



PLEASANTON
UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN 2022
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT

HARVEST PARK MIDDLE SCHOOL

Site Functionality Assessment

HARVEST PARK MIDDLE SCHOOL

SITE DATA



Harvest Park Middle School

4900 Valley Ave.
Pleasanton, Ca 94566

Current Enrollment (2021/22): 1,165
Grades Served: 6-8

Original Construction Date: 1968
Renovation Dates: 2009, 2018, 2021
Number of Portable Classrooms: 3

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:

1. New building for 4 additional classrooms, a wellness center, a non-binary student bathroom, and staff bathrooms
2. New music center
3. Modern Gym

SITE USE AND FUNCTIONALITY

General Education Classrooms

Classrooms are organized in back-to-back rows that form a ring around the central Quad. Classrooms are accessed by exterior circulation on both sides of the ring; from the inner Quad and from the outside of the ring. Classrooms have connecting interior doors.

Classrooms are of varying sizes and geometry. Generally, classrooms have a teaching wall, traditional furniture, ceiling-mount projector with pull-down screen and a mobile LCD monitor.

Special Education Classrooms

SDC classes occupy spaces similar to the general education classrooms, without attached restrooms. The principal would like SDC classrooms to be renovated and include a life skills area.

A project is underway to renovate classroom E37 to a space more appropriate to SDC.

Student Services / Counseling

Counselors are located throughout campus, primarily in offices along the outer perimeter of

the classroom ring. Social-Emotional counselors are grouped with the academic counselors at the front office. Many of the counseling offices are very small.

The principal would like to see a new wellness center constructed to include two (2) therapy rooms for individual meetings, non-binary restrooms, and a welcoming reception area with access to technology.

Staff and Administrative Spaces

The Administration front office is set back, within the school fence line. This does not create a clear point of entry for visitor check-in.

The Health office is within the front office, without direct exterior access.

The principal reports that the Faculty Lounge is adequately sized, but needs a modernization to update the finishes, appliances, and casework.

Kitchen / Cafeteria / Food Service

The kitchen and student serving area connect the B wing to the MPR. Students line up on the hardcourt side of the serving area then flow through the two (2) lines of the serving area to the Quad. The principal notes this area as being too small for the population it serves. The serving area is also being used as overflow storage for kitchen supplies.

Students dine throughout the Quad space. There is a large shade structure covering the dining tables and a portion of the rowed seating at the amphitheater.

The principal would like additional outdoor dining adjacent to the hardcourts.



Site Functionality Assessment

HARVEST PARK MIDDLE SCHOOL

SITE USE AND FUNCTIONALITY, continued

Student Assembly

The MPR is located on the south edge of the Quad; its structure includes the Drama and Music rooms. These rooms were originally built as locker rooms. The stage has a roll-up door that leads onto the outdoor stage at the amphitheater.

Library

The Library is a stand-alone, circular structure within the Quad. It was recently reconstructed in 2020 and has tall book stacks lining the perimeter with freestanding, immobile book stacks within the space. Furniture is comprised of flexible, half-round tables and chairs with some soft seating. Technology includes a wall-mount LCD monitor. The principal notes that it would be nice to have a restroom in this building.

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.

Changing Rooms are accessed from the hardcourts. Each set of changing rooms has restrooms and office/changing space for the coach. Each coach's office is shared by three individuals.

The principal notes these areas are in need of modernization and additional student lockers be provided.

Outdoor Athletics / Playfields / Hardcourts

The principal would like the track to be upgraded and seating and scoreboard be added.

Specialized Elective Spaces

Band and Choir share the music room attached to the MPR. The walls have acoustic panels and an area of open cubbies for instrument storage. Chairs and music stands are stacked and stored along the perimeter of the room. An office and additional storage room are also part of this room. Technology includes a wall-mount LCD screen and wall-mount speakers. Modernization and additional practice rooms are desired.

The Drama room is located next to the Band room at the back of the MPR. It has very minimal casework but does have an attached storage room. The room is furnished with various soft furniture items. Technology includes a mobile and wall-mount LCD monitor.

The Culinary Arts / Home Economics classroom has high and low casework and counter space with cooking stations at one end of the room. There is a teaching wall at the back of the classroom and a mobile LCD monitor at the front. The space is also equipped with laundry facilities and a pantry/storage room. Furniture includes large student tables and chairs in the lecture area.

