



SITE FUNCTIONALITY ASSESSMENT

BISHOP ELEMENTARY SCHOOL

SUNNYVALE SCHOOL DISTRICT | FACILITIES MASTER PLAN **2022**



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SITE DATA



Bishop Elementary School
450 N Sunnyvale Ave.

Current Enrollment (2020/21): 458 students

Grades Served: TK-5

Original Construction Date: 1948

Number of Portable Classrooms: 0

Recent Improvements:

- 2019/2020: Site-wide rebuilt/renovation including hardcourts, playgrounds, sitework and landscaping.

PRINCIPAL SURVEY

Top Priorities:

"We have a new campus, so at this time I'm content with our facilities."

SITE USE AND FUNCTIONALITY

General Education Classrooms

principal rating: 5/5 stars

All classrooms used for Kindergarten and Transitional Kindergarten (TK) are right-sized and have attached toileting facilities.

Special Education Classrooms

principal rating: 5/5 stars

This site currently has two SDC programs, both with more significant needs, similar to the TLC program (Therapeutic Learning Center).

One classroom for SDC: Moderate/Severe have toileting facilities nearby but not attached to the classroom itself.

Student Services / Counseling

principal rating: 4/5 stars

Many counseling spaces such as Speech, RSP, TLC and other support providers are housed in traditional classrooms.

Staff and Administrative Spaces

principal rating: 5/5 stars

The Administration building is clearly identified at the front of campus as the main entry.

Kitchen / Cafeteria / Food Service

principal rating: 5/5 stars

Student dining is housed with in the Multi-Use Room and at the Lunch Shelter.

Student Assembly

principal rating: 5/5 stars

Assemblies are held in the Theater.

Library

principal rating: 5/5 stars

The Library has low, mobile book shelves and an assortment of mobile furniture including soft seating.

Physical Education / Athletics Buildings

principal rating: 3/5 stars

The principal gave this area a lower rating since PE-specific structures like a Gymnasium doesn't exist on campus. This is typical for Elementary schools within the district.

However, the Multi-Use Room has basketball hoops and court striping for informal play.

Outdoor Play Equipment / Hardcourts

These areas were included in the recent improvement projects.

Specialized Elective Spaces

The site Program Room (also named the Enrichment Room) has polished concrete flooring with an activity rug. Furniture includes tables and chairs with casters. The tables flip up to store at the wall. This space also has a sink and attached unisex restroom.

The Computer Lab (room A109) is used mainly for parent education classes in the evenings.

Restrooms

Restrooms site-wide were included in the recent improvement projects, however the principal reports sewage odor in the hallway staff restroom and periodic leaks of the toilets.



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SITE USE AND FUNCTIONALITY, continued

Site

Outdoor spaces have been improved to include seatwalls and gardens. The site has an area for full-class lectures outdoors, however teachers tend to remain within their classrooms.

Parking and drop-off projects were included in the recent improvements, including EV charging stations.

The site has an electronic marquee at the frontage. Exterior site lighting is adequate.

Technology

The Library has a wall-mount, short-throw projector.

The Theater has a wall-mount, long-throw projector.

The principal's office and conference room have wall-mount LCD screens.

Classrooms have mobile LCD screens and wall-mount, short-throw projectors.



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Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Faculty Work Room



School Assembly



Health Office



Administration Office



School Garden



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Typical Classroom



Computer Lab



Kindergarten Classroom



Student Services / Counseling (TLC)



Multi-Purpose Room



Program Room



Library



Food Service: Kitchen



Outdoor Classroom



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existing site plan | BISHOP ELEMENTARY SCHOOL



Classrooms

#	Indicates Grade Level
PS	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe

Electives / Labs

CL	Computer Lab
PR	Program Room

Student Services

APE	Assistive PE
CHAC	Counseling & Mental Health Services
CO	Counselor
INT	Intervention
IS	Independent Study
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
RP	Reading Partners
SP	Speech
TLC	Therapeutic Learning Center

Shared Spaces

MULTI	Multi-Purpose Room
LIB	Library
ST	Stage

Admin / Faculty

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
H	Health Room
KIT	Kitchen
M	Main Office / Front Desk
O	Office
PD	Professional Development
WR	Satellite Faculty Workroom

