



Bridges Academy

1702 McLaughlin Avenue, San Jose, CA



Bridges Academy - Master Planning Evaluation

Evaluation Summary

Bridges Academy (formerly Fair Middle School) is located at 1702 McLaughlin Avenue in San Jose and was originally constructed in the late 1960's with the addition of the Gymnasium in 1971. There have been several portable classrooms added to this site at various times through-out the years.

After 2007, approximately \$2.6 million was spent toward major construction projects. In 2010, the large concrete block wall at the rear of the school was removed and fencing and trees were altered to make the campus more secure.

In 2011, many of the portables that were clustered poorly on the site, were removed and

landscaping and pavement were added where the portables were removed. All of the dry rot in the area of the existing locker rooms has been removed and replaced with new finishes and roofing. The existing parking lot was expanded whereas the existing exit was realigned with the existing traffic signal to make exiting easier. The District worked with the City of San Jose on reconfiguring the traffic lighting system.

In 2012 the existing flooring at the Gymnasium Building was replaced with a new low profile hardwood floor with new logos and striping. Scoreboards and bleachers were also replaced.

In 2014 energy conservation, more important than ever, the District worked in conjunction with Chevron toward the installation of a new 305.3 kW system of photovoltaics installed on new covered structures at this site.

In 2014 a Charter School was added to this site which contains mostly portable classrooms. Some of the existing portable classrooms are being used exclusively by the Charter school. Bathrooms were constructed in 2015 so that the Charter School students would no longer have to share bathroom facilities with the main campus. Between 1999 and 2015, \$8,404,148 was spent in construction costs.

In 2016, stucco exterior upgrades was added at

select locations throughout the campus. The campus was then repainted in 2017.

In 2016 and then again in 2017, a few of the classrooms were altered and walls removed between select classrooms to allow for STEM co-teaching and collaborative teaching.

Significant Historical Modernization

Prior to 2007, Bridges Academy has received funding from several sources for construction totaling about \$5.8 million. In 2004, Bridges Academy received a full modernization for approximately \$3.2 million. In 2004 Bridges Academy received a new roof at most of the existing campus buildings, and in 2001, the heating and ventilating system was replaced. Over \$250,000 was allocated from Measure H to Bridges Academy for various upgrades.



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Sugimura Finney Architects, Inc.

1. Parking and Traffic

In the past, the parking lot was expanded with additional parking. The exit to the main parking lot at the front of the school was reconfigured to align with the existing intersection and traffic lights. Currently there are three separate parking lots. The two at the front of the school are used exclusively for Bridges Academy. The third parking area is used for the adjacent Charter School. The existing parking lot pavement is adequate. The existing painted striping is fading. Some of the existing signage is either missing or not appropriate for current needs.

It is recommended that the parking lots get slurry sealed to hide existing striping and then get re-striped. It is recommended that signage be replaced with new signage.

2. Site ADA Compliance

Some flatwork and walkways were upgraded in 2011 and 2012 to eliminate cracks and tripping hazards. The expansion to the existing parking lot replaced many cracks and tripping hazards at the front of the school. There is one remaining drinking fountain that needs to be upgraded.



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A bottle filler station should be installed in the cafeteria to meet ADA compliance.

It is recommended that the DA parking spaces be restriped and signage added.

3. Play Equipment

This campus has older students that do not use play structures normally used by smaller children. There is no need for special play apparatus for this middle school.



4. Paved Play Area

Bridges existing paved play area is in fair condition. There is no need for repair to the black top at this time.

5. Turf Play Area and Synthetic Track

In the summer of 2009, turf areas were re-graded and re-planted with new lawn and irrigation was re-engineered for better coverage. Additional drainage using new storm inlets were added at the play areas and at the front of the school.

The interior small lawns are on domestic water. It is not feasible to add reclaimed water for this small area of landscaping. The existing track is constructed of decomposed granite. For a middle school, it would be desirable to upgrade the standards of the track to a synthetic track.



6. Landscaping and Irrigation

Planting has been upgraded throughout the last few years at the front and interior of the campus. At the rear parking lot, many trees were thinned out to increase the ability for security and ease of maintenance.