Project Lead The Way, Robotics, and other technology-heavy classes have a teaching wall and various perimeter casework and other storage, often including direct access to a storage room. The rooms are furnished by long, immobile tables, and individual chairs. Technology in each room includes a mobile LCD monitor.

The Art classroom has ample casework, multiple sinks and access to a storage closet. Furniture is comprised of long tables and chairs similar to those throughout the rest of campus. Technology includes a mobile projector cart and drop-down

screen as well as a mobile LCD monitor. The kiln room is built into a room on the exterior side of the classroom wing.

Science Labs are grouped together in Building A. They have perimeter casework and peninsula lab stations with sinks and gas. There is a teaching wall at the front of the room with a high, wall-mount LCD monitor. Large group tables take up the center of the classroom space. All Science Labs share a single prep room, not all of which have direct access.

Restrooms

The principal would like a staff restroom to be added to each quarter of the classroom sections as well as non-binary student restrooms.

Site / Parking / Drop-Off

Drop-off occurs at multiple points, primarily along Valley Avenue. The parking lot along Northway Road is primarily used by staff and the Harvest Park Preschool.

The Quad has large grassy areas. The principal would like to see the Quad enhanced with seating and shade. Outdoor classroom space within the Quad might not be viable since the sound carries to those within the classroom buildings.

Technology

Classroom technology has been upgraded with a mobile LCD monitor. Additional upgrades to computers are desired for the technology-heavy classes.



