



Dahl Elementary School

3200 Water Street, San Jose, CA 95111



Captain Jason M. Dahl Elementary - Master Planning Evaluation

Evaluation Summary

Dahl School, located at 3200 Water Street in San Jose, was constructed as a single story wood framed building in the late 1950's. There have been several portable classrooms added to this site at various times through-out the years. This campus has no other charter school at this location however there is a Head Start facility at the end of the large parking area.

Back in 2009/2010, the front parking lot was expanded and designed to allow for a longer drop off area that began a trend for other schools in this District with future modernizations. All overhead conduits and piping were removed from the roof and placed



Underground, allowing for new metal roofing throughout the campus. Classrooms were completely renovated to meet the new District standards. The structural system of the campus was evaluated and updated to better resist seismic forces now better known as a "Voluntary Seismic Upgrade". The



administrative spaces were reconfigured and updated to meet the needs of student support. Portable classrooms were reconfigured and replaced. Playgrounds were replaced and play areas were expanded. Perimeter fencing was added to increase safety at the site. The front of the school has a much more inviting presence.

The District worked in conjunction with a solar installer toward the installation of a new 152.6 kW system of photovoltaics.

Significant Historical Modernization

Prior to 2007, Dahl has received funding from several sources for construction. In the year 2003, Dahl upgraded the heating and ventilating throughout the campus for approximately \$1.6 million. Between 1999 and 2015, \$10,767,225 was spent at this campus. Measure H had encumbered an additional \$118,365 from measure H for miscellaneous construction projects.

Since Measure J was implemented, several hundred thousand dollars was spent at this site on site and security and energy conservation including solar panel systems.

Site

1. Parking and Traffic

In the past, the parking lot was expanded with additional parking. The existing parking lot is



best suited for this site. The existing pavement is beginning to show signs of moisture damage. The drop off area in front of the kindergarten needs delineator between the drop off area and the drive through area. It is recommended that the parking lot get slurry sealed to hide existing striping and then get re-striped. It is recommended that additional striping be added to better define the drop off lane and the drive through lane.

2. Site ADA Compliance

There are no visible or known issues related to ADA compliance.



3. Play Equipment

This campus's play structures are in fairly good condition. The upper and lower play apparatus do not have shade structures. The kindergarten play structure has a shade structure.

It is anticipated that new fall protection matting and play equipment will need to be replaced in the next seven years. It would be desirable to add shade structures at the play apparatus at the time of future replacement.



4. Paved Play Area

Captain Dahl School's existing paved play area is in fair condition. However, the existing AC paving was paved new around the existing steel ramps of the portables which created a tripping hazard. There are several cracks in the existing pavement.

It is recommended that crack fill and slurry be installed at the paved area in the next five years and the ramps be lifted to be paved underneath them.



5. Turf Play Area and Synthetic Track

The existing lawn is in poor condition. The area under the large photovoltaic arrays is not getting sunshine. The site desires a walking track.

It is recommended that the area under the photovoltaic arrays be changed to a pavement or decomposed granite material. The grass field should be removed and replaced. It would be desirable to install a new DG walking track at the grass field area.

6. Landscaping and Irrigation



Planting has been upgraded throughout the years at this site. There is a significant amount of ivy growing over the neighbors fence and has become an ongoing maintenance issue. It is recommended that the ivy on the neighbors fence line be completely removed.



7. Fencing and Security

New decorative fencing was added at the perimeter of the entire campus during the renovation several years ago. There is an older fence along site the existing neighbors fence line that should be replaced whereas there are still small areas at the perimeter of the campus where students and neighbors can still pass through.

It is recommended that new fencing should replace the old fence along the existing shared neighbor property line and all perimeter gaps should be filled in with new fencing.

8. Trash Enclosure

The existing trash enclosure is in good condition.

There is no need to upgrade or replace the existing trash enclosure.



9. Site Utilities

Underground utilities supplying gas and water to the site are over were upgraded during the last large modernization. There are no known reoccurring issues at this site.

There is no known reason to replace any underground utilities at this time.



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

The storm drainage and rain water leaders

were upgraded during the last large modernization.

There is no need for additional upgrades at this time.

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 several years ago. The newer exterior LED lighting is adequate at this site however the control for the exterior lights is in the Headstart building.

It is recommended that the controls be relocated to the Administration building at Dahl.

13. Concrete Walkways

Most of the concrete walkways were replaced during the past larger modernization to this site.