It is recommended that drainage be added at the perimeter of the larger lawn areas as this area is typically wet.



7. Fencing and Security

New decorative fencing was added at the perimeter of the entire campus. The large concrete block wall at the rear of the campus was demolished and new chain link fencing was added for improved security. Recommend decorative fencing to be added. New security cameras were added in 2013. Technology for closed circuit security camera systems has drastically improved and has become more affordable to install and operate. There are areas at the existing gymnasium whereas exiting out has been locked from the outside.

It is recommended that because there are still existing exit gates that are locked from the outside which can create an exiting issue, a new



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way of existing out from the Gym needs to be added.

8. Trash Enclosure

The existing trash enclosure is showing wear. The fencing needs to be replaced with new slats.

It is recommended that a new block wall enclosure with a roof and a hose bib be added for the existing garbage enclosure.



9. Site Utilities

Underground utilities supplying gas and water to the site are over 40 years in age. The existing sewer system is composed of an antiquated clay piping system which allows tree roots to grip and break existing underground piping. These underground utilities have surpassed their intended service life. Replacing the underground utilities will drastically reduce the need for ongoing maintenance of these systems.

It is recommended that all existing underground utilities older than 40 years be replaced with new utility systems. Underground water, storm,

sewer, and gas lines should all be replaced entirely at this site.

10. Main Electrical Service



This site has adequate electrical service to this site.

There is no need for additional electrical upgrades to the service.

11. Storm Drainage

Several rain water leaders are not properly specified for vandal resistance and do not have the District Standard clean-outs. Drainage at this site has not been a problem since the front parking lot upgrades.

It is recommended that the existing rain water



leaders be altered at their bases with new District Standard clean-outs.

12. Site Lighting

Exterior lighting was added during the renovation to the main parking lot at the front of the



school. LED lighting was added in 2013. The new exterior LED lighting is adequate at this site.

13. Concrete Walkways

The existing concrete walkway system appears to handle foot traffic well at the site; however, several areas of the existing walkways have cracks and other signs of deterioration. There have been several trenching projects whereas the concrete has a lot of patching.

It is recommended that large cracked areas of the walkways be replaced to the nearest expansion joint. It is also recommended that entire walkways are replaced where patching has occurred in the past.

14. Basketball Backstops/Ball Walls/ Misc. Play Apparatus



The existing basketball backstops, rims and chains are missing or are inadequate. There are currently no ball walls available at this site.

It is recommended that all basketball backstops be replaced with new rims and chains.

15. Quality of Exterior Siding/Material

This campus was constructed using wood siding which is less desirable for this District whereas wood fails more easily compared to painted cement plaster or other comparable products. Some of the wood siding was replaced with Cement Plaster at selected locations in 2016. This school was recently painted in 2018.

It is recommended that all existing wood siding be replaced with cement plaster and repainted.

16. Outdoor Learning

The District has been adding outdoor learning spaces at some of their more recently renovated campuses. The weather in San Jose makes for an ideal outdoor learning environment whereas teaching can be a desirable event should the design allow for a covered shade structure, appropriate furnishings and technology.

Currently there is only one potential location of outdoor learning at this site.

It is recommended that an outdoor leaning space be designed to allow teachers the flexibility of choosing alternative learning based on program needs. It would be desirable to add existing outdoor furnishings.

Modernization

17. Existing Covered Eating Structure

This campus currently has a large covered eating structure adjacent to the Cafeteria area.

There is no need to replace or modernize this existing covered eating area

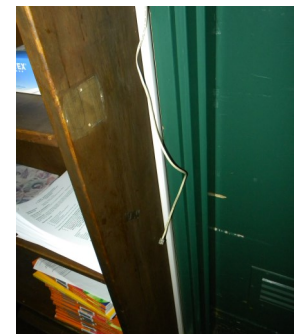
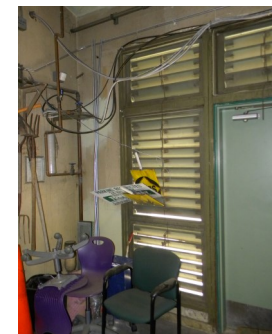
18. Existing Covered Walkways

This campus does not currently have existing covered walkways.

