



Franklin Elementary School

420 Tully Road, San Jose, CA 95111



Franklin Elementary School - Master Planning Evaluation



Evaluation Summary

In 1868 a one room schoolhouse was built at a different location nearby at the corner of Tully and Monterey. After it burned down, another small school was built on that same site. In 1895, a third version of Franklin school was a two story structure built on that same site. A fourth school was built on the current site in 1931 with a water tower, a garage, and a basketball court. The original campus at this site was then demolished in the late 1950's and the latest Franklin Elementary School, located at 420 Tully Road in San Jose, was constructed. This school was fully renovated in 2017 replacing all of the very old portable classrooms with new permanent modular classrooms. The administration building was changed from what is

now the fully renovated kindergarten wing into a new building facing a new parking lot drop off area. The school was reworked creating new outdoor spaces, outdoor learning and eating area and completely surrounded with new fencing to provide extra security to the site.

After 2007, approximately \$16 million was spent toward this full modernization.

Significant Historical Modernization

Prior to 2007, Franklin School had received funding from several sources for construction. A few items occurred with funding from Measures E, A, J, H, and developer fees. The heating and ventilating system was upgraded in the year 2000 for about \$850,000 and a Head Start was added in 2004 for about \$500,000. A parking lot and bus drop off area was constructed in 2004 for \$150,000.

Site

1. Parking and Traffic

During the modernization of this campus, the older existing parking lot was slurried and re-striped to function as a back-up or secondary parking lot to the new larger drop off parking lot that was added to the new front side of this campus. There is a large expanse of compacted base rock at the rear of the campus that is



used for overflow parking during large events and to allow for additional funding for the local schools by charging a fee to allow motorists to use this overflow as an alternate choice of parking for the next-door county facilities. The overflow parking is not paved.

The existing bus drop off area is original and there were not enough funds in the original modernization budget to address the flow of busses and the automobile flow of traffic.

It is recommended that the bus drop off area be redesigned to work better with the new parking lot. The rear overflow parking area should be paved.



2. Site ADA Compliance

There are no known ADA issues at this campus.



3. Play Equipment

During the modernization, the kindergarten received a new play structure apparatus as they did not have one beforehand. The upper and lower grades received new play structures.

There is no need for the play structures be replaced.

4. Paved Play Area

Although the paved area are mostly new, the upper paved play area and kindergarten play area were not repaved during the modernization due to the lack of funds.

It is recommended that the upper play area and the kindergarten play area be repaved.



5. Turf Play Area and Synthetic Track

During the modernization, the grass area took a lot of abuse during the construction. The lawn was reseeded and watered to return close to its original condition. Due to a lack of funds, the lawn area was not replaced. There is currently no walking or running track at this site.



It is recommended that a new walking track be added to this site. The lawn should be removed and replaced with new sod and irrigation.

6. Landscaping and Irrigation

Plantings and irrigation was added at the time of renovation. There is no need for landscaping upgrades to this site.

7. Fencing and Security

New decorative fencing was added at the perimeter of the entire campus. There have been a number of events where security has become a regular problems at the rear of the campus affronting the county property. Strangers to the campus often destroy district or county property and gain access to the campus.

It is recommended that a more secure fence be installed at the county side of the campus.



8. Trash Enclosure

The trash enclosure is new and does not need upgrading at this time.

9. Site Utilities

Underground utilities supplying gas and water. Most underground utilities were replaced at the time of construction. There may be some underground storm or sewer lines that are old and existing but at this time, we are unable to confirm the need for replacement of underground utilities.

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 system is new. There are no known issues related to the storm system.

12. Site Lighting

Exterior lighting was added during the renovation



that meets the needs of the user and district standards.

13. Concrete Walkways

The existing concrete walkways are mostly new and do not require upgrades at this time.

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

The existing basketball backstops, rims and chains are missing or are inadequate.

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

15. Quality of Exterior Siding/Material

This campus has several new building with new siding. The existing campus buildings were patched and repainted. There are no known siding deficiencies at this time.

