PLEASANTON
UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN 2022
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT

VILLAGE HIGH SCHOOL



Site Functionality Assessment

VILLAGE HIGH SCHOOL, ADULT TRANSITIONS, PLEASANTON VIRTUAL ACADEMY

SITE DATA



Village High School
4645 Bernal Ave.
Pleasanton, Ca 94566

Current Enrollment (2021/22):
- Village High School: 100
- Adult Transition Program: 30
- Pleasanton Virtual Academy: 435

Grades Served: 10-12

Original Construction Date: 1954
Year Modernized: 1987
Number of Portable Classrooms: 0

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
- Roofing
- HVAC
- Water efficient toilets and fountains
- Classroom technology

PRINCIPAL SURVEY

Top Priorities (short term):
1. Unify the campus to a central, secured community with quad
2. PE / Fitness room
3. Better space for the Virtual Academy

SITE USE AND FUNCTIONALITY

This assessment includes facilities that house the following programs:
- Village High School
- Adult Transition Program
- Pleasanton Virtual Academy
- Adult Education

Village High School and Adult Education General Education Classrooms
General Education Classroom interiors have limited amounts of casework. Furniture varies between rooms, most are traditional in nature, comprised of individual or group tables without wheels and chairs. The presentation wall typically has a large, writable surface. Technology includes a mobile LCD monitor.

Adult Transition Classrooms
This site holds two (2) classrooms and an Independent Living Skills room dedicated to the Adult Transitions program and share other facilities like the Culinary Arts room.

The Independent Living Skills room has a kitchenette with sink, dishwasher, refrigerator, microwave, and oven with cooktop range. This room also has direct access to a restroom.

Furniture in this room includes long, large-group tables with chairs and some soft seating, as well as a bed.

The two (2) Adult Transition classrooms have round, small-group tables with chairs and limited perimeter casework. Both rooms have a mobile LCD monitor. Sink(s) and a kitchen are desired for both classrooms.

Pleasanton Virtual Academy
The Pleasanton Virtual Academy main building is accessed primarily from the parking lot at Abbie Street and houses offices, classroom settings, exam proctoring space, and staff support spaces.

The classroom spaces are flexible environments, both with mobile LCD monitors. One is used for elementary grades, and has a group carpet area as well as a large, whole-group table with chairs. The other classroom setting has flexible furniture on wheels as well as areas of soft seating.

The exam proctoring room has six (6) computer stations with chairs and wall-mount surveillance cameras.

The Virtual Academy also shares use with two (2) conference rooms adjacent to the District Office functions, which they use for conferences, testing, and overflow.

The Science Lab at Village High School is also utilized by the Virtual Academy.

Ideally, this program would continue to share specialty spaces with a high school as well as have an adequate amount of small offices for the teaching staff.

Site Functionality Assessment

VILLAGE HIGH SCHOOL, ADULT TRANSITIONS, PLEASANTON VIRTUAL ACADEMY

SITE USE AND FUNCTIONALITY, continued

Staff and Administrative Spaces
The Administration front office is positioned at the main parking area off of Bernal Avenue. The campus is open, allowing students or visitors to bypass the Administration front office.

The adjacency between Administration and the Adult Transition Program should be maintained long-term.

Student Assembly / Food Service
The Multi-Purpose Room is a converted classroom space that is mainly used for testing, not dining. It has perimeter casework and a presentation wall with writable surface. Furniture includes long tables without wheels and chairs. Various activities are stored at the periphery such as ping-pong tables. Mobile food service equipment and a serving cart are also stored within the MPR.

Two (2) areas of covered outdoor dining are available for students.

Library
The Library is inviting and spacious, with varied seating types including soft seating, large-group rectangular tables with wheels, and small-group round tables of varying heights with wheels. There is one wall of book stacks. Technology includes a ceiling-mount projector and a mobile LCD monitor.

Physical Education / Hardcourts
Physical Education space is limited to a basketball court and weight room in a shared shed.

The site would like a PE classroom that can accommodate 15-20 students as well as small, private changing / showering facilities.

Specialized Elective Spaces
The Art classroom has one wall of casework of low cabinets, countertop with sinks, and open upper storage. A kiln sits in one corner of the room. Furniture includes large, two-person tables without wheels and chairs. Technology includes a ceiling-mount projector with drop-down screen and a mobile LCD monitor. This room also has direct access to a large storage room with full-height cabinets.