Leased Spaces / Other

AS	After School Care
DC	Day Care

Support Spaces

E	Elevator
K	Klin
S	Storage
R	Restroom
U	Utility
C	Custodian



Main Entry



LS - Lunch Shelter



Drop-Off



Portable Classrooms

Teaching Stations:

PS (Preschool)	0
TK (Transitional Kinder)	1
Kindergarten	3
Grades 1-3	10
Grades 4-5	4
SDC mild/mod	0
SDC mod/sev	2
Sub-Total:	20

Additional Spaces:

Enrichment Space (PR, CL)	1
Leased Child Care	6
Total:	27



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FACILITIES MASTER PLAN



proposed master plan diagram | BISHOP ELEMENTARY SCHOOL



Classrooms

#	Indicates Grade Level
PS	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC	Special Education
M/S	Moderate/Severe
CR	Classroom
ECD	Potential Early Childhood Development

Electives / Labs

ART	Art Room
CL	Computer Lab
FLEX	Flex Lab
MU	Music

Student Services

CO	Counselor
IS	Independent Study
LRC	Learning Resource Center
RSP	Resource Specialist

Shared Spaces

LMC	Library Media Center
MULTI	Multi-Purpose Room
ST	Stage

Admin / Faculty

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
H	Health Room
KIT	Kitchen
M	Main Office / Front Desk
O	Office
PD	Professional Development
WR	Satellite Faculty Workroom

Leased Spaces

AS	After School Care
----	-------------------

Support Spaces

K	Kiln
X	Storage
T	Toilets
U	Utility
J	Janitor

- Drop-Off
- Lunch Shelter
- ★ Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Gardens
- New Fencing with Gates

Teaching Stations:

PS (Preschool)	0
TK (Transitional Kinder)	1
Kindergarten	3
Grades 1-3	9
Grades 4-5	5
SDC mod/sev	2
Sub-Total:	20

Additional Spaces:

Electives (ART/MU, FLEX)	3
Learning Center (3 cr. eq.)	1
Leased Child Care	6
Total:	30



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School Site Cost Summary

TOTAL PROJECT COST (2022\$)

01. Site-Wide: Modernize & Deferred Maintenance	1,126,000
02. Classrooms: Reconfigure	-
03. Classrooms: New Construction	-
04. Science, Arts & Electives Spaces	610,000
05. Multi-Purpose Room and Food Service	-
06. Library	-
07. Student Supports & Counseling Services	1,341,000
08. Administration & Staff Support	-
09. Physical Education Facilities	-
10. Building Systems: Restrooms & Power Access	-
11. Site Utilities	-
12. Safety & Security	-
13. Parking, Drop-off & Entry Plaza	-
14. Outdoor Learning Environments & Quads	139,000
15. Exterior Play Spaces & Hardcourts	14,000
16. Flexible Furniture	1,160,000
17. Technology Infrastructure & Equipment	557,000
TOTAL FMP PROJECT COST (2022\$)	4,947,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Temporary classrooms
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)

Costs reflected herein include a combination of repair needs and long-term visioning:

- Repair and replacement costs identified in the Facility Needs Assessments
- Campus improvements to align with the district's vision as developed through extensive stakeholder engagement and the Learning Space Design Standards (long-term visioning)



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School Site Educational Partner Priorities

Documented during the information-gathering phase at the initial Principal interviews and site visits.

The priorities have been translated into scope-of-work categories.

- priority alignment to scope
- 2 occurs when 2 priorities align to the same scope
- indicates greatest overlap in priority

	Principals	Teachers & Staff	Students	Parents & Community	School Site Committee	FMP Committee
1. Site-Wide: Modernize & Deferred Maintenance		●				
2. Classrooms: Reconfigure						
3. Classrooms: New Construction						
4. Science, Arts, & Electives			●	●		
5. Multi-Purpose Room & Food Service						
6. Library						
7. Student Support & Counseling						●
8. Administration & Staff Support						
9. Physical Education Facilities						
10. Building Systems: Restrooms & Power Access			●	●		
11. Site Utilities						
12. Safety & Security		●				
13. Campus Arrival: Parking, Drop-Off & Entry Plaza						
14. Outdoor Learning Environments & Quads					●	●
15. Exterior Play Spaces & Hardcourts			●	●		
16. Flexible Furniture		●				
17. Technology Infrastructure & Equipment						