There is no a need to upgrade or replace existing walkways at this time.



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

The existing basketball backstops are in good condition. There currently is no walking track at this site which is highly desired.



There is no need to upgrade or replace the existing play apparatus at this time. The site is in need of a new DG walking track at the grass field area. (Refer to Section 5).

15. Quality of Exterior Siding/Material

This campus was modernized several years ago. The existing siding was evaluated, upgraded if necessary and appears to be in good condition. The existing portable classrooms south facing wood siding is delaminating.

It is recommended that the portable classrooms south facing wood siding be replaced and painted.

16. Outdoor Learning

The District has been adding outdoor learning spaces at some of their more recently renovated campuses and after this campus was modernized. 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 are potential locations for a designated outdoor

learning area.

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

Modernization



17. Existing Covered Eating Structure

This campus is lacking a covered outdoor eating structure.

It would be desirable to add new metal shade structure over the existing outdoor seating area adjacent to the cafeteria.



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18. Existing Covered Walkways

This campus has covered walkways that adjoin all of the older existing campus spaces. The portable classrooms in the larger quad area are not connected by covered walkways. It is recommended that new covered walkways tie the portable classrooms to the rest of the campus.



19. Electrical Wiring

The electrical wiring was upgraded during the full modernization. There are no known electrical issues at this campus.

20. Asbestos Abatement

Although independent reports provided by the School District indicate that all known and tested exposed asbestos has been removed or encapsulated especially during the last modernization.

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

The latest modernization upgraded this campus using DSA approved methods based on voluntary seismic upgrades.

The campus was upgraded in the most cost effective method at the time of modernization.



22. Roofing

Based on the roofing report, the existing campus was re-roofed in 2010. The report shows that there is concern over the equipment as well as maintenance issues at the covered walkways and some edge flashing conditions.

It is recommended to coat all interior equipment wells with a roof waterproofing material as specified in the roofing report. Preventative maintenance on the built-up roof and gutters is also recommended.

23. Exterior Painting

The existing campus exterior paint is beginning to fail.

It is recommended that the entire campus be painted in the next few years.

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. Ceiling and wall insulation was



replaced during the modernization in 2010. It is recommended that windows be replaced with double glazed window systems.

25. Exterior Doors and Hardware



This campus was renovated in 2009/2010 where all of the hardware was replaced with what was the District standard at the time. The hardware is in good condition and does not need to be upgraded at this time.

26. Restrooms/Partitions/Fixtures

The existing toilet rooms finishes were modernized in 2009/2010. It was observed that the existing bathrooms signage does not



meet current code requirements.

It is recommended that signage be upgraded.

27. Flooring

All of the flooring at this campus was upgraded during the 2009/2010 modernization and is in



fair condition.

28. Tackable Walls

All of the classrooms were upgraded with the with new wall using tackable walls meeting the District standards at the time of modernization.

29. Interior Wall Finishes

Interior wall finishes were upgraded in the 2009/2010 modernization. There is no need for upgrades to interior finishes at this time.

30. Ceilings



All ceilings were upgraded during the 2009/2010 modernization. There is no need for upgrades to ceilings at this time.

31. Cabinetry

Although the cabinetry was upgraded in 2009/2010 and are still in good condition, the



Franklin-McKinley School District

District has since adopted a learning wall unit be installed at all classrooms in recent modernizations.

It is recommended that learning wall units be installed at all existing classrooms.

32. Drinking Fountains



Exterior drinking fountains have been upgraded or replaced to meet ADA requirements. The latest District standard is to incorporate bottle fillers in the drinking foundation locations.

It is recommended that a bottle filler drinking system be installed in the cafeteria and at one of the main exterior drinking fountain locations.

33. Heating Ventilating and Air



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Conditioning

The existing HVAC system has been replaced at the entire campus in the last modernization and are working in good condition.

34. Interior Lighting



The current interior lighting adequately performs and meets the minimum requirements expected as they were replaced in the 2009/2010 modernization. Unfortunately the lighting in the classrooms are on programmable ballasts which was set on a proprietary programmable system which is no longer available for programming by the District.

It is recommended that the programmable



Sugimura Finney Architects, Inc.

ballasts be upgraded to a non-proprietary system.

35. Electrical Power Distribution

The power distribution was upgraded during the last modernization. There are no known issues related to power distribution at this time.