The Culinary Arts space is an at-grade, modular classroom. The perimeter has tall casework, open kitchen shelving, and industrial appliances (food warmers, refrigeration/freezer units). The front of the room has a demonstration kitchen with a wall-mount LCD monitor. Two large work tables with stools are free-standing in the center of the classrooms for students.

The Science room has separate areas for lab and lecture. The lecture area has long tables with chemical-resistant surfacing and low perimeter casework at the back of the room. The lab area has five (5) octagonal lab stations, each with a sink, utilities, and stools. Presentation equipment includes a ceiling-mount projector and drop-down monitor as well as a mobile LCD monitor.

The Adult Education program shares a room at this location with Village High School for the paid internship / vocational skills program. This room has a small classroom area with flexible furniture and a large area of clothing racks and perimeter storage.

Site / Parking / Drop-Off
The site has three (3) levels of elevation. The sloped areas between finger wings are not utilized due to the grade. Ramps and stairs provide access between levels.

The primary parking and drop-off area is accessed off of Bernal Avenue. This is the lot used by students and most teaching staff.

The parking lot accessed from Abbie Street is used by the Virtual Academy and Horizon Early Education program.

Technology
Classroom technology has been upgraded with a mobile LCD monitor.

Site Functionality Assessment

VILLAGE HIGH SCHOOL, ADULT TRANSITIONS, PLEASANTON VIRTUAL ACADEMY


Front Entry (Village High School)


Covered Outdoor Dining


Parking / Drop-Off


Typical Classroom: Village High School/Adult Education



Typical Classroom: Adult Transition Program


Typical Classroom: Virtual Academy


Vocational Skills Classroom


Adult Transition Program: Independent Living Skills


Virtual Academy: Exam Proctoring

Site Functionality Assessment

VILLAGE HIGH SCHOOL, ADULT TRANSITIONS, PLEASANTON VIRTUAL ACADEMY


Shared Conference Room at the District Office


Multi-Purpose Room / Testing


Library / Media Center


Science: Lecture Area


Science: Lab Area


Culinary Arts


Art Classroom


Site Circulation and Covered Walk


Faulty Lounge

Existing Site Plan | VILLAGE HIGH SCHOOL



Classrooms
#	Indicates Grade Level
SS	Social Studies
LA	Language Arts
WL	World Language
MA	Math

Electives / Labs
CUL	Culinary Arts
SCI	Science Lab

Shared Spaces
MPR	Multi-Purpose Room

Student Services

Admin / Faculty
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
Drop-Off
LS - Lunch Shelter
Portable Classrooms

Teaching Stations:	
Core Required Courses	12
Science Labs	1
Electives	1
SDC mild/mod	1
SDC mod/sev	0
SDC adaptive daily living	0
Sub-Total:	**15**
Additional Spaces:	
Computer Lab	0
Total:	**15**

Draft - For Discussion Purposes Only

FACILITY CONDITION ASSESSMENT

prepared for

Pleasanton Unified School District
4750 First Street
Pleasanton, California 94566



Village High School
4645 Bernal Avenue
Pleasanton, California 94566

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DATE OF REPORT:
December 27, 2021

ON SITE DATE:
November 22-24, 2021

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	High School
Main Address	4645 Bernal Avenue; Pleasanton, California 94566
Site Developed	1954 Renovated 2000
Site Area	15.5 acres (estimated)
Parking Spaces	69 total spaces all in open lots; 4 of which are accessible
Building Area	23,949 SF
Number of Buildings	Eleven
Number of Stories	One
Leased Spaces	N/A
Date(s) of Visit	November 22-24, 2021
On-site Point of Contact (POC)	Minh Dao
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

The Village High School original construction was around the early 1950's with some minor upgrades through the years as noted by point of contact. The modernization consisted with irrigation, a low voltage network and minor mechanical upgrades.

Architectural

The very poor condition of structural beams was observed and appeared to be unsafe to be under. Due to the critical condition of roof beams, an email was circulated on November 24th by BV Program Manager. Majority of the roof gutters are partially missing, damaged or completely missing. This likely precipitated the very poor condition of roof beams. The downpipes are also in poor condition, and some are missing and/or damaged.

