

**PLEASANTON**  
UNIFIED SCHOOL DISTRICT

**FACILITIES MASTER PLAN 2022**  
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT

# AMADOR VALLEY HIGH SCHOOL





## Site Functionality Assessment

## AMADOR VALLEY HIGH SCHOOL

### SITE DATA



#### Amador Valley High School

1155 Santa Rita Rd.  
Pleasanton, Ca 94566

Current Enrollment (2021/22): 2,780  
Grades Served: 9-12

Original Construction Date: 1923  
Buildings H and M: 1950's/1960's  
Buildings B, C, and D: 1970's/1980's  
Building J and 2-story Classrooms: 2001  
Modernization: 1994-1996  
Number of Portable Classrooms: 10

#### 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
- Classroom new construction

### PRINCIPAL SURVEY

Top Priorities:

1. New gymnasiums
2. Classroom updates
3. Update and modernize large student spaces (MPR, stadium, etc)

### SITE USE AND FUNCTIONALITY

#### General Education Classrooms

Classrooms vary in terms of organization and characteristics. Teaching walls are common and classrooms have varying amounts of perimeter casework. Furniture is traditional and also varies from room to room. Technology also varies; not all rooms have an LCD monitor.

The principal expresses a desire to modernize the furniture, finishes, and casework. The principal also expresses a desire to add capacity in order to reduce the sharing of classrooms.

#### Special Education Classrooms

SDC classes occupy classrooms throughout campus. One (1) SDC class is within a portable; this will be relocated to the new building currently under construction.

The principal expresses a desire to modernize all SDC classrooms, including furniture, finishes, casework, and private offices for service providers.

#### Student Services / Counseling

There is a counselor suite to the rear of the Administration building, occupying offices for academic counselors and lobby/lounge space.



## Site Functionality Assessment

## AMADOR VALLEY HIGH SCHOOL

### SITE USE AND FUNCTIONALITY, continued

There is a Wellness Center in the Library building. This space has open shelving at the perimeter, and varied seating types including a large group table with chairs and a cluster of soft seating.

The principal would like to increase access points to these services, standardize the furniture, and unify the counseling and wellness spaces in an updated setting.

#### Staff and Administrative Spaces

The Administration front office a clear point of entry for visitor check-in.

Due to the current sharing of classrooms, expansion of offices and conference space is desired. There is also a need for professional development space that can accommodate all staff.

#### Kitchen / Cafeteria / Food Service

The kitchen and primary student serving area connect to the MPR. There is a second student serving area (the cafe) located to the back of the Girls Locker Room.

The kitchen produces lunches for some elementary schools within the district. There are stand-alone freezer units located outside of the kitchen to augment storage capacity. The kitchen includes a small lounge/break area with lockers and a restroom for kitchen staff.

The main serving line at the MPR has two (2) rows of food carts. There is also a four (4) window snack bar at this location.

The secondary serving area has one (1) row of food carts and additional cold and dry storage along one wall.

Students dine throughout the Quad space. There are shade structures that cover a limited number of tables. Additional shade throughout the quad is desired.

#### Student Assembly

The site utilizes the stadium for school-wide assemblies. Additional seating is brought in to accommodate the whole student body.

The school also utilizes the Gym for indoor assemblies. Capacity is also a challenge for this space.

#### Library

The Library is a spacious, high-volume space with tall, perimeter book stacks and freestanding, immobile, low book stacks within the space. Furniture is comprised of traditional, round tables and chairs with some soft seating. There is also an area where students can access computer stations or plug in their own devices. Technology includes a long-throw, wall-mount projector and drop-down screen.

There is a large work room with ample casework and flat work surfaces. This area also includes a lounge, staff restroom, and high-density textbook storage.

Three (3) conference rooms are also within the Library. Two (2) of the rooms can be joined together by the operable wall. One of these conference rooms has a green wall and lighting for video production.

#### Physical Education / Athletics Buildings

Small Gym: Located behind the Theater, this is a practice gym with one full-size basketball court and two cross courts. There are no bleachers within this space.