19. Electrical Wiring

There are not currently enough electrical outlets in the classrooms or other student service areas. There are several locations where loose wiring is hanging from the roof and walkways.

It is recommended that some additional electrical outlets be provided at select areas of this campus. All loose wiring should be removed.



20. Asbestos Abatement

Although independent reports provided by the School District indicate that all known and tested exposed asbestos has been removed or encapsulated, there is some remaining encapsulated asbestos at various locations at Bridges School.

It is recommended that any asbestos that becomes exposed in some manner in the future, either by accident or future construction be removed entirely.

21. Seismic Upgrade and Dry rot

A preliminary structural review of this campus was performed to determine if any structural upgrades might be necessary. Preliminary studies indicate that all buildings are seismically sufficient except the Administration Building. It was determined that due to the type of construction used for the Administration Building; certain structural upgrades would be beneficial.

It is recommended that a more detailed structural analysis be performed to determine the extent of voluntary structural upgrades that should be incorporated into the next phase of modernization for the Administration Building.

22. Roofing

Based on the roofing report, it is recommended that this roof needs to be replaced entirely. The metal gymnasium roof was done within the last 5 years but the gravel BUR system and the cap sheet walkways are at the end of their lifecycle.

It is recommended to install a new tapered insulation crickets and a new built up roofing system with gravel surfacing in the next 5 years. Install

a new metal edge coping to comply with ANSI SPRI ES-1 wind uplift as per code. Refer to the attached roofing reports included in this Needs Assessment for reference.

23. Exterior Painting

The existing exterior of this campus was painting in the summer of 2017. There is no need for exterior painting at this site.



24. Building Insulation and Windows

The original campus buildings were constructed in an era when natural resources such as natural gas and electricity were inexpensive. Windows are single glazed throughout and insulation does not currently meet new construction standards. The skylights in the Gymnasium



have exceeded their intended life. The existing thickened lamination system is discolored and decaying. It is recommended that insulation be added to all exterior walls and added to all ceiling cavities. Windows should be replaced with double glazed window systems. It is recommended that the skylight system in the Gymnasium be replaced.

25. Exterior Doors and Hardware

This school does not currently meet the revised Hardware Standards for the District. Several panic devices will need to be upgraded. Most of the door locks will need to be changed.

It is recommended that new hardware replace the old hardware at most panic devices and all existing exterior doors.

26. Restrooms/Partitions/Fixtures

The existing toilet rooms finishes were modernized in 2004.

It is recommended that all toilet partitions be replaced within the next 5 years.

It is recommended that select toilet partitions and mirrors be replaced in the next five years



as they are approaching their useful lifecycle. It is recommended that the floor grout be acid washed or steamed to remove cumulative coatings.

27. Flooring

Most of the flooring is getting older. Floor carpeting can last for about 15 years. All carpeting at this site is approaching its useful lifecycle.



The VCT flooring in the music room is original to the school and should be replaced. The VCT in storage rooms is cracking and should be replaced.

It is recommended that all floor carpeting and associated VCT be replaced in the next three years in all storage rooms and the music room.

28. Tackable Walls

This school does not have tackable walls, but does have vinyl covered walls. Some of the campuses in this District have tackable walls allowing teachers more flexibility in teaching methods.

It is recommended that at least one wall in each classroom be dedicated for a new tackable wall surface.

29. Interior Wall Finishes

Interior wall finishes were upgraded in the 2004 modernization. All walls are covered with vinyl wall covering that is failing and should be replaced.

It is recommended that all new interior wall finishes be updated with new durable material.



30. Ceilings

All suspended ceilings are in need of new ceiling tiles at several locations. There are areas of ceilings where interior modifications or roof leaks have occurred. Hard lid ceilings are discolored from moisture or modest vandalism.

It is recommended that all ceiling tiles be replaced and the grid be painted. It is recommended that all hard lid ceilings be painted.

