

PLEASANTON
UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN 2022
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT
HORIZON EARLY EDUCATION



Site Functionality Assessment

HORIZON EARLY EDUCATION

SITE DATA



Horizon Early Education

245 Abbie St.
Pleasanton, Ca 94566

Ages Served: birth - 36 months

Original Construction Date: unknown
Number of Portable Classrooms: 2

SITE USE AND FUNCTIONALITY

Horizon Early Education is a program for early childhood development of children from birth through 36-months. This program provides care and serves as a demonstration site for college students studying child development.

Facility

The structures are non-permanent, portable structures set at grade level. The structure consists of two (2) main classroom areas connected by an interior door, and smaller support rooms. The classroom areas are comprised of various ‘zones’ as defined by flooring (carpet vs linoleum) or furniture, which define various play and dining/snack areas.

Two (2) areas for kitchen and laundry/toileting/ changing are separated from the main classroom space by a low pony-wall with latched door.

Support rooms consist of a storage/work room, an office, and an infant’s room containing cribs and a rocking chair. Windows provide visibility between spaces.

Outdoor Play Equipment / Playfields / Hardcourts

There is a small outdoor play area adjacent to the facility, behind the building of the Pleasanton Virtual Academy.

Site / Parking / Drop-Off

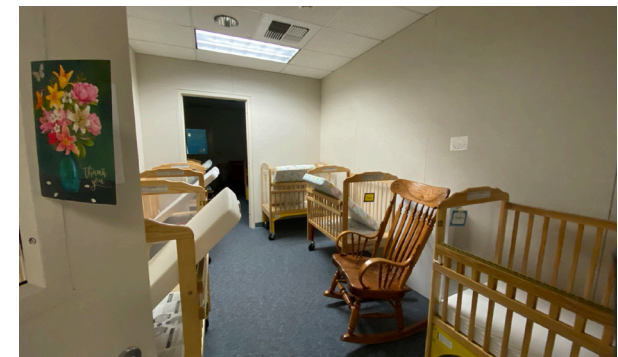
This site shares a parking lot with the Pleasanton Virtual Academy, District Office, and other programs. The Horizon Early Education facility is tucked away behind the Pleasanton Virtual Academy building.