PLEASANTON UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

HARVEST PARK MIDDLE SCHOOL



Shade Structure



Drop-Off Lane



Site Identification and Announcements



Counseling Office



Hardcourts



Administration Office



Playfields / Athletics



Quad



School Front Entry



PLEASANTON UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

HARVEST PARK MIDDLE SCHOOL



Typical Classroom



Special Education Classroom



Art Classroom



Science Lab / Classroom



Science Prep Room



Music Room



Computer Science



Drama Room



Culinary Arts



PLEASANTON UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

HARVEST PARK MIDDLE SCHOOL



Classroom Access



Multi-Purpose Room



Library



Faculty Work Room



Faculty Lounge



Gymnasium



Food Service: Serving Area



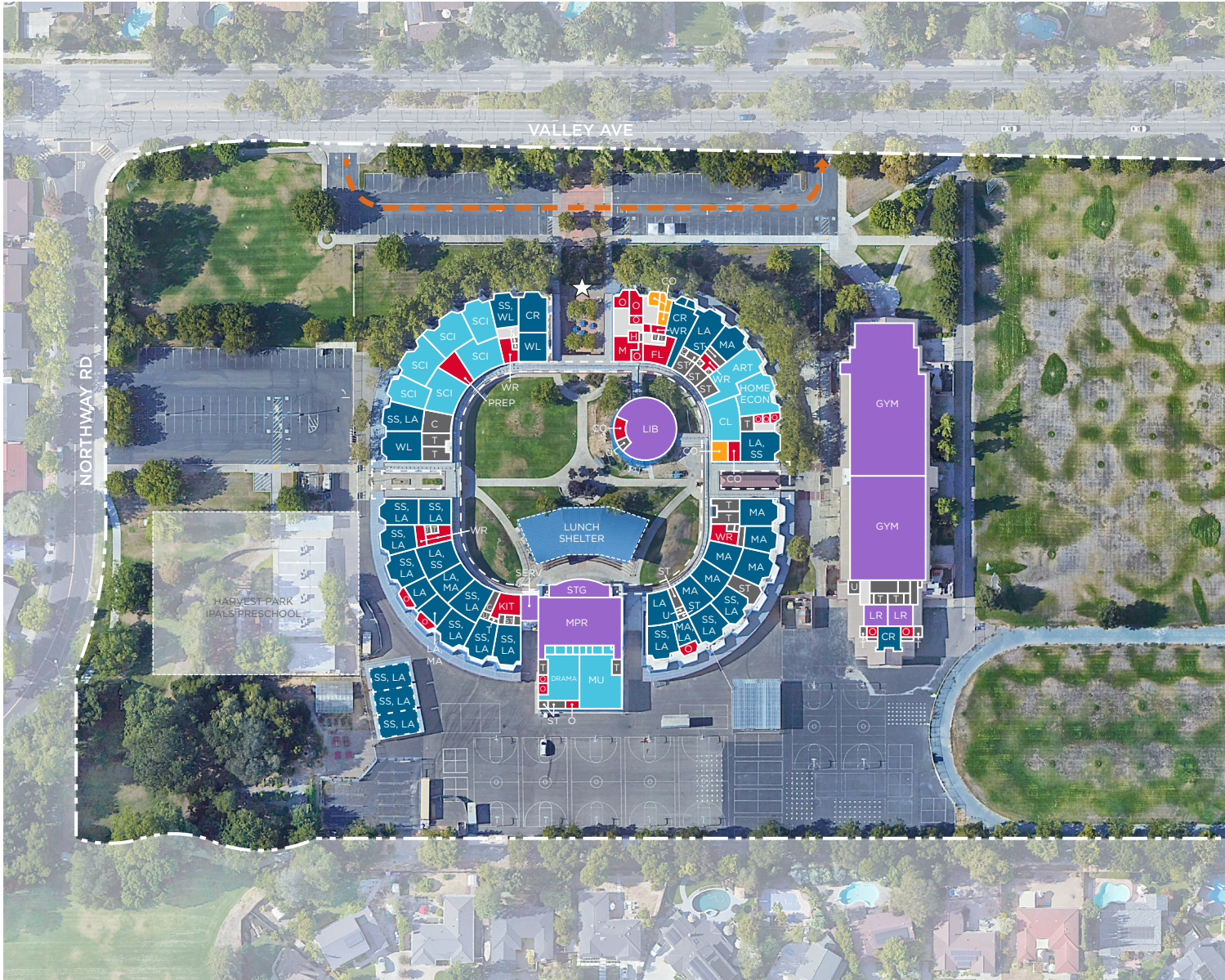
Food Service: Kitchen



Locker/Changing Rooms



Existing Site Plan | HARVEST PARK MIDDLE SCHOOL



Classrooms

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

Electives / Labs

APE	Adaptive PE
CL	Computer Lab
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
----	-----------

Admin / Faculty

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
H	Health Room
KIT	Kitchen (Food Service)
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



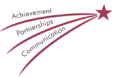
Portable Classrooms

Teaching Stations:

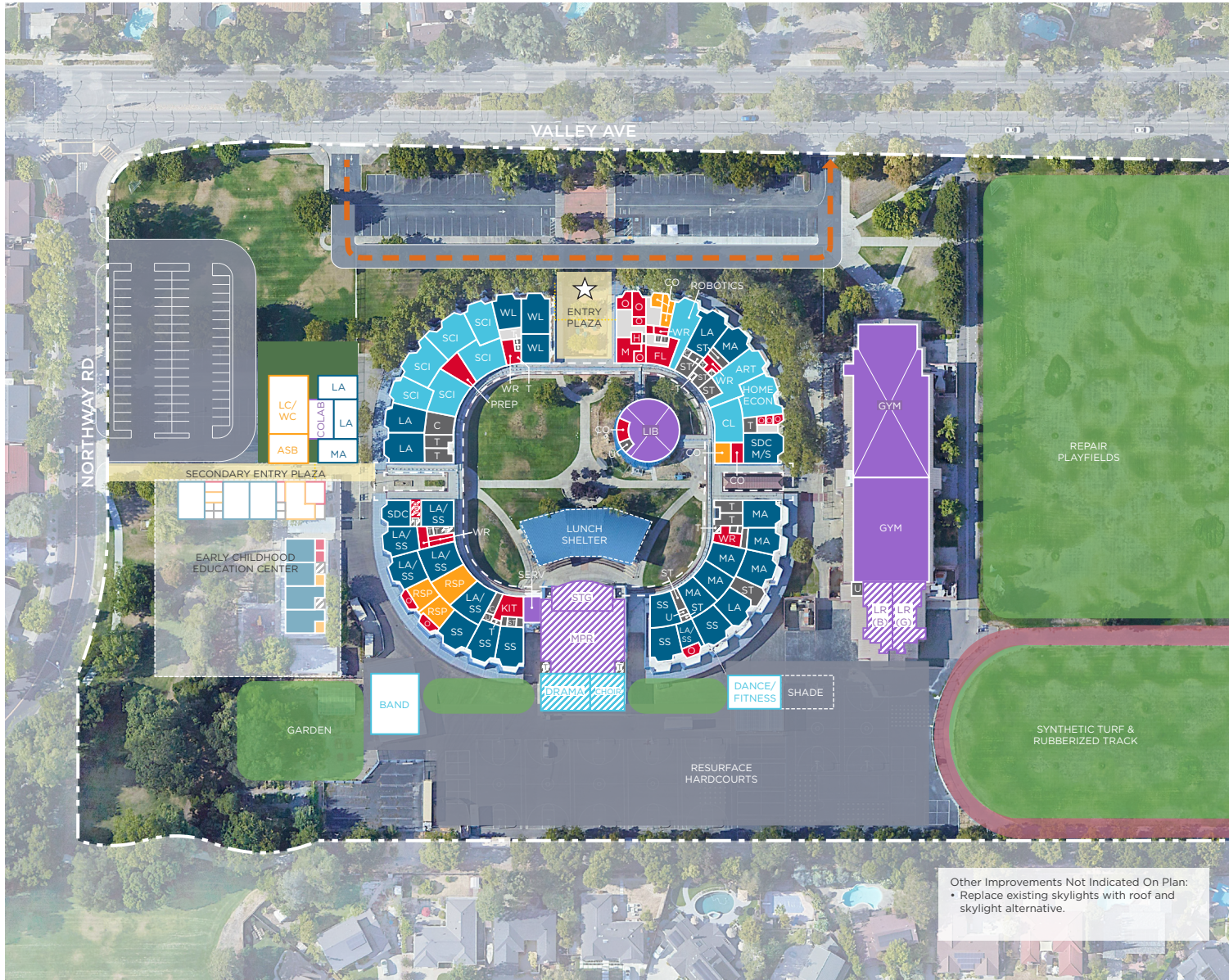
Core Required Courses	37
Science Labs	6
Electives	4
SDC mild/mod	0
SDC mod/sev	0
SDC adaptive daily living	0
Sub-Total:	47