31. Cabinetry

Although the cabinetry was upgraded in 2004, there are signs of abuse, vandalism and heavy wear and tear at some various locations. Most of the casework has newer tops whereas the base cabinets were left alone during the past renovation. There are no teaching units.

It is recommended that all cabinetry be re-



placed entirely throughout the campus to meet the District standards including teaching walls.

32. Drinking Fountains

Exterior drinking fountains have been upgraded or replaced to meet ADA requirements. There are still some drinking fountains that have not been upgraded and some of the newer style ADA compliant drinking fountains are in need of replacement.

It is recommended that a bottle filler drinking system be installed in the gymnasium and the cafeteria building. It is also recommended that two of the exterior drinking fountains be updated to current ADA requirements.



33. Heating Ventilating and Air Conditioning

The existing HVAC system has been replaced at the entire campus with the assistance of Proposition 39 funding augmented with bond funds.



34. Interior Lighting

The current interior lighting has been replaced at the entire campus with the assistance of Proposition 39 funding augmented with bond funds.

There is no need for changes to the interior lighting system.



35. Electrical Power Distribution

Currently, the existing power distribution is relatively moderate in the classroom locations. Class learning is relying more on technological teaching tools. Most classroom spaces are in need of additional electrical outlets. The transformer to this site has a smaller capacity than needed.

It is recommended that additional electrical outlets be installed in walls throughout the classrooms.

36. Data Network

The gymnasium does not have its own IDF. The cafeteria does not have a dedicated WAP.

It is recommended that the MDF room be modified to remove two entries to the same MDF.

37. Camera Surveillance

There are some cameras installed at this site at the rear of the campus. These cameras are an older system.

It is recommended that a new camera system be installed using the new improved system that meets the District standards. See the attached camera system included in this Needs Assessment for reference.

38. Communication System

The existing communication system is antiquated and should be replaced.

It is recommended that the communication system be updated to a new system meeting the District Standards.

39. Fire Alarm

The existing fire alarm system meets the needs current code and local fire authorities, however it does not meet the District Standards for maintenance. The system is proprietary and should be replaced with a non-proprietary system.

It is recommended that the entire campus be retrofitted with a new fire alarm system.

40. Alteration of Existing Portable Buildings

The existing portable classroom are at the adjacent charter school. This campus does not have any portable buildings.

41. Relocation of Existing Portable Buildings

The existing portable classroom are at the adjacent charter school. There are no portable classrooms at this campus.

42. Library

The current Library space is adequate and meets the minimum size for the Franklin-McKinley School District. The computer lab is shared with the library space. The use of computer labs and library spaces for school func-



tions have changed. Library space is now a more social learning space and computer labs are not a function of a classroom space.

It is recommended that the computer lab be dis-



persed and blended into a new student social center whereas laptops be incorporated into the space. Book storage should be rearranged to be housed along the perimeter of the existing space whereas the old library becomes transformed to become a more desirable open space with clusters of seating spaces more conducive of the “new” library.

43. Work Room/Lounge

The current work room and lounge need to be



modernized.

It is recommended that the existing administration support spaces be renovated and altered to meet the District current needs at this site.

44. Cafeteria/Kitchen/Gymnasium/Music/Weight Room

The existing Kitchen is in satisfactory condition. The music room is in need of a full renovation. The weight room is in need of a permanent location adjacent to the Gym or locker rooms and should be fully renovated and equipped. The Gymnasium is in satisfactory condition other than the older skylight system which is decaying and discoloring. The cafeteria is adequate but the finishes should be upgraded.

It is recommended the Gymnasium skylight be replaced and a new weight room/fitness center be added adjacent to the existing locker room of gymnasium. It is recommended that the music room be fully renovated. It is recommended that the cafeteria be upgraded with new finishes.

45. Existing Storage



Although staff will argue that there is never



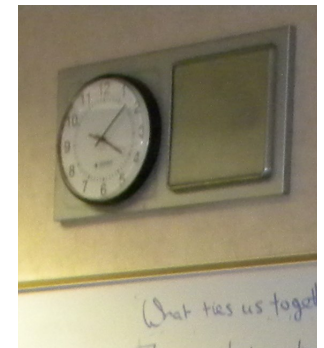
enough storage. Currently, there appears to be enough storage available. There is an existing metal storage building adjacent to the existing portable classrooms.