The majority of the Village High School campus still retains the original windows and frames. The condition on these windows is very poor and in need of replacement soon. We recommend upgrading windows, as this would typically improve with energy efficiency, noise, and interior air control.

The majority of the classroom finishes have been replaced as needed over the years, therefore the condition of finishes in classrooms is fair. However, some vinyl sheeting in service and janitor's rooms is in poor condition and is in need of replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

No sprinkler systems were observed throughout the classrooms. The mechanical infrastructure appears to be aged beyond recommended life cycle although it is currently in operation. There is instant tank-less hot water units installed under each vanity, sink. The electrical panels appear to have aged beyond their recommended life cycle. We recommend updating the mechanical, plumbing electrical infrastructure and installing sprinklers once a renovation of the campus is underway.

Site

The Village High School asphalt parking lot has alligator cracking. The sidewalks are in fair condition with some minor cracks. However, the concrete stairs are in very poor condition, with extensive cracking at numerous locations and replacement is recommended, because the current condition could create trip hazards. Portions of the CMU retaining wall are in poor condition. We were unable to observe site and parking lot lighting, as assessment took place during day light hours. It appears however that lighting may be insufficient, especially within the parking lot areas.

Recommended Additional Studies

Some areas of the facility were identified as having moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. 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 | Village High School

Replacement Value	*Total SF*	*Cost/SF*
$ 18,201,300	*23,949*	*$ 760*

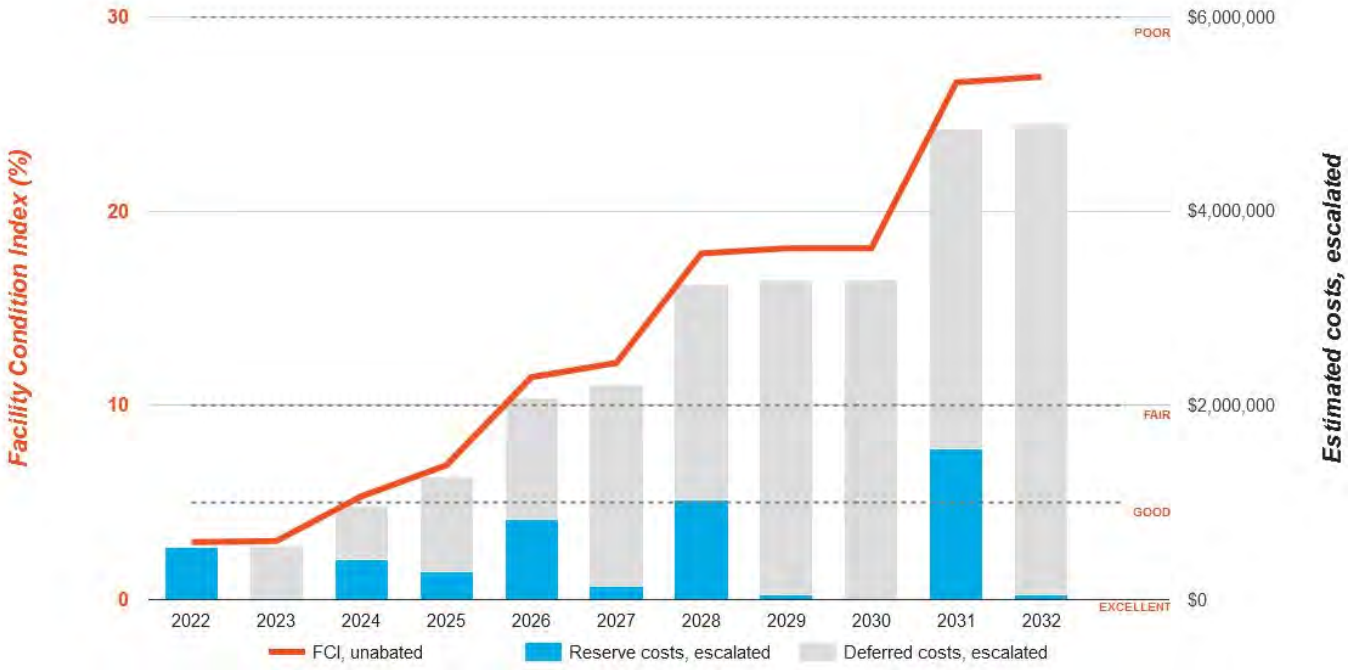
	Est Reserve Cost	FCI
Current	$ 537,800	**3.0 %**
3-Year	$ 1,259,500	6.9 %
5-Year	$ 2,217,600	12.2 %
10-Year	$ 4,900,400	26.9 %