16. Outdoor Learning

The District has been adding outdoor learning spaces at most of their newly renovated sites. This campus has an ideal location for an outdoor learning and eating area outside the cafeteria. There is no need to upgrade this new outdoor area at this time.

Modernization

17. Existing Covered Eating Structure

This campus currently has a large newer 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

The campus has existing overhangs and covered walkways tying all of the campus together. There are some gaps between buildings.

It is recommended that additional covered walkways be added to tie the area where covered walkways do not completely connect all buildings.



19. Electrical Wiring

This newly renovated campus upgraded all electrical devices and wiring and removed abandoned wiring. There is no need of upgrading electrical wiring at this time.

20. Asbestos Abatement

All known abatement occurred during the construction and renovation of this campus. There is no known abatement issues at this campus.

21. Seismic Upgrade and Dry rot

The new classroom building were constructed under the newest code requirements. The old-

er campus buildings were upgraded using a voluntary seismic upgrade process adopted and review by the Division of the State Architect. These older buildings were altered to conform with safe building practice as adopted by the State of California's strict seismic requirements. There is no need for seismic upgrades at this time.



22. Roofing

The entire campus was re-roofed with standing seam metal roofing which is anticipated to last for up to and over fifty years with minimal maintenance. The walkways were reroofed with built up roofing. Based on the roofing report, it is recommended that the covered walkways received ongoing standard maintenance including curb flashing and membrane inspections. Areas receiving foot traffic and excessive water such as metal roofing valleys will need attention in the future. The report recommends money be set aside for minor yearly upgrades and maintenance.

23. Exterior Painting

The existing exterior of this campus was painted during the modernization. There is no need for painting at this time.



24. Building Insulation and Windows

All windows and insulation were updated during the modernization.

25. Exterior Doors and Hardware

All doors and hardware were upgraded during the modernization.



26. Restrooms/Partitions/Fixtures

All restrooms are either new or have been renovated during the modernization.

27. Flooring

All flooring surfaces were replaced during the recent modernization.

28. Tackable Walls

Some tackable walls were added to each classroom during the recent modernization.

29. Interior Wall Finishes

All interior walls are either new or have been updated during the recent modernization.

30. Ceilings

All ceilings are either new or have been upgraded during the recent modernization.

31. Cabinetry

All cabinetry has been replaced during the recent modernization.



32. Drinking Fountains

All drinking fountains have been replaced with District standard drinking fountains and a bottle filling station was added during the recent modernization.

33. Heating Ventilating and Air Conditioning

All HVAC has been updated during the recent modernization.

34. Interior Lighting

All interior lighting has been updated during the recent modernization.

35. Electrical Power Distribution

The electrical power distribution was updated and replaced during the recent modernization.

36. Data Network

The data network was replaced and updated to meet the District standards during the recent modernization.

37. Camera Surveillance

After the school was designed and bid, the District adopted a new surveillance system as their standard. This school does not currently have a surveillance 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

All communications systems have been upgraded to meet the District Standards.

39. Fire Alarm

The campus fire alarm has been upgraded to current code standards.

40. Alteration of Existing Portable Buildings

There are no portables at this site as they were all replaced with new permanent modular buildings.

41. Relocation of Existing Portable Buildings

The entire campus was designed forming a new logical layout whereas all existing portable were replaced with a new complex of modular buildings.

42. Library

The current Library space is adequate and meets the minimum size for the Franklin-



McKinley School District.

43. Work Room/Lounge



The work room and lounge are new.

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

The biggest challenge for the new modernization was that the community wished and desired for a new larger cafeteria complex. Funding was not available as the prioritization of the most important functions at this campus pushed this desire down the list on the priorities. As a



compromise, the District removed the stage area and expanded the larger space within the existing shell of the building. Also, an outdoor covered area adjacent to the large cafeteria allows for the students to “spill out” of the cafeteria. The kitchen and cafeteria were fully renovated, however, there are complaints that the sneeze guard is mounted too high and the serving counter is too low.

It is recommended that the issue in the serving line at the kitchen be altered and fixed.