36. Data Network

The observations and reports to us indicate that the IDF units in the G wing is too high off the ground for easy maintenance, and that the cafeteria has only one WAP but is in need of two WAP. It is also reported that each classroom should have one central WAP.



It is recommended the existing IDF in Wing G be relocated with the coordination of the District IT personnel. A new WAP should be added to the cafeteria building and one at each classroom.

37. Camera Surveillance

There is no existing camera surveillance system at this campus.

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 a Boegen proprietary system but works well and

works with the existing VOIP communications system.

39. Fire Alarm

The existing fire alarm system meets the needs current code and local fire authorities which was upgrades ten years ago. Although the fire alarm incorporates the latest requirements, the system would have to be fully upgrades again should a significant modernization occur at this campus in the future.

40. Alteration of Existing Portable Buildings

The existing portables are beginning to show signs of aging and are in fair condition. Many of the existing cabinets in the portables are delaminating or showing significant wear. Foundation vent covers are damaged or missing. The metal roofing is expanding and contracting at the seams and are in need of repair.

It is recommended that the portable cabinetry be replaced to meet current standards. The roofing at the mod lines should be sealed with roof sealant material appropriate for this condition. The vents should all be replaced and painted to match the skirting.

41. Relocation of Existing Portable Buildings

The portables are in fair condition. There are no plans on replacing or relocating the portables. Refer to Section 60.

42. Library

The current Library space is adequate and meets the minimum size for the Franklin-McKinley School District. Library space at school function more as a social learning



space. Computer labs used to be focusing on keyboarding for students. Both Computer labs and library spaces are morphing into a different use for elementary schools.

It is recommended that the computer lab be dispersed and blended into a new student social center (old library space) 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 lounge was not modernized in 2009.

It is recommended that the existing teacher lounge be renovated and altered to meet the District current needs at this site.



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

The existing Kitchen and cafeteria is in satisfactory condition. The kitchen is in need of a new refrigeration and freezer unit.

It is recommended that the refrigerator and freezer units be replaced.



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 shed at this site.

There is no need for additional storage.

46. Clocks

The current clock system is adequate and does not need to be upgraded.

47. Speakers

The existing speaker system is adequate and does not need to be upgraded.

48. Computer Lab

Computer labs are an antiquated function for a school. There is a computer lab in Wing F and a another in wing C.

It is recommended that the computer labs be converted to teaching spaces conducive of what is needed to meet educational specifications.

49. Renovation of Administration

The existing administrative spaces were renovated in 2009/2010 and is in fair condition. There is no known reason for modernization of the existing administration space at this time.

50. STEAM Lab

This elementary school has an existing STEAM lab in wing G.

There is no need for modernization or conversion for the STEAM lab at this time.

New Construction

51. Covered Walkways

The site has several area where students can travel from some classrooms to other



classrooms without getting wet from inclement weather. The existing portable cluster of classrooms does not have covered walkways between the main campus and the portable cluster.

It is recommended that new covered walkways be added connecting the isolated portable cluster of new classroom wing as described in other sections.



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 classrooms are in fair condition. However, portable classrooms have an average lifespan of 15 years.

It is recommended that all of the portable classrooms be replaced with a new permanent classroom building. (Refer to Section 60)

54. Administration

The existing administration space is adequate in size and was recently renovated. There is no need to expand or relocate the existing administration 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 kindergarten. The location of the photovoltaic structures are not located allowing these to function as outdoor learning nor

eating structures. The existing space adjacent to the cafeteria could incorporate outdoor learning.

It is recommended that the existing outdoor eating area be modified with new permanent outdoor rated furnishings suited for outdoor learning and eating. It would be desirable to equip the new covered learning area with wi-fi as well.

57. Storage

The existing is adequate.

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

58. STEAM Lab

The existing STEAM lab is adequate to meet the needs of the school district standards.

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



59. Alternative Energy Source

This campus was retrofitted to house new photovoltaic structures in 2014. The FMUSD 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

It would be ideal to replace the existing portable cluster of classrooms with a new permanent classroom building complex with a new covered walkway tying all campus buildings together. A new covered eating structure should be added at the existing outdoor eating area adjacent to the cafeteria building.

61. Furnishings and Equipment

This Campus is in need of new furniture as new furniture is the normal standard for campus when they are renovated whereas this school did not receive new furnishings in 2010. The existing WISE computers need to be upgraded to current standards.







