

5.4 FACILITY CONDITION ASSESSMENT LOS PASEOS ELEMENTARY SCHOOL

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



121 Avenida Grande, San Jose, Ca 95139 | lospaseos.mhusd.org

Year Built: 1974; MPR: ~2007
 Year Modernized: Roof replacement (2014); building #4 was renovated in 2002.
 Student Population (2016 – 2017): 520
 Number of Classrooms: 26
 Number of Portables: 5
 Site Acreage: 7.65 acres
 Building Area: 47,081 square feet

PRINCIPAL'S TOP 3 'WANTS'

1. TK/K restrooms and carpet
2. Front parking lot pick-up and drop-off
3. Field

Desired Program Support Improvements/Additions

- Flexible seating options in all spaces.
- Enhanced integration of technology in MPR for music, performances, and assemblies.
- Administration organization:
 - Community liaison, secretary, and administrative staff should be organized at the front of the Admin building.
 - Views from main Admin desk to outside the front

- office/drop-off lane.
- Counselor offices.
- Conversion of resource/TOSA room into a maker space/lab.
- Special Education:
 - Moderate/severe
 - Therapeutic SDC
 - Emotionally disturbed
 - Blind

Functionality of Space

- The current gate configuration requires students to exit the front gate in order to access the TK restroom and nurse office.
- Center pods:
 - Second pod: Resource room/TOSA (Teacher on Special Assignment)
 - Third pod: ASEP (After School Enrichment Program)
 - Fourth pod: YMCA rents room 22 for before and after school programs. During the day, the space houses counseling, CPS, community solutions and is a pull-out/flex room.

- Counseling:
 - Daily counseling is provided to Therapeutic SDC students daily and use 2 small rooms for individual counseling and student safe space (in a padded room).

ASSESSMENT RATING LEGEND:

- CATEGORY [0] No Work
- CATEGORY [1] Minor Work
- CATEGORY [2] Minor Modernization
- CATEGORY [3] Standard Modernization
- CATEGORY [4] Major Modernization / Reconfiguration
- CATEGORY [5] Complete Replacement

**GENERAL
ADA Compliance**
Category [-]

Parking
Category [-]
• Improvements are desired to the drop-off lane to incorporate a dedicated bus lane.

Concrete Paving
Category [3]
Concrete paving is cracked and in poor condition

AC paving
Category [0]
• Hardcourts were resurfaced in 2015.
• No issues were observed or reported.

Ramps & Stairs
Category [0]
• This condition does not currently exist.



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SITE AMENITIES

Drinking Fountains

Category [5]

- Drinking fountains do not meet current code requirements and are in poor condition.

Shade Shelter

Category [-]

- The shade structure is new but has been vandalized (fabric cut at corner).

Bike Area

Category [0]

- No issues were observed or reported.

Covered Walkways

Category [0]

- This condition does not currently exist.

Play Structures

Category [5]

- Play structures are damaged and need to be repaired/replaced at upper playground.
- Play structure is in good condition at Kinder play yard.

Athletic Fields & Facilities

Category [-]

- The fields are in poor condition due to weeds and gophers.
- A running track is desired.

Landscape

Category [0]

- No issues were observed or reported.

Irrigation

Category [5]

- New controller and water valves are needed.
- New backflow preventer is needed.

Fencing & Gates

Category [4]

- The site experiences trespassers regularly.
- Fencing does not provide secured access to Administration from campus.
- Fencing around Kinder playground does not encompass all Kinder and TK classrooms.

ASSESSMENT OF BUILDINGS

Exterior

Paint

Category [-]

Door / Frames / Locks

Category [-]

Windows

Category [-]

Roof

Category [-]

- Roof leaks at Library.

ADA Compliance

Category [-]

Interior

Overall Rating: Category [-]

- Wall paneling on building interiors are outdated. Some teachers have painted interior walls.

Food Service

Category [4]

- No issues were observed or reported in the food prep area.
- The serving area is undersized.

Restrooms

Category [3]

- Restrooms need to be modernized.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [-]

Fire Protection

Category [-]

Gas

Category [-]



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Sewer

Category [-]

Storm Drain / Drainage

Category [4]

- Storm drain is clogged due to root intrusion, creating flooding at the basketball court near the portables. Pumping is required when area floods.

Mechanical

Overall Rating: Category [-]

- No individual mechanical controls in most classrooms.

Plumbing

Category [4]

- Pipes are damaged due to root intrusion.

Electrical

Power

Category [0]

- No issues were observed or reported.

Fire Alarm

Category [0]

- No issues were observed or reported.

Technology

Category [4]

- Technology is needed in the Library.
- Technology needs to be supplemented in the MPR for enhanced presentation/sound quality with a built-in projector screen.
- WiFi is spotty due to carrier issues.

Intercom / Clock / Bell

Category [-]

- The campus is located in an area of poor reception with the service provider, making the phone and PA system problematic at times.
- PA system is broken at building #3.

Security

Category [5]

- Trespassers frequent the campus; graffiti is evident at portables, MPR roof, and Kinder play yard.
- Security cameras are desired.

Lighting

Category [-]

- No issues were observed or reported at the main buildings. Exterior site lighting is desired at the portables.