45. Existing Storage

Storage was reviewed and altered during the



Franklin-McKinley School District
Inc.

modernization. There is no known need for additional storage at this time.

46. Clocks

The clock system was renovated during the recent modernization.



47. Speakers

The speaker system was upgraded during the recent modernization.

48. Computer Lab

There is a newly renovated computer lab at this campus.

49. Renovation of Administration

The administration was originally at the busy street side of the campus. A new “front” campus was created along the new parking lot with a new administration building.

50. STEAM Lab

The District considered adding STEAM labs to their upper grades after this renovation occurred. This campus does not have a STEAM lab.

It is recommended that one of the existing classrooms be renovated into space conducive of current teaching style incorporating the latest ideas related to STEAM methodology.

New Construction



51. Covered Walkways

The campus has interconnecting covered walkways and overhangs. There are small gaps where students could get wet during inclement weather, however, this appears to not be a large issues from the campus users.

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.



Sugimura Finney Architects,

53. Portable or Modular Classrooms

There are current need to add portable classrooms at this site.

54. Administration

The administration building is new. There is no known reason to add additional administration spaces at this time.

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 existing eating structure is very large and sufficient to serve the needs at this campus.

57. Storage

The existing storage is adequate.

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

58. STEAM Lab

An existing classroom may be adequate to be converted to STEAM lab in the future.

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

59. Alternative Energy Source

This campus was modernized without a budget to install a photovoltaic system. There is no photovoltaic system at this site.

It is recommended that a large photovoltaic system be constructed at this site over the parking lot area. The District has been exploring battery backup to be included as part of the PV installation.