Captain Jason M. Dahl Elementary
3200 Water Street
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Franklin-McKinley School District

- EXISTING BUILDING
- RENOVATED BUILDING
- NEW BUILDING
- NON-DISTRICT

PROPOSED 2019

Captain Jason M. Dahl Elementary Cost Estimate

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
Site				
1. Parking and Traffic	33,800	sf	12.00	\$405,600
2. Site ADA Compliance	1	ls	15,000.00	\$15,000
3. Play Equipment	3	ea	120,000.00	\$360,000
4. Paved Play Area	166,000	sf	12.00	\$1,992,000
5. Turf Play Area and Synthetic Track	25,000	sf	15.00	\$375,000
6. Landscaping and Irrigation	1	ls	25,000.00	\$25,000
7. Fencing and Security	1,800	lf	25.00	\$45,000
8. Trash Enclosure	0	ls	65,000.00	\$0
9. Site Utilities	0	sf	20.00	\$0
10. Main Electrical Service	0	ls	100,000.00	\$0
11. Storm Drainage	0	sf	0.50	\$0
12. Site Lighting	1	ls	10,000.00	\$10,000
13. Concrete Walkways	0	sf	35.00	\$0
14. Basketball Backstops/Ballwalls/Misc.	12	ea	2,800.00	\$33,600
15. Quality of Exterior Siding/Material	950	sf	15.00	\$14,250
16. Outdoor Learning (see new covered eating structures)	0	ls	425,000.00	\$0
Total Site				\$3,275,450
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	0	sf	11.00	\$0
20. Asbestos Abatement	1	ls	40,000.00	\$40,000
21. Seismic Upgrade/Dry Rot	0	sf	35.00	\$0
22. Roofing	42,900	sf	2.50	\$107,250
23. Exterior Painting	42,900	sf	8.00	\$343,200
24. Building Insulation and Windows	42,600	sf	40.00	\$1,704,000
25. Exterior Doors and Hardware	0	ea	3,500.00	\$0
26. Restrooms/Partitions/Fixtures	1	ls	5,000.00	\$5,000
27. Flooring	0	sf	9.00	\$0
28. Tackable Walls	0	sf	18.00	\$0
29. Interior Wall Finishes	0	sf	12.00	\$0
30. Ceilings	87,600	sf	5.50	\$481,800
31. Cabinetry	42,600	sf	20.00	\$852,000
32. Drinking Fountains	3	ea	6,500.00	\$19,500
33. Heating Ventilating & Air Condit.	0	ls	55.00	\$0
34. Interior Lighting	42,600	sf	43.00	\$1,831,800
35. Electrical Power Distribution/Outlets	0	ls	50.00	\$0
36. Data Network	42,600	ea	3.00	\$127,800
37. Camera Surveillance	42,600	sf	0.35	\$14,910
38. Communication System	0	ls	225,000.00	\$0
39. Fire Alarm	42,600	sf	85.00	\$3,621,000
40. Alteration of Existing Portable Buildings	15,000	sf	25.00	\$375,000

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
41. Relocation of Existing Portable Buildings	0	ea	110,000.00	\$0
42. Library	2,000	sf	100.00	\$200,000
43. Office/Work Room/Lounge	1,350	sf	500.00	\$675,000
44. Cafeteria/Kitchen/Gym/Music/Weight rooms	1500	sf	35.00	\$52,500
45 Existing Storage	0	ls	35,000.00	\$0
46. Clocks	0	sf	1.75	\$0
47. Speakers	0	sf	1.50	\$0
48. Computer Lab	950	sf	550.00	\$522,500
49. Renovation of Administration	0	sf	500.00	\$0
50. STEAM Lab (See Computer Lab)	0	sf	600.00	\$0
Total Modernization				\$10,973,260
New Construction				
51. Covered Walkways	475	lf	450.00	\$213,750
52. Restrooms	0	sf	750.00	\$0
53. Portable or Modular Classrooms	0	ea	275,000.00	\$0
54. Administration	0	ls	750,000.00	\$0
55. Library	0	ea	0.00	\$0
56. Covered Eating Structure (see outdoor learning)	1	ea	35,000.00	\$35,000
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	17,000	sf	750.00	\$12,750,000
61. Furnishings and Equipment	40	ea	20,000.00	\$800,000
Total New Construction				\$14,198,750
Technology Allowance				\$250,000
Subtotal Construction Costs				\$28,697,460
Construction Contingency 10%				\$2,869,746
Soft Costs 18%				\$5,682,097
Total Revised Master Planning Needs at Dahl Elementary				\$37,249,303