Main Gym: Located behind the Pool and Boys Locker Room, this is a competition gym with retractable, wooden bleacher seating on the long edges.

Locker Rooms: The Girls Locker Room is located between the Small Gym and the North Cafe serving area. The Boys Locker Room is located between the Pool and the Main Gym. Both Locker facilities have showers and coach offices and changing areas.

Weight and Wrestling Rooms: The Wrestling Room is attached to the Small Gym and the Weight Room is adjacent to the Pool. The principal would like all athletics spaces, including these, to be considered for future improvements.

Swimming Pool: The principal reported ideas to expand the spectator seating at the pool. Electrical capacity needs to be upgraded so that issues with pumps and other equipment can be addressed.

#### Outdoor Athletics / Playfields / Hardcourts

Tennis courts have recently been resurfaced. Artificial turf at the stadium was installed approximately six (6) years ago. The principal reports that the track needs improvements along with a renovation of the concessions and restroom building, press box, and bleacher capacity. Baseball/softball field orientation should also be studied for the possibility of gaining efficiencies in land use.

#### Specialized Elective Spaces

Band and Choir are located to the rear of campus, near the Main Gym. The walls have acoustic panels and areas of open cubbies for instrument storage as well as a teaching wall. Chairs and music stands are stacked and stored along



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## Site Functionality Assessment

## AMADOR VALLEY HIGH SCHOOL

### SITE USE AND FUNCTIONALITY, continued

the perimeter of the room. Practice rooms, instrument storage, and a lobby sit between the two music rooms. The music program is very popular at this campus, with these facilities housing three (3) orchestras with upwards of 80 students. Additional space for Music should be explored.

The Drama room is located behind the stage at the MPR. There is a roll-up door to the back of the building and a small stage within the classroom. The stage is a low platform with curtains and rigged lighting. Behind the stage are dressing rooms, perimeter casework with two (2) sinks, and a sewing station.

The Culinary Arts / Home Economics classrooms are within Building C. They have high and low casework and counter space with cooking stations at the perimeter. Technology includes a ceiling-mount projector and drop-down screen. The space is also equipped with shared laundry facilities and a pantry/storage room. Furniture includes large student tables and chairs in the lecture area.

The principal would like the Culinary equipment upgraded to the industry standard.

Building G holds the Engineering programs. These spaces have recently been upgraded and should be maintained. Classrooms vary in furniture and layout, meeting the needs of each individual program space. They are organized around a central, shared storage room.

A new building is currently being constructed and will contain the Computer Science classes.

The Art classroom observed was the Ceramics room in Building M. This room has ample casework, multiple sinks and access to a storage closet and kiln room. Half of the room is organized with pottery wheels, the other half as presentation space with two large, wooden tables and stools and a wall-mount LCD monitor.

Science Labs are within Building B. The Chemistry room observed has separate lab and lecture areas. The lecture area is comprised of individual student desks with attached chairs. The lab area has U-shaped stations with sinks and gas. Technology includes a wall-mount projector and drop-down screen at the teaching wall.

A deep renovation is desired at the Science labs to update finishes and address water supply and drainage issues.

In terms of CTE programs, Biomedical and Culinary are 'next in line' to have their needs met once the new CTE building is complete, according to the principal. Biomedical science is taught in traditional science classrooms; there is a desire to incorporate full class video conferencing capabilities into their space.

### Restrooms

The principal would like student and staff restroom improvements and/or expansion to occur site-wide.

### Site / Parking / Drop-Off

There are three (3) drop-off zones: one at the student parking lot, a short lane in front of Administration, and one at the rear of campus, at the parking structure.

Student drop-off at the student parking lot leads to student pedestrians crossing the drop-off lane, which is not desired.

The rear parking area is shared with the adjacent church. Drop-off occurs in this area, then cars circulate through the parking structure to exit. Surface parking for the school is currently being reconstructed as part of the new CTE building project.