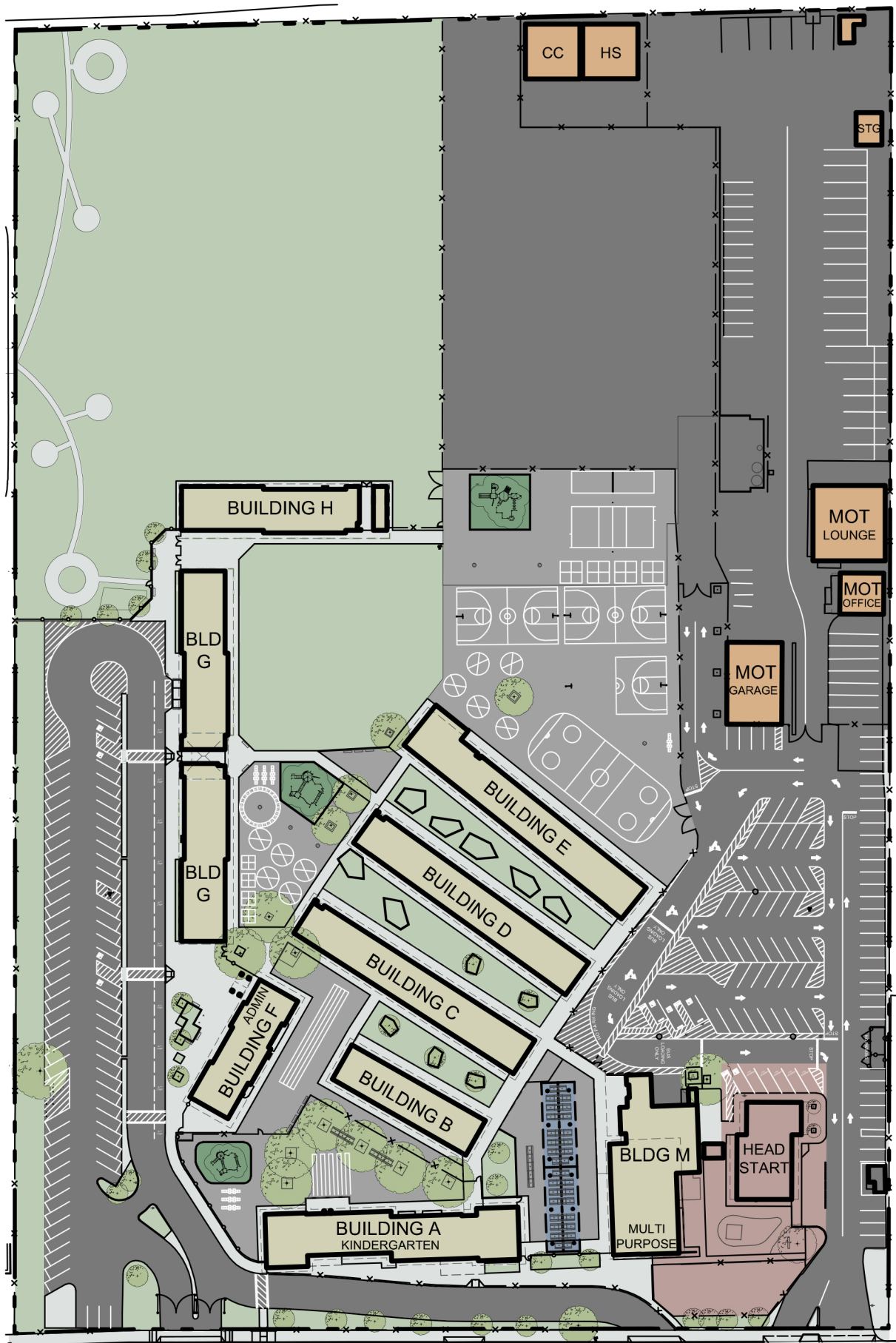


60. Campus Layout

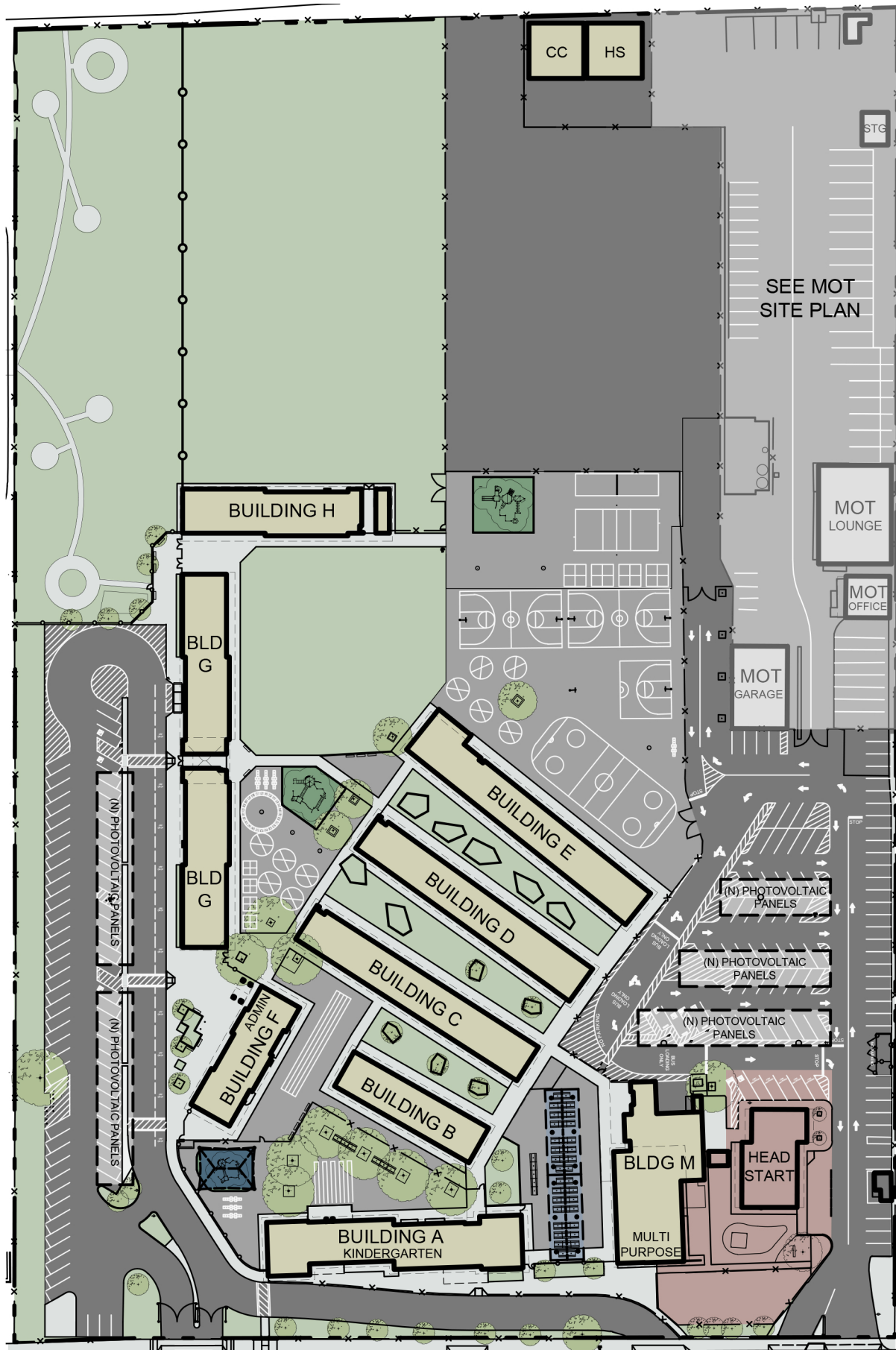
This campus is fairly new as there is no need for new construction other than a new photovoltaic system.