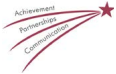
Classroom



Kitchen



Infant's Room



PROCESS



PLANNING

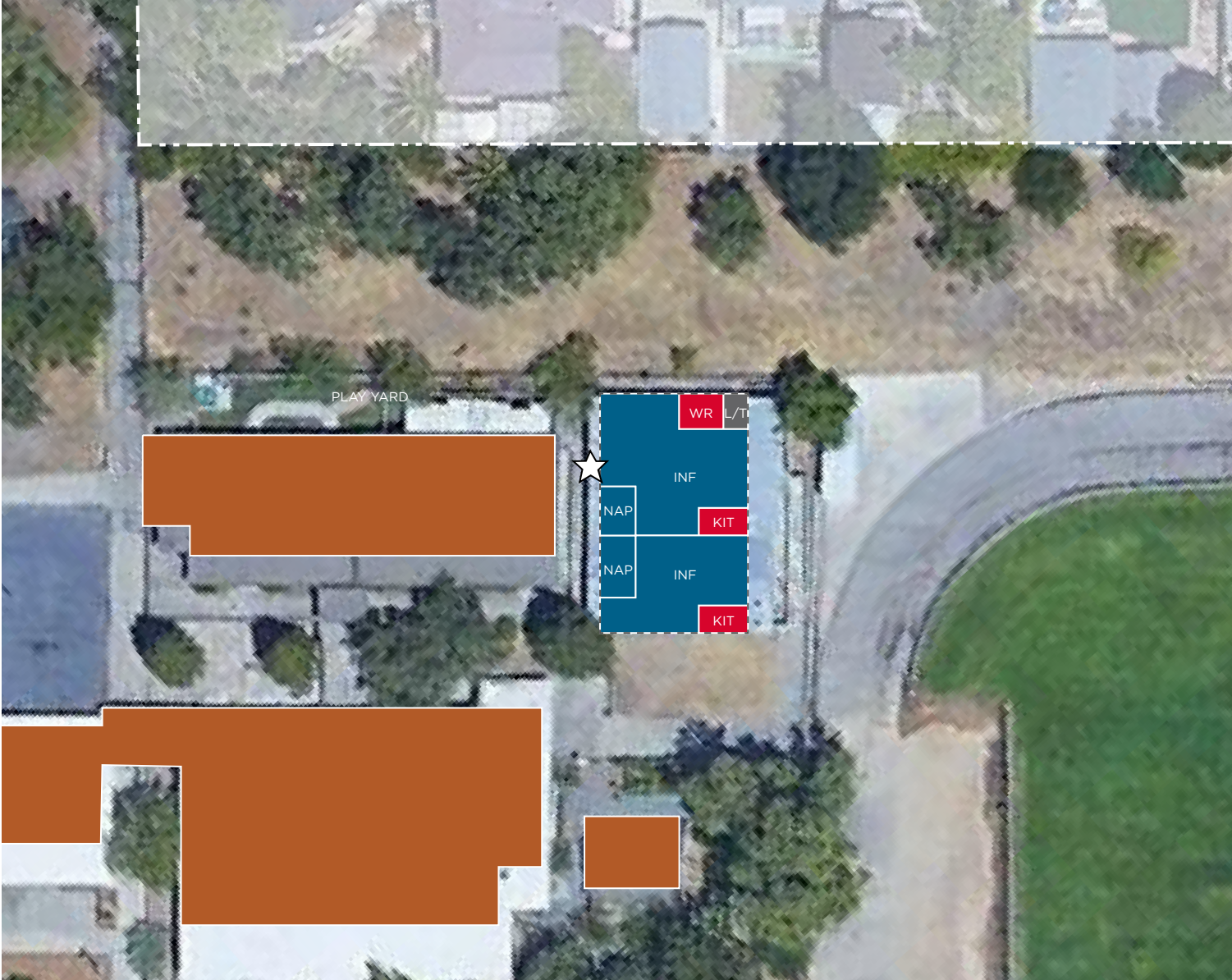


VISION



SITES

Existing Site Plan | HORIZON EARLY EDUCATION



Classrooms
INF Infant Care
NAP Nap Room

Admin / Faculty
KIT Kitchen
WR Faculty Workroom

Support Spaces
L Laundry
T Toilet/Restroom

Main Entry

Portable Classrooms

Teaching Stations:	
Infant Care	2
Sub-Total:	2
Additional Spaces:	
Nap Room	2
Total:	4



FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Pleasanton Unified School District
4750 First Street
Pleasanton, California 94566



Horizon Preschool
245 Abbie Street
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 #:

151464.21R000-005.017

DATE OF REPORT:

January 4, 2022

ON SITE DATE:

November 24, 2021

TABLE OF CONTENTS

- 1. Executive Summary 1**
 - Property Overview and Assessment Details 1
 - Significant/Systemic Findings and Deficiencies 2
 - Facility Condition Index (FCI) 3
 - Immediate Needs..... 5
 - Key Findings 6
 - Plan Types..... 7
- 2. Building and Site Information 8**
- 3. Property Space Use and Observed Areas 11**
- 4. ADA Accessibility 12**
- 5. Purpose and Scope 13**
- 6. Opinions of Probable Costs 15**
 - Methodology 15
 - Definitions 15
- 7. Certification..... 17**
- 8. Appendices 18**



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Preschool
Main Address	245 Abbie Street, Pleasanton, California 94566
Site Developed	Unknown
Site Area	1.03 acres (estimated)
Parking Spaces	33 total spaces all in open lots; 2 of which are accessible (included in total above)
Building Area	2,380 SF
Number of Buildings	one
Number of Stories	1 above grade
Leased Spaces	N/A
Date(s) of Visit	November 24, 2021
On-site Point of Contact (POC)	Ben Kerr
Assessment and Report Prepared By	Sherry Maleki
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Horizon Early Education Center / Preschool appears to be built in the 50's, with majority of the finishes being from the original development date. The Preschool provides care to newborn infants and toddlers ages ranging from 1-3 and serves as a demonstration site for college students seeking child development studies.

Architectural

The Early Education Center, Horizon Preschool consists of one building with adjoining playground for the kids. The single building Preschool retains majority of the original construction with original MEPF systems. The metal roof finish is ever so slightly pitched towards southeastern façade. The original wall is of lightweight structure with wood cladding finish to the perimeter of the building and single-pane windows.

Interior finishes consist of a combination of carpet and VCT floor finish, wallpaper throughout majority of the building and suspended acoustic ceiling tiles throughout. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The Early Education Center is not sprinklered. With fire protection from fire extinguishers only. The mechanical and electrical systems is original to the construction of the building. The hot water tank appears to have been periodically replaced as needed over the years. If major renovations occurred, upgrading the HVAC, electrical system(s), and components, and installing wet pipe fully addressable sprinkler system is recommended.

