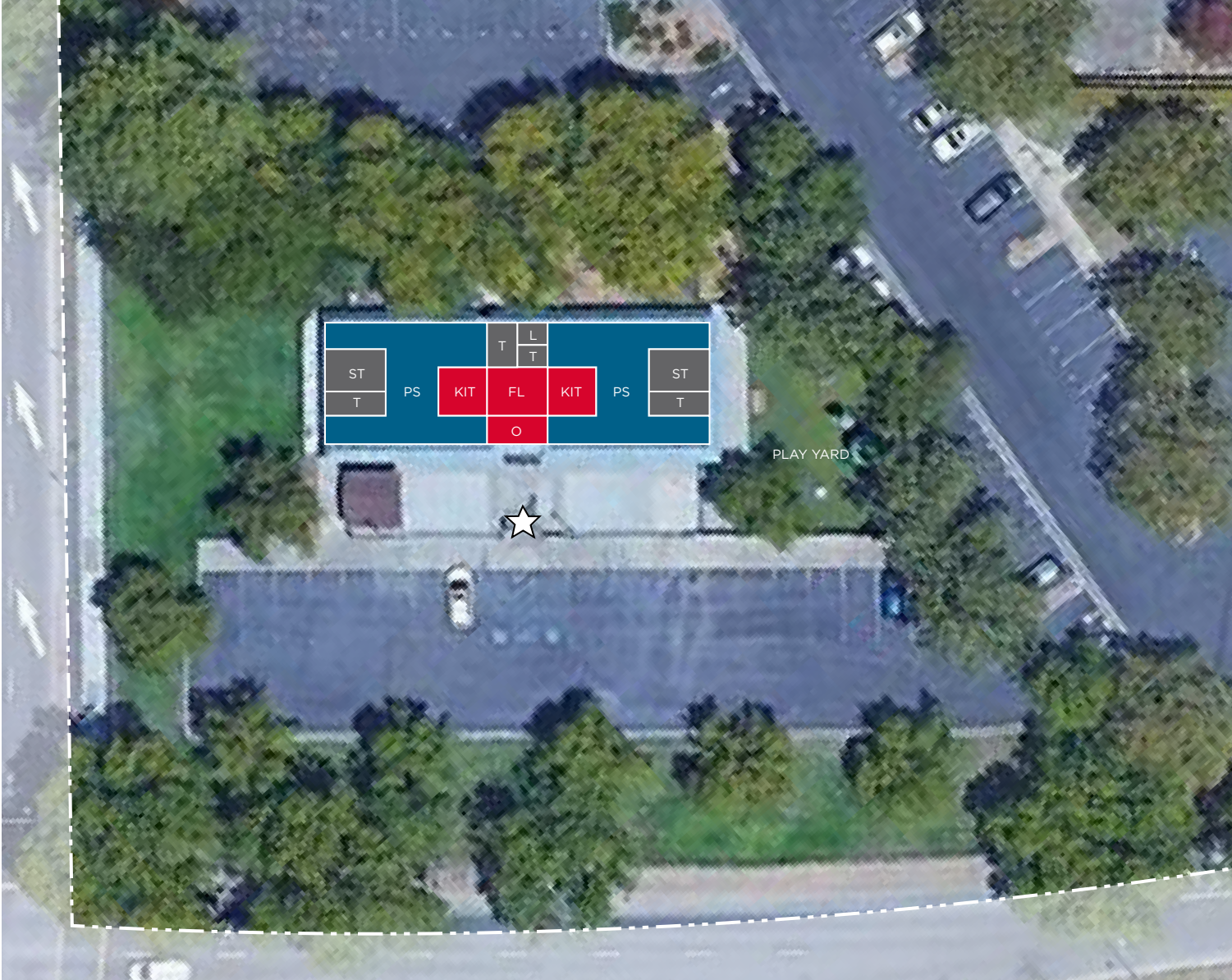


VISION



SITES

Existing Site Plan | STEAM PRESCHOOL



Classrooms
PS Preschool

Admin / Faculty
KIT Kitchen
FL Faculty Lounge
O Office

Support Spaces
ST Storage
L Laundry
T Toilet/Restroom



Main Entry



Portable Classrooms

Teaching Stations:	
Preschool	2
Sub-Total:	2
Additional Spaces:	
Nap Room	0
Total:	2



FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Pleasanton Unified School District
4750 First Street
Pleasanton, California 94566



Steam Preschool
4667 Bernal 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 #:

151464.21R000-016.017

DATE OF REPORT:

December 27, 2021

ON SITE DATE:

November 24, 2021

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Preschool
Main Address	4667 Bernal Avenue, Pleasanton, California 94566
Site Developed	2003 Renovated 2012
Site Area	0.67 acres (estimated)
Parking Spaces	21 total spaces all in open lots; 2 of which are accessible
Building Area	3,000 SF
Number of Buildings	one
Number of Stories	One
Leased Spaces	None
Date(s) of Visit	November 24, 2021
On-site Point of Contact (POC)	Josh Harshbarger
Assessment and Report Prepared By	Konnye Zavala
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Steam Preschool was constructed in 2003 and underwent renovations in 2012 at that time the play structure was installed.

Architectural

The building has wood framed construction with a concrete slab. The façade is painted stucco walls. The doors are steel, and the windows are aluminum. Interior finishes are changed on an as needed basis. Roofing consists of flat modified bituminous that is in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by rooftop packaged units. The units appear to have been maintained as needed.

The majority of the electrical infrastructure serving the individual buildings is original to construction. The main distribution panel services the building. Lifecycle upgrade of the electrical infrastructure within the buildings is anticipated.