Additional Spaces:

Computer Lab	1
Total:	48



Proposed Master Plan Diagram | HARVEST PARK MIDDLE 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

CL	Computer Lab
EXP	Exploration Lab
FLEX	Flex Lab
MU	Music Room
SCI	Science Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
LR	Locker Room
B	Boys
G	Girls
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
H	Health Room
KIT	Kitchen (Food Service)
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



Drop-Off

Teaching Stations:

Core Required Courses	29
Science Labs	6
Electives	7
SDC mild/mod	1
SDC mod/sev	1
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

HARVEST PARK MIDDLE SCHOOL

TOTAL PROGRAM COST (2022\$)

1. Site-Wide: Deferred Maintenance	\$	7,832,000
2. Modernize & Reconfigure Classrooms	\$	5,011,000
3. Classrooms: New Construction	\$	3,717,000
4. Transitional Kindergarten	\$	-
5. Science & Electives Spaces	\$	3,771,000
6. Visual & Performing Arts	\$	6,040,000
7. Multi-Purpose Room & Food Service	\$	5,293,000
8. Library	\$	-
9. Student Support & Counseling Services	\$	4,253,000
10. Administration & Staff Support	\$	1,430,000
11. Physical Education Facilities	\$	6,317,000
12. Building Systems: Restrooms & HVAC	\$	1,824,000
13. Site Utilities	\$	-
14. Safety & Security	\$	74,000
15. Campus Arrival	\$	2,412,000
16. Outdoor Learning	\$	2,452,000
17. Exterior Play Spaces	\$	5,903,000
18. Flexible Furniture	\$	1,540,000

\$ 57,869,000

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



Harvest Park Middle School
4900 Valley 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 #:

151464.21R000-011.017

DATE OF REPORT:

December 23, 2021

ON SITE DATE:

November 22-23, 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	6
Key Findings	7
Plan Types	8
2. Classrooms	9
3. Multipurpose Building	11
4. Library	13
5. Gymnasium	15
6. Portables-Wood Framed	17
7. Portables-Concrete	19
8. Site Summary	21
9. Property Space Use and Observed Areas	22
10. ADA Accessibility	23
11. Purpose and Scope	25
12. Opinions of Probable Costs	27
Methodology	27
Definitions	27
13. Certification	29
13. Appendices	30



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	Seven
Main Address	4900 Valley Avenue, Pleasanton, California 94566
Site Developed	1968 Renovated 2009, 2018, 2021
Site Area	19 acres (estimated)
Parking Spaces	163 total spaces all in open lots; 8 of which are accessible
Leased Spaces	Half of the gymnasium
Date(s) of Visit	November 22-23, 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/

Campus Findings and Deficiencies

Historical Summary

Harvest Park Middle School was originally developed in 1968. The facility underwent renovations from 2001-2021. The gymnasium is used by the community and the other half is owned by the school.