Internet and Security Systems

The buildings are equipped with an intrusion detection system that is connected to the campus's primary alarm system. Internet access (WIFI) exists throughout the campus along with speaker equipped systems for public address in each classroom.

Site

Parking lot is shared between the north easter district office, building 800 and the Horizon Early Education Center. The parking lot has some minor cracks and holes through the asphalt. However, there appears to be storage containers allocated at the southeast end of the parking lot, point of contact noted there are kids and vandilizers loitering in between the containers and Horizon staff leaving work after sunset find it unsafe to travel to their car, as lighting in the parking lot is also very limited.

The Horizon building has an adjoining toddler's playground that is in need to modernization, the turf floor is extremely aged beyond its recommended useful life; the turf also has a lot of cracks, bumps and potholes that are creating trip hazards for toddlers, staff, and the public. The shade structure over toddlers playground is also aged beyond its recommended useful life and it's in need of extreme makeover.

Recommended Additional Studies

No additional studies recommended at this time. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

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

FCI Ranges and Description	
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:

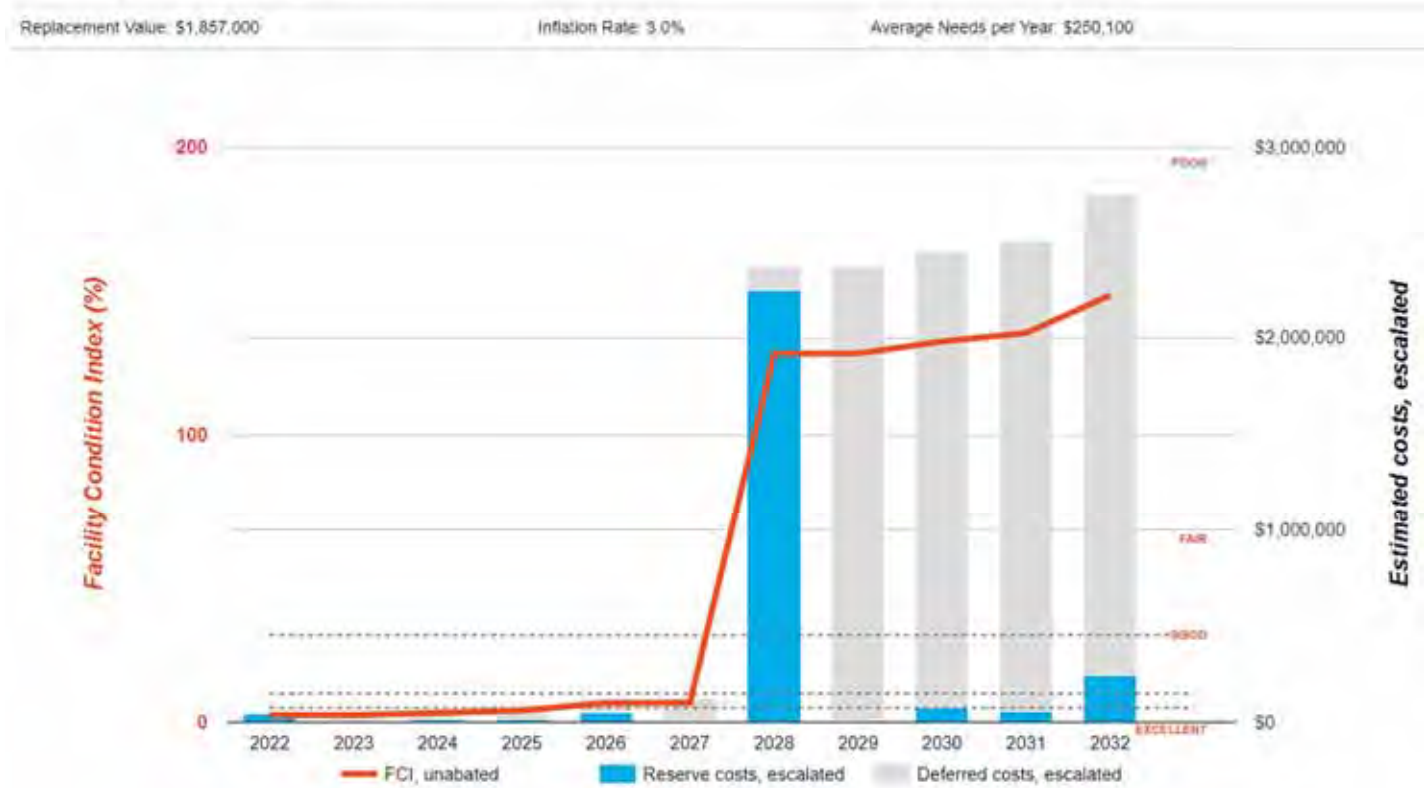
FCI Analysis Horizon Preschool			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 1,856,400	2,380	\$ 780	
	Est Reserve Cost		FCI
Current	\$ 45,600		2.5 %
3-Year	\$ 75,200		4.0 %
5-Year	\$ 126,200		6.8 %
10-Year	\$ 2,750,300		148.1 %