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: Village High School

Replacement Value: $18,202,000 | Inflation Rate: 3.0% | Average Needs per Year: $445,500



Immediate Needs

Facility/Building	Total Items	Total Cost
Administration Building	4	$19,600
Classroom Wings	7	$518,200
Total	**11**	**$537,800**

Administration Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3465449	Village High School / Administration Building	Building A - Building exterior	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	$7,900
3465469	Village High School / Administration Building	Building A - Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	$7,900
3465459	Village High School / Administration Building	Building A - Building exterior	B1020	Roof Structure, Pitched, Wood Rafters, Replace	Poor	Performance/Integrity	$3,700
3465468	Village High School / Administration Building	Building A - Building exterior	B1020	Roof Structure, Pitched, Wood Heavy Timber, Replace	Poor	Performance/Integrity	$100
Total (4 items)							**$19,600**

Classroom Wings

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3465502	Village High School / Classroom Wings	Building 100 - All classroom buildings	C2030	Flooring, Vinyl Sheeting, Replace	Poor	Performance/Integrity	$800
3465435	Village High School / Classroom Wings	Janitor's Room	C2030	Flooring, Vinyl Sheeting, Replace	Poor	Performance/Integrity	$4,100
3465528	Village High School / Classroom Wings	Building exterior	B3080	Soffit, Wood, Replace	Poor	Performance/Integrity	$3,300
3465424	Village High School / Classroom Wings	Building exterior	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	$57,200
3465489	Village High School / Classroom Wings	Building Exterior	B2020	Window, Wood Historical, 16-25 SF, Restore	Poor	Performance/Integrity	$252,700
3465478	Village High School / Classroom Wings	Building exterior	B1020	Roof Structure, Pitched, Wood Trusses, Replace	Poor	Performance/Integrity	$178,200
3465524	Village High School / Classroom Wings	Building exterior	B1020	Roof Structure, Pitched, Wood Heavy Timber, Replace	Poor	Performance/Integrity	$21,900
Total (7 items)							**$518,200**

Key Findings



Roof Structure in Poor condition.

Pitched, Wood Heavy Timber
Administration Building Village High School
Building A - Building exterior

Uniformat Code: B1020
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: $100

**$**$$$

Canopy beams have deteriorated and it's in need of replacement. - AssetCALC ID: 3465468



Roof Structure in Poor condition.

Pitched, Wood Heavy Timber
Classroom Wings Village High School
Building exterior

Uniformat Code: B1020
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: $21,900

**$$**$$

Wood beams are damaged and unsafe. - AssetCALC ID: 3465524



Roof Structure in Poor condition.

Pitched, Wood Rafters
Administration Building Village High School
Building A - Building exterior

Uniformat Code: B1020
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,700

**$**$$$

Walkway canopy beams have deteriorated. We recommend replacing the structural elements. - AssetCALC ID: 3465459



Roof Structure in Poor condition.

Pitched, Wood Trusses
Classroom Wings Village High School
Building exterior

Uniformat Code: B1020
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: $178,200

$$$$

Missing gutter and roof fascia’s have aged and are deteriorating - AssetCALC ID: 3465478



Window in Poor condition.

Wood Historical, 16-25 SF
Classroom Wings Village High School
Building Exterior

Uniformat Code: B2020
Recommendation: **Restore in 2022**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: $252,700

$$$$

Window frames have aged; the frames have cracked, damaged or raised surfaces. We recommended upgrading the windows to double pane. - AssetCALC ID: 3465489



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum with Fittings
Classroom Wings Village High School
Building exterior

Uniformat Code: B3020
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $57,200

**$$$**$

Missing or damaged gutters - AssetCALC ID: 3465424



Soffit in Poor condition.

Wood
Classroom Wings Village High School
Building exterior

Uniformat Code: B3080
Recommendation: **Replace in 2022**

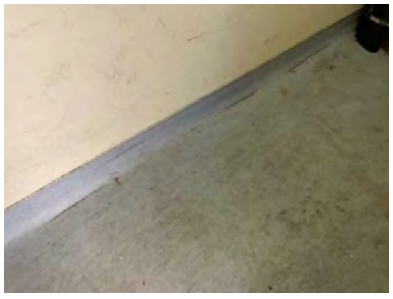
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,300

**$**$$$

Canopy ceiling has aged and falling apart. - AssetCALC ID: 3465528



Flooring in Poor condition.