Architectural

Buildings on-site vary in age, ranging from 1968 to 2018 construction. The facades range from CMU to a steel framed construction. Portables are stud-frame prefabricated structures as well as steel framed. The doors are aluminum and steel, and the windows are aluminum and vinyl for the portables. Interior finishes vary by building type.

Roofing primarily consists of flat modified bituminous roof areas and metal roofs for the gymnasium, library, and some portables.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by rooftop packaged units, air handling units, split system units, and ductless split system units. The units appear to have been replaced as needed.

The majority of the electrical infrastructure serving the individual buildings is original to construction. There is a main switchboard on the property that services all of the distribution panels for the buildings. Lifecycle upgrade of the electrical infrastructure within the buildings is anticipated.

Fire extinguishers are located throughout the campus. Buildings throughout campus are protected an integrated fire alarm system. Devices and fire alarm panels appear to have been upgraded as needed and/or as the campus has expanded.

Site

The site primarily consists of open parking areas, open grass areas, and pedestrian walkway and congregation space. The site is enclosed by chain link and wrought iron perimeter fencing. Prefabricated structures throughout the site include carports, greenhouse, and gazebos.

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
Harvest Park Middle School / Classroom Wings (1968)	\$760	60,000	\$45,600,000	0.0%	0.1%	2.2%	10.2%
Harvest Park Middle School / Gymnasium (1968)	\$760	16,000	\$12,160,000	0.0%	0.0%	0.6%	7.0%
Harvest Park Middle School / Library (1968)	\$760	3,500	\$2,660,000	0.0%	0.0%	0.0%	2.4%
Harvest Park Middle School / Multipurpose Building (1968)	\$760	10,000	\$7,600,000	0.0%	0.2%	2.1%	6.2%
Harvest Park Middle School / Portables (2009)	\$380	10,180	\$3,868,400	0.1%	0.7%	4.4%	13.6%

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.

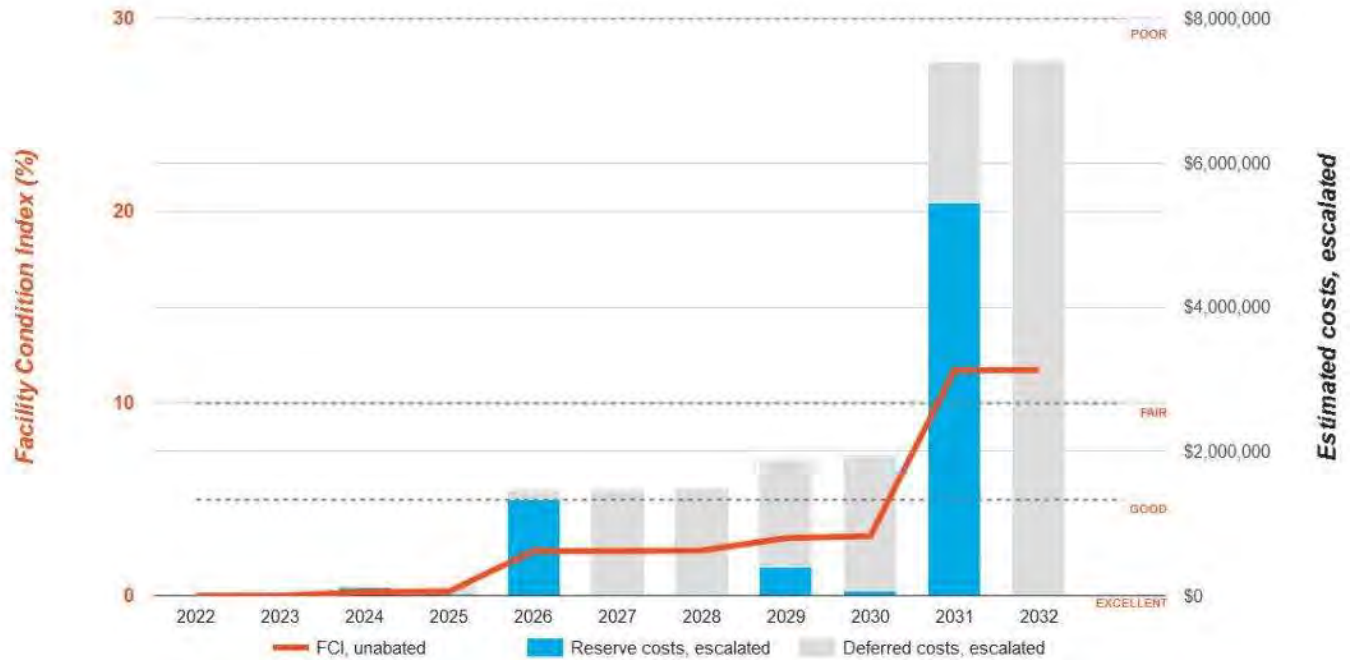
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Harvest Park Middle School