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Drop-Off Lane



Parking



Typical Concrete Paving



Outdoor Dining



Security Fencing



Hardcourts



Play Structure



Landscaping

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Windows



Exterior Door Hardware



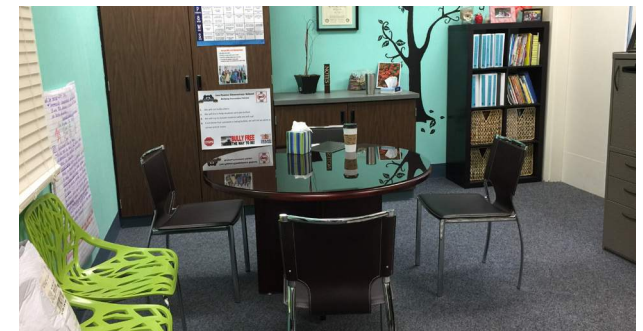
Administration Office



Staff Work Room / Lounge



Counseling Office



Conference Room



Multipurpose Room



Kitchen



Food Serving Area

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Drinking Fountain



Typical Classroom



Interior Hallway



Media Center



Health Office



Restroom



Special Feature: Community Room

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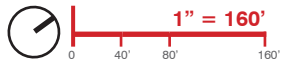
EXISTING CAMPUS PLAN

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COST SUMMARY



- Classrooms (CR)**
 - # Indicates Grade Level
 - PS Preschool
 - TK Transitional Kindergarten
 - K Kindergarten
 - SDC Special Day Class
 - SH Severely Handicapped
- Electives / Labs**
 - B Band
 - CL Computer Lab
 - ENG Engineering
 - HL Health
 - MU Music
 - PI Piano
 - SCI Science
 - VI Violin
- Student Services**
 - CO Counseling
 - ELD English Language Development
 - OT Occupational Therapy
 - RSP Resource Specialist
- Shared Spaces**
 - CC Community Center
 - GYM Gymnasium
 - HSC Home & School Club
 - MC Media Center
 - MPR Multi-Purpose Room
- Administration / Faculty**
 - C Conference Room
 - CN Concessions / Snack Bar
 - FW Faculty Work Room
 - FL Faculty Lounge / Dining
 - KIT Kitchen
 - N Nurse
 - O Office
 - TOSA Teacher on Special Assignment
- Support Spaces**
 - X Storage
 - T Toilets
 - U Utility
 - J Janitor
 - E Elevator
- Not District-Operated**
 - CDC County Day Care
 - YMCA Youth Program
- Operable Partition**
- Portable Classrooms**
- Main Entry**
- Primary Drop-Off**
- Bus Lane**



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| | |
|--|--------------------|
| | 1 No Work |
| | 2 Modernization |
| | 3 Reconfigure |
| | 4 New Construction |

| | |
|-----|---------------------------|
| | Classrooms (CR) |
| # | Indicates Grade Level |
| PS | Preschool |
| TK | Transitional Kindergarten |
| K | Kindergarten |
| PE | Physical Education |
| SDC | Special Day Class |
| SH | Severely Handicapped |

| | |
|-----|--------------------------|
| | Electives / Labs |
| CL | Computer Lab |
| MU | Music |
| SCI | Science |
| SLL | Specialized Learning Lab |

| | |
|-----|--------------------------------------|
| | Student Services |
| ELD | English Language Development |
| LC | Learning Center (Counseling and RSP) |

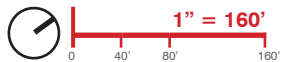
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|-----|----------------------|
| | Shared Spaces |
| GYM | Gymnasium |
| HSC | Home & School Club |
| MC | Media Center |
| MPR | Multi-Purpose Room |

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| | Administration / Faculty |
| C | Conference Room |
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| | Support Spaces |
| X | Storage |
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| | |
|------|------------------------------|
| | Not District-Operated |
| CDC | County Day Care |
| YMCA | Youth Program |

| | | | |
|--|---------------------|--|------------------------------|
| | Portable Classrooms | | Outdoor Learning/ Playfields |
| | Main Entry | | Primary Drop-Off |
| | | | Bus Lane |
| | | | New Fence |



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| SCOPE OF WORK CATEGORIES | MASTER PLAN COST (2017\$) |
|--|------------------------------|
| 1. Modernize / Reconfigure Existing Classrooms | \$ 1,849,000 |
| 2. Existing Building Systems, Toilets & Improved Energy Efficiency | \$ 1,428,000 |
| 3. Site Utilities | \$ 787,000 |
| 4. New Construction (Classrooms) | \$ 14,269,000 |
| 5. Science, Arts, CTE & Electives Programs | \$ 2,172,000 |
| 6. Performing Arts Improvements | \$ 630,000 |
| 7. MPR, Student Union & Food Service Improvements | \$ 2,594,000 |
| 8. Physical Education Improvements | \$ - |
| 9. Staff & Parent Support | \$ 3,912,000 |
| 10. Media Center & Student Support Services | \$ 5,435,000 |
| 11. Safety & Security | \$ 1,239,000 |
| 12. Parking & Drop-Off | \$ 1,029,000 |
| 13. Outdoor Learning Courts, Quads & Landscape | \$ 312,000 |
| 14. Exterior Play Spaces, Playfields & Hardcourts | \$ 1,864,000 |
| 15. Instructional Design Furniture | \$ 900,000 |
| 16. Technology Infrastructure and Equipment | \$ 162,000 |
| Total Construction / Project Cost (2017\$) | \$ 38,582,000 |

- The following items are excluded from this budget:*
- Utility hook-up fees & City connection fees
 - Off-site work and traffic signals
 - Land acquisition costs
 - Hazardous material surveys, abatement and disposal
 - Escalation (costs are in 2017\$)