There is no need for additional storage.

46. Clocks

The current clock system is beginning to require maintenance.

It is recommended that the clock system be replaced.



47. Speakers

The existing speaker system is beginning to require maintenance.

It is recommended that the existing PA system be replaced.

48. Computer Lab

There is a computer lab set up in the existing media center/library space. There is an additional computer lab in room B6 that is not used



as it was originally intended as technology and teaching has changed over time.

It is recommended that the computer lab in room B6 be converted to an teaching space conducive of what is needed to meet educational specifications.

49. Renovation of Administration

The existing administrative spaces were renovated in 2004. The existing space is not designed to meet the current needs of the administration and student services. The needs of the students have changed over the years.

It is recommended that the existing administrative spaces be renovated into a functional space that meets the needs of current usage.

50. STEAM Lab

The rooms that fall under this category might be considered science classrooms and co-teaching spaces. The co-teaching spaces are adequate at this time. The science classrooms should be reevaluated for current teaching style and student needs.

It is recommended that all existing science

classrooms be renovated into space conducive of current teaching style incorporating the latest ideas related to STEAM methodology.

New Construction

51. Covered Walkways

The site has several areas where students can travel from some classrooms to other classrooms without getting wet from inclement weather. There are several isolated buildings at this campus where connected covered walkways would be desirable.

It is recommended that new covered walkways be added connecting isolated classrooms.

52. Restrooms

There appears to be an adequate number of restrooms at this campus located in relatively ideal locations.

There is no need to add restrooms facilities at this campus.

53. Portable or Modular Classrooms



The existing portable classroom are at the adjacent charter school. There are no portable or modular classrooms at this campus.

54. Administration

The existing administration space is adequate in size and should be able to be converted to an adequate student service center with proper thought during renovation.

There is no need for additional space needed to the existing administrative spaces.



55. Library

The existing library space is sufficient in size to house most future needs for this space.

There is no need to provide an additional space related to the library.

56. Covered Eating Structure or Outdoor learning

The only existing covered area is adjacent to the cafeteria. The existing space adjacent to the cafeteria could incorporate outdoor learning. It would be desirable to have another large covered structure to provide additional outdoor eating and learning.



It is recommended that a new large outdoor covered structure be added to this campus to allow for additional outdoor eating and learning. It would be desirable to add permanent outdoor furnishings that would allow for outdoor learning under the new covered structure.

57. Storage

The existing is adequate.

There is not need for additional storage facilities at this campus.

58. STEAM Lab

The existing science classrooms may be adequate to be converted to STEAM labs in the future.

There is no need to create new STEAM labs at this site.

59. Alternative Energy Source

This campus was retrofitted to house new photovoltaic structures in 2014. The FMSD will continue to look into alternative energy sources.

There is no need to add additional photovoltaics

units at this site however the District is in need of installing a battery backup system at all of its campuses.