Replacement Value: \$63,194,000

Inflation Rate: 3.0%

Average Needs per Year: \$673,700



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	-	-	-	-	\$19,695	\$19,695
Facade	\$4,563	-	\$268,897	\$245,669	\$834,317	\$1,353,446
Roofing	-	-	-	\$1,148,025	\$426,733	\$1,574,758
Interiors	-	-	\$1,048,354	\$1,236,276	\$2,462,995	\$4,747,625
Conveying	-	-	-	-	\$30,085	\$30,085
Plumbing	-	\$3,475	\$13,035	\$180,747	\$2,130,807	\$2,328,064
HVAC	-	\$23,087	\$21,095	\$88,260	\$1,393,586	\$1,526,028
Fire Protection	-	-	-	-	\$5,663	\$5,663
Electrical	-	-	-	\$1,192,429	\$1,026,361	\$2,218,790
Fire Alarm & Electronic Systems	-	\$18,618	-	\$588,933	\$61,948	\$669,499
Equipment & Furnishings	-	-	-	\$485,758	-	\$485,758
Special Construction & Demo	-	-	-	-	\$645,950	\$645,950
Site Development	-	\$36,306	-	\$668,289	\$639,478	\$1,344,073
Site Utilities	-	-	-	\$70,551	-	\$70,551
Site Pavement	-	\$31,278	-	\$36,260	\$437,634	\$505,172
TOTALS	\$4,600	\$112,800	\$1,351,400	\$5,941,200	\$10,115,300	\$17,525,300

Immediate Needs

Facility/Building	Total Items	Total Cost
Classroom Wings	1	\$400
Portables	1	\$4,200
Total	2	\$4,600

Classroom Wings

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3465697	Harvest Park Middle School / Classroom Wings	Building Exterior	B2010	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	\$400
Total (1 items)							\$400

Portables

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3465220	Harvest Park Middle School / Portables	Conference Portable	B2010	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	\$4,200
Total (1 items)							\$4,200

Key Findings



Exterior Walls in Poor condition.

any painted surface
Portables Harvest Park Middle School
Conference Portable

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2022**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,200

\$\$\$\$

The paint on the exterior of the building is coming off and it is recommended to repaint. - AssetCALC ID: 3465220

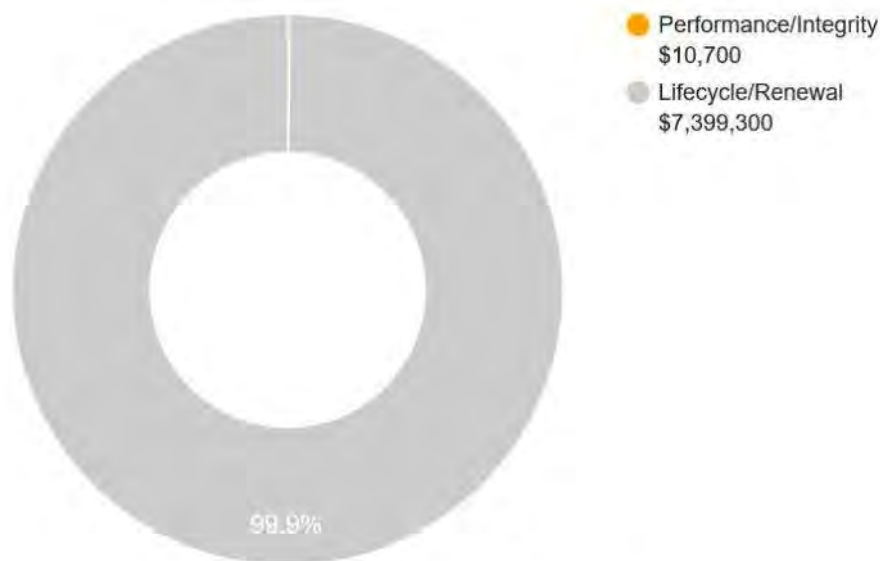
Plan Types

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: \$7,410,000