### Technology

Classroom technology has been partially upgraded with wall-mount or mobile LCD monitors.



**Site Functionality Assessment**

**AMADOR VALLEY HIGH SCHOOL**



Shade Structure



Drop-Off Lane



Site Identification and Announcements



Counseling Office



Hardcourts



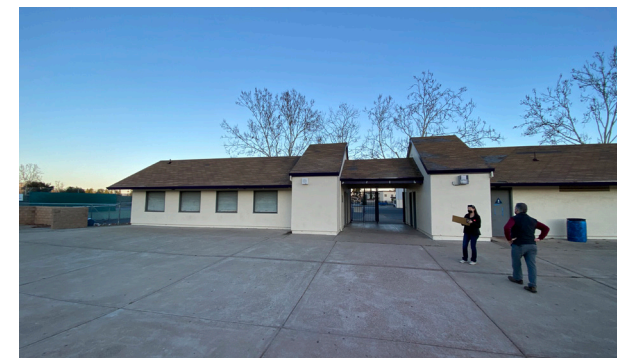
Administration Office



Playfields / Athletics



Quad



Concessions Building



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Site Functionality Assessment

AMADOR VALLEY HIGH SCHOOL



Typical Classroom



Innovation Lab



Art Classroom



Science: Lecture



Science: Lab



Music Room



Engineering



Drama Room



Culinary Arts



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**Site Functionality Assessment**

**AMADOR VALLEY HIGH SCHOOL**



Weight Room



Multi-Purpose Room



Library



Wellness Center



Gymnasium (main)



Gymnasium (small)



Food Service: Serving Area



Food Service: Kitchen



Locker/Changing Rooms

## Existing Site Plan | AMADOR VALLEY HIGH 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

- PE Physical Education
- 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

### Admin / Faculty

- CO Conference
- 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



LS - Lunch Shelter



Drop-Off



Portable Classrooms

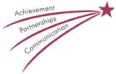
### Teaching Stations:

Core Required Courses	81
Science Labs	14
Electives	11
SDC mild/mod	9
SDC mod/sev	0
SDC adaptive daily living	0
<b>Sub-Total:</b>	<b>115</b>

### Additional Spaces:

Computer Lab	3
<b>Total:</b>	<b>118</b>





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# Proposed Master Plan Diagram | AMADOR VALLEY HIGH SCHOOL



### Classrooms

- CR Classroom
- SS Social Studies
- LA Language Arts
- WL World Language
- MA Math
- H Health
- SDC: Special Education:
- M/M Mild/Moderate
- M/S Moderate/Severe

### Electives / Labs

- ELECT Elective
- FIT Fitness Room
- CL Computer Lab
- CUL Culinary Arts
- MU Music Room
- SCI Science Lab
- TECH Technology
- WT Weight Room
- WR Wrestling Room

### Shared Spaces

- BB Black Box / Drama Room
- FLEX Flexible CR/Conference
- MPR Multi-Purpose Room
- LIB Library
- LR Locker Room
- SERV Serving Area (Food Service)
- TH Theater

### Student Services

- ASB Associated Student Body
- ADL Adaptive Daily Living
- LC Learning Center
- WC Wellness Center

### Admin / Faculty

- KIT Kitchen (Food Service)
- FL Faculty Lounge
- O Office
- PREP Preparation Room
- WR Faculty Workroom

### Support Spaces

- AQ Aquatics Support
- CO Costumes
- CT Control Room
- DR Dressing Room
- E Elevator
- PR Prop Storage
- REC'G Receiving
- ST Storage
- T Toilet/Restroom
- U Utility



Main Entry



Drop-Off

### Teaching Stations:

Core Required Courses	62
Science Labs	18
Electives	16
SDC: M/M	7
SDC: M/S	2
SDC: ADL	1
<b>Sub-Total:</b>	<b>105</b>

### Additional Spaces:

Learning Center (2 CR eq.)	1
Wellness Center (0.5 CR eq.)	1
ASB	1
<b>Total:</b>	<b>108</b>