60. Campus Layout

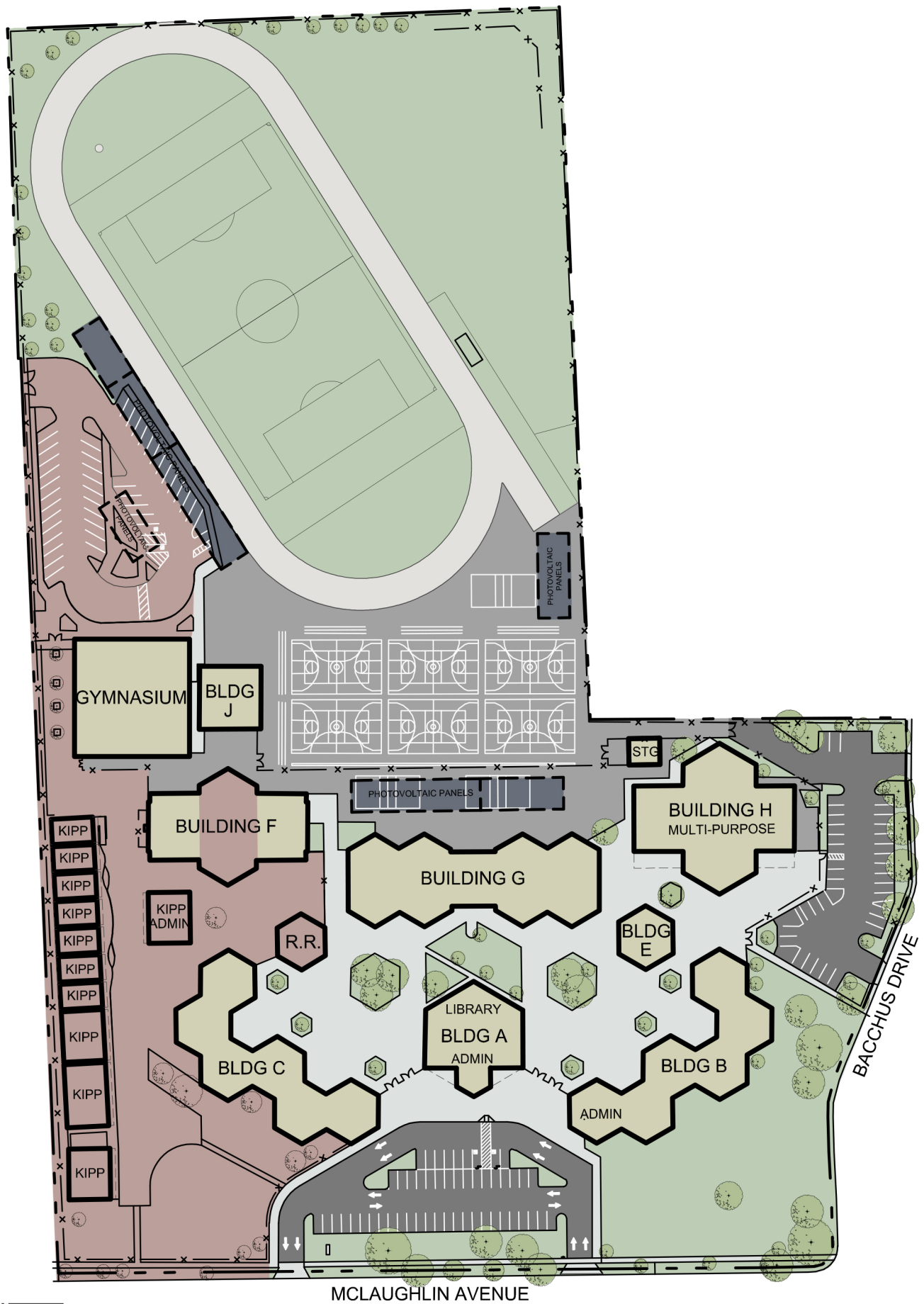
There should be a space study completed for some rooms that appear to be designed inefficiently. There are spaces with movable walls for example creating a confusing area of small rooms. Staff needs to summarize future layout based on the new proposed site plan.