Fire extinguishers are located throughout the building. The building is protected by an integrated fire alarm system. Devices and fire alarm panel appears to have been upgraded as needed.

Site

The site primarily consists of open parking areas, open grass areas, and a pedestrian walkway with congregation space. The site is enclosed by chain link and wrought iron perimeter fencing. There is a shaded structure at the front of the site with a playground in fair condition.

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:

FCI Analysis STEAM Preschool(2003)			
	Replacement Value	Total SF	Cost/SF
	\$ 2,280,000	3,000	\$ 760
	Est Reserve Cost	FCI	
Current	\$ 0	0.0 %	
3-Year	\$ 185,100	8.1 %	
5-Year	\$ 302,700	13.3 %	
10-Year	\$ 446,000	19.6 %	

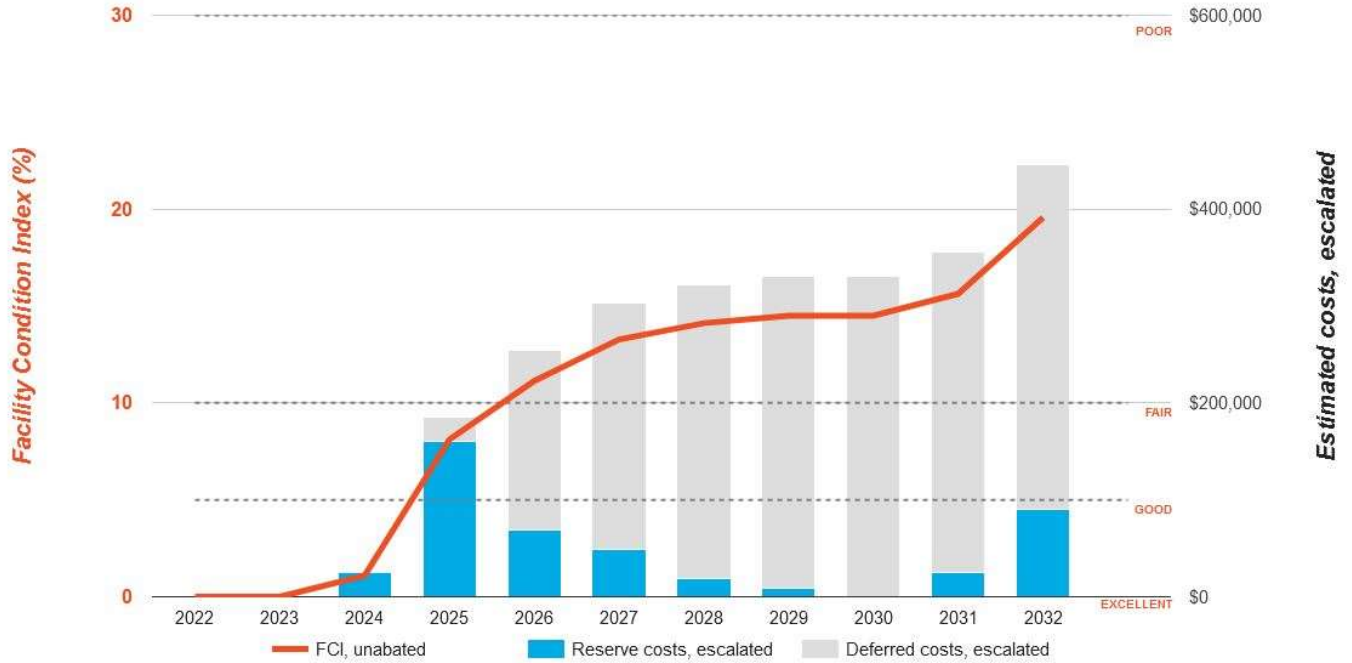


The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: STEAM Preschool

Replacement Value: \$2,280,000 Inflation Rate: 3.0% Average Needs per Year: \$40,600



Immediate Needs

No Immediate Needs were observed at this time.

Key Findings

No Key Findings were observed at this time.

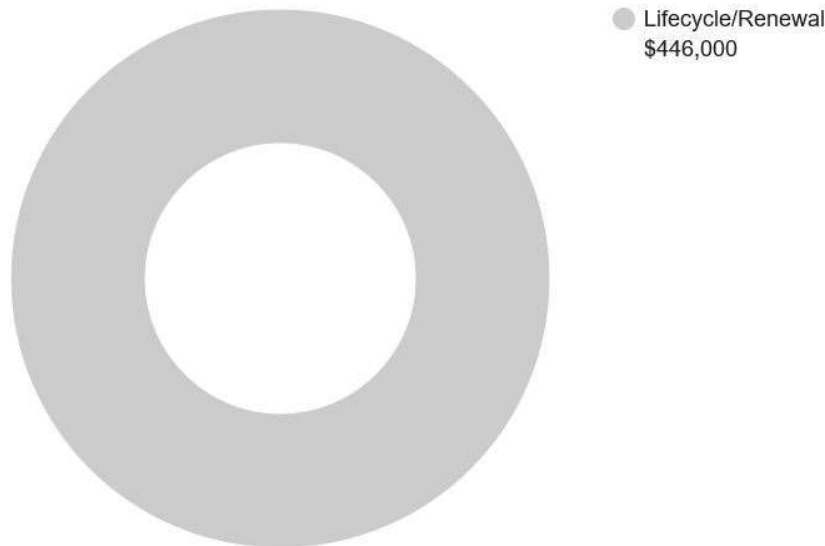
Plan Types

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 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: \$446,000