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Sunnyvale School District
819 West Iowa Avenue
Sunnyvale California 94086



Bishop Elementary School
450 North Sunnyvale Avenue
Sunnyvale, California 94085

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BV PROJECT #:

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DATE OF REPORT:

May 6, 2021

ON SITE DATE:

August 13, 2020

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Seven
Main Address	450 North Sunnyvale Avenue, Sunnyvale, California 94085
Site Developed	1948 Renovated 2020
Current Occupants	Bishop Elementary School
Date(s) of Visit	August 13, 2020
Management Point of Contact	LPA, Andrea Pippin, Design Coordinator I 408.780.7214 apippin@lpadesignstudios.com Sunnyvale School District, Rob Smiley, Chief Operations Officer 408.522.8225 Rob.Smiley@sesd.org
On-site Point of Contact (POC)	Brandt Burns
Assessment and Report Prepared By	Bhaskar Ale and Elton Colbert
Reviewed By	Matt Anderson Program Manager Matt.Anderson@bvna.com 800.733.0660 x7613
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Bishop Elementary school was built in 1948 and recently started renovation from 2019 until 2020. Building C was the most recent building to be renovated. Building H is leased.

Architectural

All the newly renovated buildings have concrete tilt up walls with wood framed roof. The roof finishes consist of built up membrane, TPO/PVC and metal. There were no issues observed.

Windows throughout the site are double-paned and aluminum framed.

The majority of interior floor finish consist of carpet, vinyl tile and terrazzo. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by a mixture of packaged units, interior wall-mounted heat pumps, and multizone split systems. Additional heating and cooling are provided by ductless split systems.

All the MEPF equipment on site is a year old or less and was observed to be adequately maintained with no reported issues.

All of the filters in the furnaces and the RTU's are new MERV 13's or MERV 15's. These conditions improve the indoor air quality, performance, and lifespan of the equipment. The campus's HVAC controls are managed by a building automated system (BAS).

Domestic hot water is supplied by a high-efficiency gas water heater, electric water heater, and instant-hots.

No complaints have been received regarding the plumbing system.

Only the Cafeteria is sprinkler-ed. All of the buildings contain fire extinguishers. The building's fire alarm system consists of pull-stations, smoke detectors, and horn alarms. Most exits are marked either by a lighted exit sign or a combination exit sign with two-head emergency lighting. Additional emergency lighting is provided by emergency lighting inverters in the Auditorium and the Cafeteria. The fire alarm control panel is located in the Administration Building.

Each building is equipped with an intrusion detection system connected to the campus's primary alarm system.

Interior lighting is made up of LED light fixtures, the exterior lighting is building mounted LEDs. The electrical service consists primary switchgear that feeds switchboards, and distribution/circuit breaker panels. The electrical equipment is reportedly adequate to serve each building and the entire site.

Site

The site includes asphalt parking lots and playgrounds. The site also includes play areas with play structures. Site lighting consists of building mounted fixtures, bollard lighting, and pole lights in the parking lots and throughout the site. All are LED fixtures.