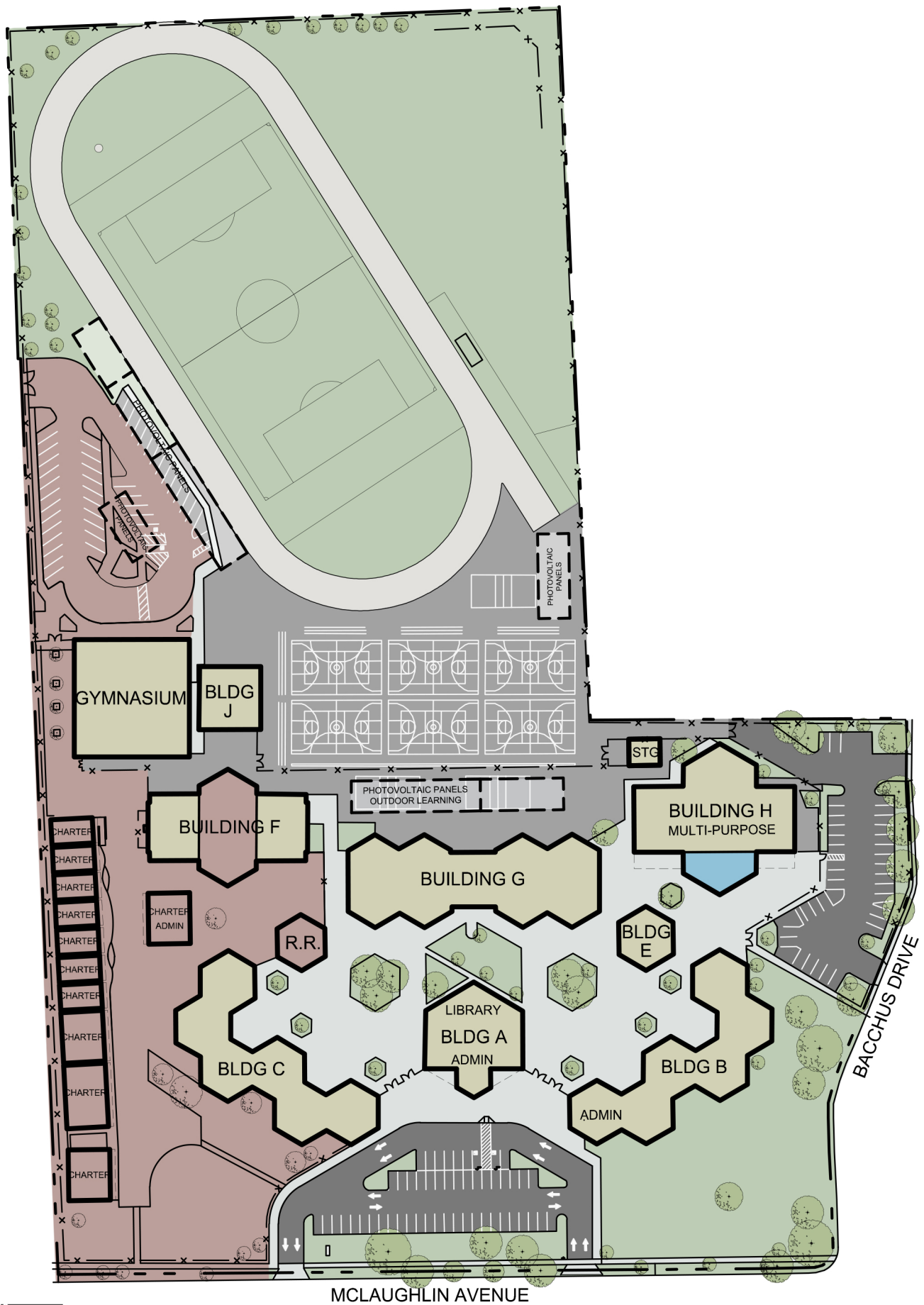
It would be desirable to add at least one outdoor learning space to the campus with permanent outdoor furnishings.

61. Furnishings and Equipment

This Campus is in need of new furniture as the current furniture is not the standard for this District. The existing WISE computers need to be upgraded to current standards.