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: Horizon Preschool



Immediate Needs

Facility/Building	Total Items	Total Cost
Horizon Preschool	2	\$45,500
Total	2	\$45,500

Horizon Preschool

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3470792	Horizon Preschool	Site	G2050	Playfield Surfaces, Artificial Play Turf, Replace	Poor	Performance/Integrity	\$16,000
3470821	Horizon Preschool	Site	F1020	Shade Structure, Wood or Metal-Framed, Standard, Replace	Poor	Performance/Integrity	\$29,500
Total (2 items)							\$45,500



Key Findings



Playfield Surfaces in Poor condition.

Artificial Play Turf
Horizon Preschool Site

Uniformat Code: G2050
Recommendation: **Replace in 2022**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,000

\$\$\$

Surface has cracking and potholes and poses trip hazards. Recommend resurfacing and modernizing. - AssetCALC ID: 3470792



Shade Structure in Poor condition.

Wood or Metal-Framed, Standard
Horizon Preschool Site

Uniformat Code: F1020
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$29,500

\$\$\$

Playground shade structure is falling apart (detaching from wall) and it's unsafe to be under it. Shade material has aged beyond recommended useful life and it's tearing apart in various areas. - AssetCALC ID: 3470821



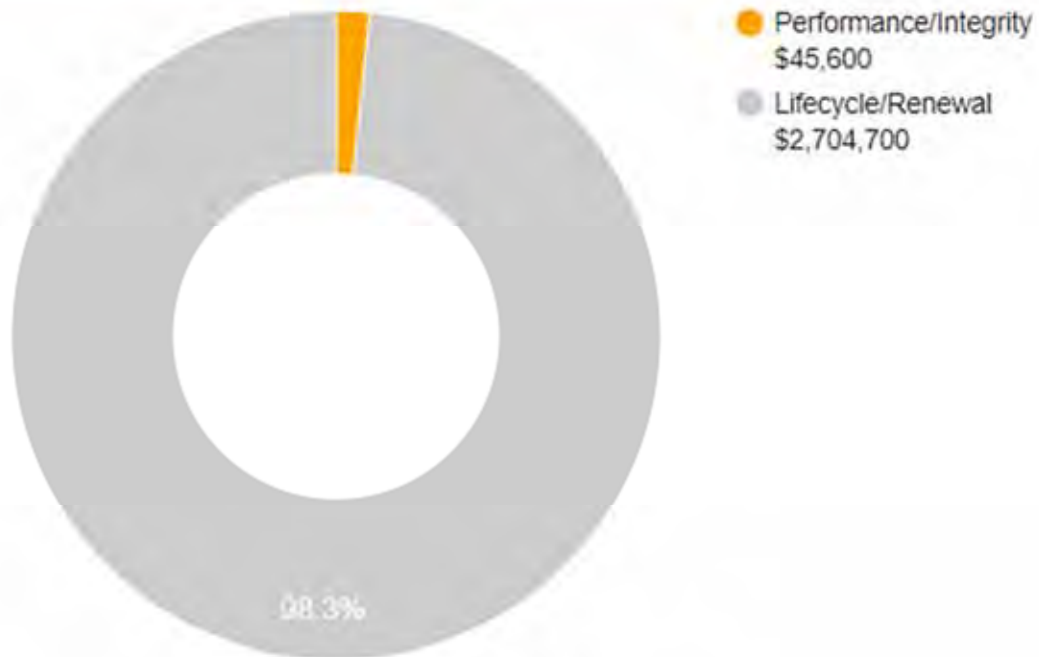
Plan Types

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: \$2,750,300