Vinyl Sheeting
Classroom Wings Village High School
Janitor's Room

Uniformat Code: C2030
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $4,100

**$**$$$

Floor finish has aged and is cracking - AssetCALC ID: 3465435



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum with Fittings
Administration Building Village High School
Building A - Roof

Uniformat Code: B3020
Recommendation: **Replace in 2022**

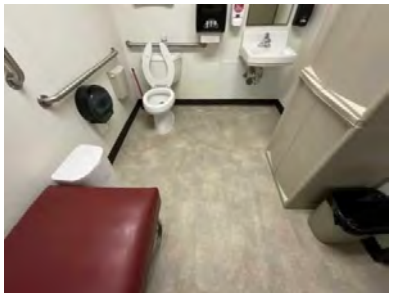
Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $7,900

**$**$$$

Gutter Downspouts are damaged and in need of replacement - AssetCALC ID: 3465469



Flooring in Poor condition.

Vinyl Sheeting
Classroom Wings Village High School
Building 100 - All classroom buildings

Uniformat Code: C2030
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $800

**$**$$$

Vinyl sheeting has raised areas on the surface. - AssetCALC ID: 3465502



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum with Fittings
Administration Building Village High School
Building A - Building exterior

Uniformat Code: B3020
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $7,900

**$**$$$

In general the roof gutters were either aged, extremely damaged or missing. - AssetCALC ID: 3465449



Stairs in Poor condition.

Concrete, Exterior
Site Village High School Site

Uniformat Code: B1080
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $11,300

**$$**$$

Concrete stairs have excessive cracking at nosing(s) in various areas; replacement is recommended in the very near future. - AssetCALC ID: 3465448

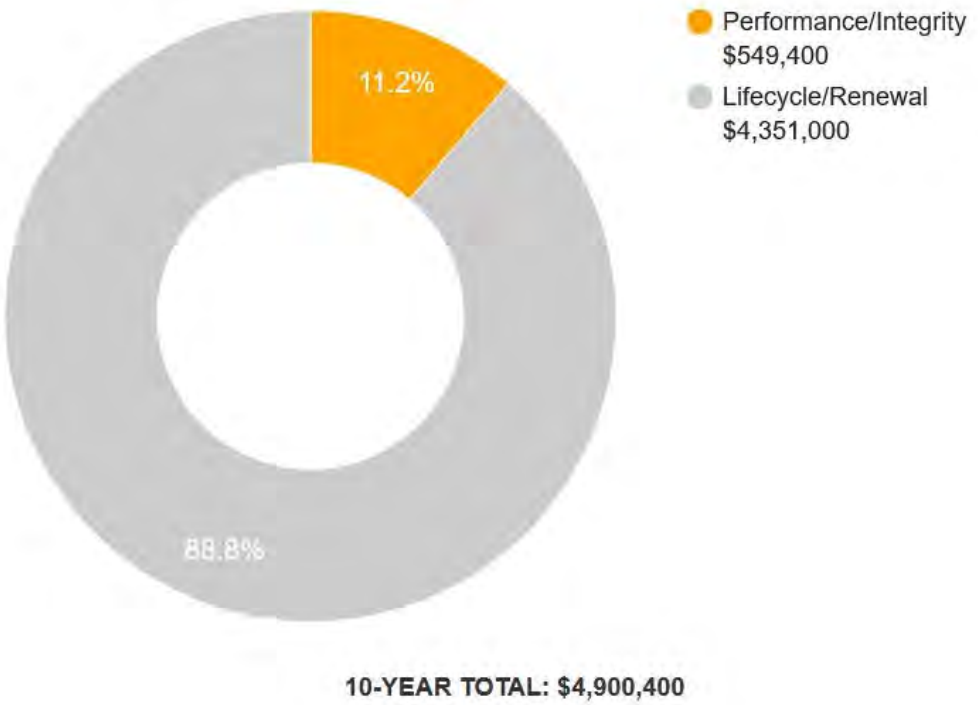
Plan Types

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: $4,900,400