MCLAUGHLIN AVENUE

BACCHUS DRIVE



Bridges Academy
 1705 McLaughlin Avenue
 San Jose, CA 95122

Franklin-McKinley School District

EXISTING BUILDING
 RENOVATED BUILDING
 NON-DISTRICT

PROPOSED 2019

Bridges Academy Cost Estimate

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
Site				
1. Parking and Traffic	55,000	sf	12.00	\$660,000
2. Site ADA Compliance	1	ls	15,000.00	\$15,000
3. Play Equipment	0	ls	55,000.00	\$0
4. Paved Play Area	0	sf	25.00	\$0
5. Turf Play Area and Synthetic Track	75,000	sf	23.00	\$1,725,000
6. Landscaping and Irrigation	34,000	sf	1.00	\$34,000
7. Fencing and Security	50	lf	300.00	\$15,000
8. Trash Enclosure	1	ls	65,000.00	\$65,000
9. Site Utilities	325,000	sf	20.00	\$6,500,000
10. Main Electrical Service	0	ls	100,000.00	\$0
11. Storm Drainage	80,420	sf	0.50	\$40,210
12. Site Lighting	0	ls	65,000.00	\$0
13. Concrete Walkways	12,000	sf	35.00	\$420,000
14. Basketball Backstops/Ballwalls/Misc.	12	ea	2,800.00	\$33,600
15. Quality of Exterior Siding/Material	65,060	sf	15.00	\$975,900
16. Outdoor Learning (see new covered eating structures)	0	ls	425,000.00	\$0
Total Site				\$10,483,710
Modernization				
17. Existing Covered Eating Structure	0	ls	0.00	\$0
18. Existing Covered Walkways (see new covered walks)	0	ls	450,000.00	\$0
19. Electrical Wiring	87,600	sf	11.00	\$963,600
20. Asbestos Abatement	1	ls	40,000.00	\$40,000
21. Seismic Upgrade/Dry Rot	0	sf	35.00	\$0
22. Roofing	87,600	sf	25.00	\$2,190,000
23. Exterior Painting	0	sf	8.00	\$0
24. Building Insulation and Windows	87,600	sf	40.00	\$3,504,000
25. Exterior Doors and Hardware	65	ea	3,500.00	\$227,500
26. Restrooms/Partitions/Fixtures	12	ea	12,000.00	\$144,000
27. Flooring	87,600	sf	9.00	\$788,400
28. Tackable Walls	16,265	sf	18.00	\$292,770
29. Interior Wall Finishes	65,700	sf	12.00	\$788,400
30. Ceilings	87,600	sf	5.50	\$481,800
31. Cabinetry	87,600	ls	45.00	\$3,942,000
32. Drinking Fountains	3	ea	6,500.00	\$19,500
33. Heating Ventilating & Air Condit.	0	ls	55.00	\$0
34. Interior Lighting	0	ls	43.00	\$0
35. Electrical Power Distribution/Outlets	87,600	ls	50.00	\$4,380,000
36. Data Network	2	ea	12,000.00	\$24,000
37. Camera Surveillance	87,600	sf	0.35	\$30,660
38. Communication System	1	ls	225,000.00	\$225,000
39. Fire Alarm	87,600	sf	85.00	\$7,446,000
40. Alteration of Existing Portable Buildings	0	sf	150.00	\$0

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
41. Relocation of Existing Portable Buildings	0	ea	110,000.00	\$0
42. Library	3,000	sf	350.00	\$1,050,000
43. Office/Work Room/Lounge	2,500	sf	500.00	\$1,250,000
44. Cafeteria/Kitchen/Gym/Music/Weight rooms	7500	sf	350.00	\$2,625,000
45 Existing Storage	0	ls	35,000.00	\$0
46. Clocks	87,600	sf	1.75	\$153,300
47. Speakers	87,600	sf	1.50	\$131,400
48. Computer Lab	950	sf	550.00	\$522,500
49. Renovation of Administration	4,200	sf	500.00	\$2,100,000
50. STEAM Lab (See Computer Lab)	0	sf	600.00	\$0
Total Modernization				\$33,319,830
New Construction				
51. Covered Walkways	500	lf	450.00	\$225,000
52. Restrooms	0	sf	750.00	\$0
53. Portable or Modular Classrooms	0	ea	275,000.00	\$0
54. Administration	1	ls	750,000.00	\$750,000
55. Library	0	ea	0.00	\$0
56. Covered Eating Structure (see outdoor learning)	1	ea	415,000.00	\$415,000
57. Storage	0	ls	75,000.00	\$0
58. STEAM Lab (Music and Arts) - See Campus layout below	0	sf	750.00	\$0
59. Alternative Energy Source	1	ls	400,000.00	\$400,000
60. Campus Layout	10,000	sf	25.00	\$250,000
61. Furnishings and Equipment	60	ea	20,000.00	\$1,200,000
Total New Construction				\$3,240,000
Technology Allowance				\$250,000
Subtotal Construction Costs				\$47,293,540
Construction Contingency 10%				\$4,729,354
Soft Costs 18%				\$9,364,121
Total Revised Master Planning Needs at Bridges Academy				\$61,387,015