Master Plan Cost Estimate

AMADOR VALLEY HIGH SCHOOL

TOTAL PROGRAM COST  
(2022\$)

1. Site-Wide: Deferred Maintenance	\$	21,033,000
2. Modernize & Reconfigure Classrooms	\$	13,406,000
3. Classrooms: New Construction	\$	20,174,000
4. Transitional Kindergarten	\$	-
5. Science & Electives Spaces	\$	11,877,000
6. Visual & Performing Arts	\$	34,825,000
7. Multi-Purpose Room & Food Service	\$	16,743,000
8. Library	\$	2,621,000
9. Student Support & Counseling Services	\$	5,912,000
10. Administration & Staff Support	\$	4,307,000
11. Physical Education Facilities	\$	42,647,000
12. Building Systems: Restrooms & HVAC	\$	8,212,000
13. Site Utilities	\$	1,700,000
14. Safety & Security	\$	215,000
15. Campus Arrival	\$	3,436,000
16. Outdoor Learning	\$	5,859,000
17. Exterior Play Spaces	\$	6,915,000
18. Flexible Furniture	\$	3,850,000

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**\$ 203,732,000**

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



Amador Valley High School  
1155 Santa Rita Road  
Pleasanton, California 94566

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**BV PROJECT #:**

*151464.21R000-013.017*

**DATE OF REPORT:**

*December 30, 2021*

**ON SITE DATE:**

*December 8-9, 2021*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	High School
<b>Number of Buildings</b>	19
<b>Main Address</b>	Amador Valley High School, 1155 Santa Rita Road, Pleasanton, California 94566
<b>Site Developed</b>	1993,1995 Modulars 2008,2007,2006,2005 Pool 2005 Solar 2020
<b>Site Area</b>	40 acres (estimated)
<b>Parking Spaces</b>	750 total; 230 spaces in open lots; 320 spaces in carports; 200 spaces in a subterranean garage / parking structure(s) Eight accessible (included in total above)
<b>Leased Spaces</b>	None
<b>Date(s) of Visit</b>	December 8-9, 2021
<b>On-site Point of Contact (POC)</b>	Be Kerr 707.365.0137
<b>Assessment and Report Prepared By</b>	Sarmed Ibrahim and Elton Colbert
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

Amador Valley High School established in 1922, present facility constructed in 1993-1995 with a capacity of 2734 students serving Pleasanton city and went through couple adding and renovation phases, The facility contains Gym., Swimming Pool and sport fields. Solar was added in 2020 and new science building is under construction. New science building under construction in campus.

### Architectural

Most of buildings are constructed with wood structure over concrete slab in addition to steel roof structure for the gym. Building roofs vary from modified bituminous, build up PVC single play and metal roofs, roofs in general are old. Exterior walls are stucco with steal and aluminum windows, interior ceilings are varied from ACT to gypsum board with other exposed ceilings with interior wood doors and steal and aluminum glazed and solid doors.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by packaged rooftop units (RTU's). Supplemental components include a condensing unit/heat pump systems, ductless split systems, and make-up air units (MAU's). Domestic hot water is provided by electric, gas, and instant-hot water heaters.

New RTU's were installed on the Administration Building in 2012, on Building I in 2018, and on Building's B and L in 2021. The rest of the RTU's remain original to construction. All the RTU's, split system components, and MAU's were observed to be adequately maintained with no observed or reported issues. All the water heaters were also observed to be adequately maintained with no observed or reported issues.

Only three of the buildings are sprinklered, but all contain fire extinguishers throughout. All the building's fire alarm systems consist of a fire alarm panel, smoke detectors, horn/strobe alarms, pull stations, and emergency lighting. Exits are marked by lighted exit signs.

All the buildings are equipped with intrusion detection systems. An indoor-outdoor security-surveillance system is located throughout the campus.

Interior lighting is made up of LED and CFL light fixtures, most of the exterior lighting is building mounted LED. The electrical service consists of switchgear that feeds switchboards, distribution, and circuit breaker panels throughout. The electrical equipment is reportedly adequate to serve all buildings and the entire site.