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

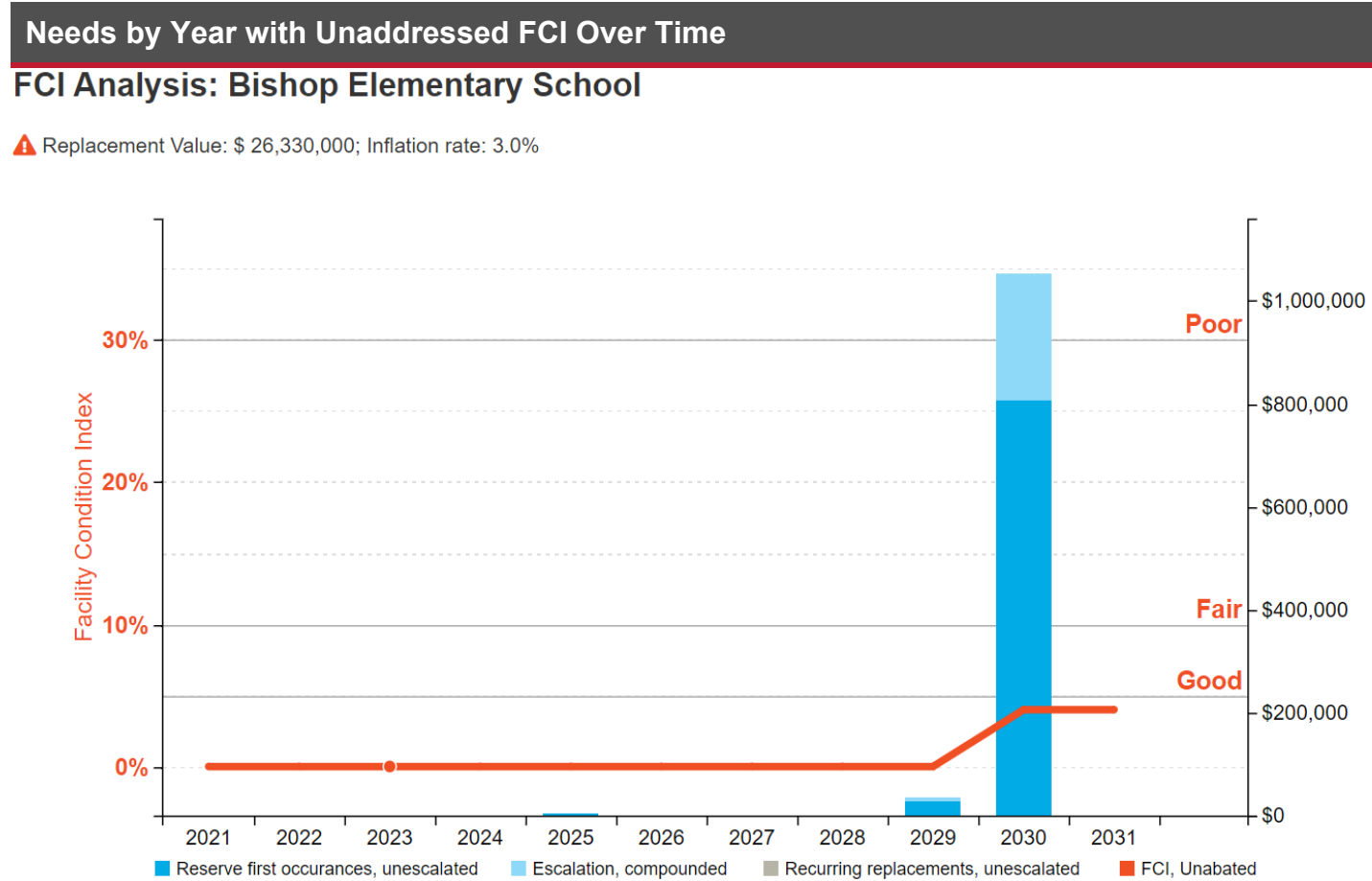
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has 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	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Bishop Elementary School / Administration/Classrooms A107-A109	\$740	13,200	\$9,768,000	0.0%	0.0%	0.0%	1.6%
Bishop Elementary School / Auditorium B	\$740	6,900	\$5,106,000	0.0%	0.0%	0.0%	1.2%
Bishop Elementary School / Building H - Exterior only	\$740	7,570	\$5,601,800	0.0%	0.0%	0.0%	0.4%
Bishop Elementary School / Cafeteria C	\$740	8,600	\$6,364,000	0.0%	0.0%	0.0%	2.0%
Bishop Elementary School / Classrooms D101-D106	\$740	9,570	\$7,081,800	0.0%	0.0%	0.0%	1.6%
Bishop Elementary School / Classrooms E110-E219	\$740	29,200	\$21,608,000	0.0%	0.0%	0.0%	1.6%
Bishop Elementary School / Classrooms F120-F127	\$740	8,300	\$6,142,000	0.0%	0.0%	0.0%	1.7%

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 for each year (blue bars) are associated with the values along the right Y axis.



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.

Immediate Needs

No Immediate needs were observed at this time.

Key Findings

No Key Findings were observed at this time.