### Portable Classrooms

Heating and cooling for all the portables is provided by wall mounted packaged heat-pumps, they are all original to the portable's installation. All units were observed appear to be adequately maintained with no observable or reported issues. There is no plumbing in the portables.

Each classroom contains a fire extinguisher, and the fire alarm systems consist of smoke detectors and horn/strobe alarms. Each room contains an intrusion detection device. Interior lighting is fluorescent, and the exterior light fixtures are wall mounted above each door. Electrical service is provided by the site's switchgear/switchboards.

### Site

Site contain sport fields, Swimming Pool, 2 story concrete structure garage, solar carport parking lots and asphalt parking lots with adjacent curb and concrete sidewalks.: The site have irrigation system ancillary buildings and dumpster enclosures and metal fences.

### 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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
Amador Valley High School / Administration (1993)	\$780	10,700	\$8,346,000	0.0%	0.4%	0.8%	6.0%
Amador Valley High School / Classrooms	\$780	162,100	\$126,438,000	0.1%	0.9%	2.1%	6.7%
Amador Valley High School / Library	\$780	30,900	\$24,102,000	0.0%	1.5%	3.1%	5.3%
Amador Valley High School / Main Gym/Pool	\$780	23,900	\$18,642,000	0.0%	1.0%	3.0%	10.1%
Amador Valley High School / Modulars	\$380	13,000	\$4,940,000	0.0%	0.0%	2.8%	9.3%
Amador Valley High School / Multipurpose	\$780	17,000	\$13,260,000	0.2%	2.5%	4.2%	12.9%

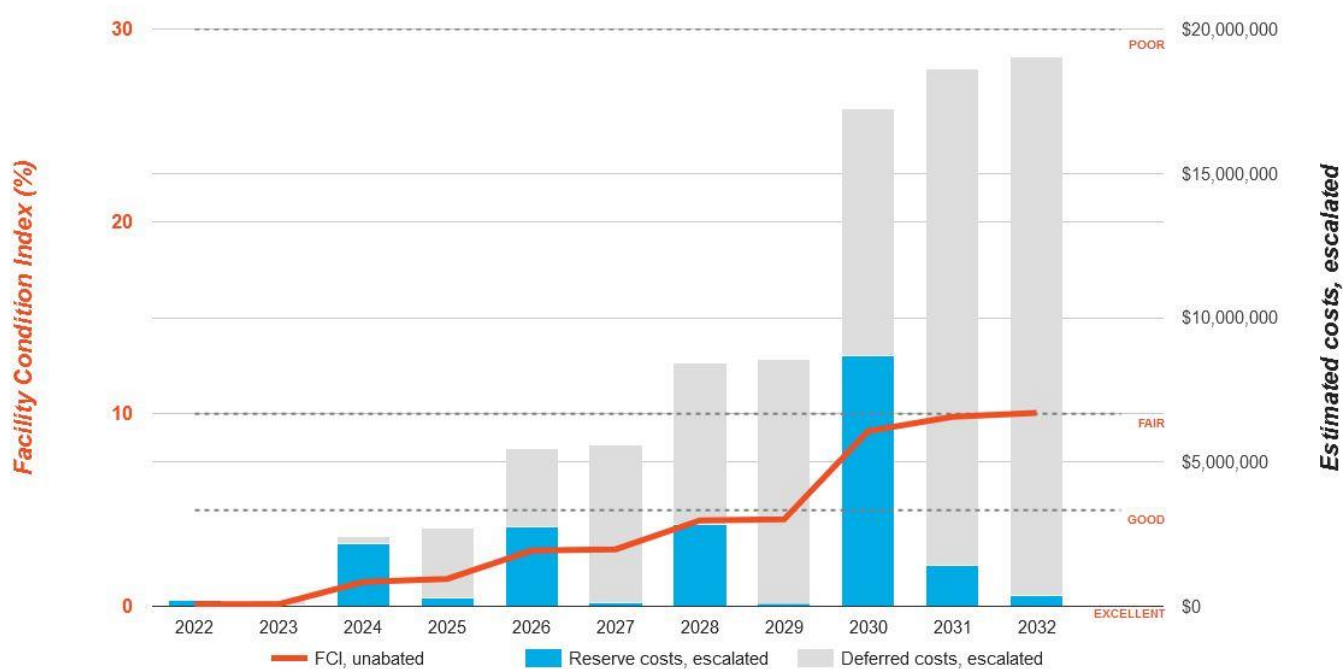
### Campus Level FCI:

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: Amador Valley High School

Replacement Value: \$189,264,000      Inflation Rate: 3.0%      Average Needs per Year: \$1,730,000





The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Systems Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	\$1,391	\$157,347	\$158,738
Facade	-	-	\$7,478	\$631,770	\$288,775	\$928,023
Roofing	-	-	\$2,007,500	\$1,660,512	\$427,356	\$4,095,368
Interiors	\$87,750	\$43,790	\$1,008,039	\$3,618,687	\$3,325,914	\$8,084,180
Conveying	\$70,200	-	-	\$25,196	\$10,565	\$105,961
Plumbing	-	\$133,124	\$28,261	\$502,750	\$211,515	\$875,650
HVAC	-	\$1,976,306	-	\$744,523	\$935,660	\$3,656,489
Fire Protection	-	-	-	\$37,794	\$123,986	\$161,780
Electrical	-	\$8,068	\$159,806	\$2,155,585	\$3,935,240	\$6,258,699
Fire Alarm & Electronic Systems	-	-	-	\$1,358,224	-	\$1,358,224
Equipment & Furnishings	\$38,142	\$23,459	-	\$605,027	\$143,636	\$810,264
Special Construction & Demo	-	-	-	\$105,438	\$338,753	\$444,191
Site Development	-	\$23,157	-	\$1,162,086	\$3,482,066	\$4,667,309
Site Pavement	-	-	-	\$448,711	-	\$448,711
Site Utilities	-	-	-	\$356,217	\$1,974,559	\$2,330,776
<b>TOTALS</b>	<b>\$196,100</b>	<b>\$2,208,000</b>	<b>\$3,211,100</b>	<b>\$13,414,000</b>	<b>\$15,355,400</b>	<b>\$34,384,600</b>

## Immediate Needs

Facility/Building	Total Items	Total Cost
Classrooms	3	\$79,200
Multipurpose	1	\$29,300
Site	1	\$87,800
<b>Total</b>	<b>5</b>	<b>\$196,300</b>

### Classrooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3492699	Amador Valley High School / Classrooms		E1030	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	Poor	Performance/Integrity	\$8,900
3491484	Amador Valley High School / Classrooms		D1010	Elevator Controls, Automatic, 1 Car, Replace	Poor	Performance/Integrity	\$5,900
3491554	Amador Valley High School / Classrooms		D1010	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	Poor	Performance/Integrity	\$64,400
<b>Total (3 items)</b>							<b>\$79,200</b>

### Multipurpose

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3492678	Amador Valley High School / Multipurpose		E1030	Foodservice Equipment, Walk-In, Freezer, Replace	Poor	Performance/Integrity	\$29,300
<b>Total (1 items)</b>							<b>\$29,300</b>

### Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3491215	Amador Valley High School / Site	Site	C1010	Interior Remodel, Moderate Repairs & Finish Replacements, Replace	Poor	Performance/Integrity	\$87,800
<b>Total (1 items)</b>							<b>\$87,800</b>

## Key Findings



### Passenger Elevator in Poor condition.

Hydraulic, 2 Floors, 2500 LB  
Classrooms Amador Valley High School

Uniformat Code: D1010  
Recommendation: **Renovate in 2022**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$64,400

\$\$\$\$

Out of order - AssetCALC ID: 3491554



### Elevator Controls in Poor condition.

Automatic, 1 Car  
Classrooms Amador Valley High School

Uniformat Code: D1010  
Recommendation: **Replace in 2022**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,900

\$\$\$\$

Out of service - AssetCALC ID: 3491484



### Sink/Lavatory in Poor condition.

Service Sink, Floor  
Multipurpose Amador Valley High School

Uniformat Code: D2010  
Recommendation: **Replace in 2023**

Priority Score: **83.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$900

\$\$\$\$

Cement and other material poured into the sink - AssetCALC ID: 3492691



### Sink/Lavatory in Poor condition.

Service Sink, Laundry  
Multipurpose Amador Valley High School

Uniformat Code: D2010  
Recommendation: **Replace in 2023**

Priority Score: **83.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Paint and other material poured into the sink - AssetCALC ID: 3492707



**Sports Apparatus in Poor condition.**

Baseball/Football, Protective Netting  
Site Amador Valley High School Site

Uniformat Code: G2050  
Recommendation: **Replace in 2023**

Priority Score: **82.7**  
Plan Type:  
Performance/Integrity  
Cost Estimate: \$1,100

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Torn net - AssetCALC ID: 3491191



**Athletic Surfaces and Courts in Poor condition.**

Tennis/Volleyball, 2-Color Surface  
Site Amador Valley High School Site

Uniformat Code: G2050  
Recommendation: **Seal and Stripe in 2023**

Priority Score: **82.7**  
Plan Type:  
Performance/Integrity  
Cost Estimate: \$21,400

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The surface is damaged and cracked in various locations. - AssetCALC ID: 3480734



**Foodservice Equipment in Poor condition.**

Walk-In, Freezer  
Multipurpose Amador Valley High School

Uniformat Code: E1030  
Recommendation: **Replace in 2022**

Priority Score: **81.8**  
Plan Type:  
Performance/Integrity  
Cost Estimate: \$29,300

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Out of order - AssetCALC ID: 3492678



**Foodservice Equipment in Poor condition.**

Garbage Disposal, 1 to 3 HP  
Classrooms Amador Valley High School

Uniformat Code: E1030  
Recommendation: **Replace in 2022**

Priority Score: **81.8**  
Plan Type:  
Performance/Integrity  
Cost Estimate: \$8,900

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Out of order - AssetCALC ID: 3492699

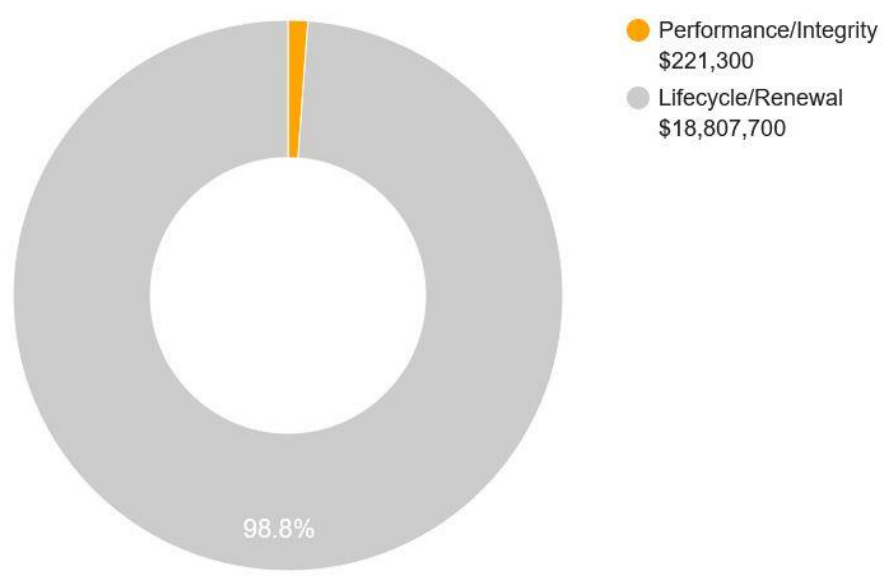
## Plan Types

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

<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■ 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: \$19,029,000