61. Furnishings and Equipment

This Campus is not in need of new furnishings at this time as new furnishings were purchased and installed at the time of the new modernization.



TULLY ROAD



Franklin Elementary Cost Estimate

<i>Construction Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total Estimated Cost</i>
Site				
1. Parking and Traffic	15,000	sf	30.00	\$450,000
2. Site ADA Compliance	0	ls	15,000.00	\$0
3. Play Equipment	2	ea	125,000.00	\$250,000
4. Paved Play Area	60,000	sf	25.00	\$1,500,000
5. Turf Play Area and Synthetic Track	75,000	sf	23.00	\$1,725,000
6. Landscaping and Irrigation	0	sf	1.00	\$0
7. Fencing and Security	625	lf	50.00	\$31,250
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	0	ls	65,000.00	\$0
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	0	sf	15.00	\$0
16. Outdoor Learning (see new covered eating structures)	0	ls	425,000.00	\$0
Total Site				\$3,989,850
Modernization				
17. Existing Covered Eating Structure	0	ls	0.00	\$0
18. Existing Covered Walkways (see new covered walks)	0	lf	350.00	\$0
19. Electrical Wiring	0	sf	11.00	\$0
20. Asbestos Abatement	0	ls	40,000.00	\$0
21. Seismic Upgrade/Dry Rot	0	sf	35.00	\$0
22. Roofing	1	ls	15,000.00	\$15,000
23. Exterior Painting	0	sf	8.00	\$0
24. Building Insulation and Windows	0	sf	40.00	\$0
25. Exterior Doors and Hardware	0	ea	3,500.00	\$0
26. Restrooms/Partitions/Fixtures	0	ea	12,000.00	\$0
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	0	sf	5.50	\$0
31. Cabinetry	0	ls	45.00	\$0
32. Drinking Fountains	0	ea	6,500.00	\$0
33. Heating Ventilating & Air Condit.	0	ls	55.00	\$0
34. Interior Lighting	0	ls	43.00	\$0
35. Electrical Power Distribution/Outlets	0	ls	50.00	\$0
36. Data Network	0	ea	12,000.00	\$0
37. Camera Surveillance	41,000	sf	0.35	\$14,350
38. Communication System	0	ls	225,000.00	\$0
39. Fire Alarm	0	sf	85.00	\$0
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	0	sf	350.00	\$0
43. Office/Work Room/Lounge	0	sf	500.00	\$0
44. Cafeteria/Kitchen/Gym/Music/Weight rooms	100	sf	350.00	\$35,000
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	0	sf	550.00	\$0
49. Renovation of Administration	0	sf	500.00	\$0
50. STEAM Lab (See Computer Lab)	960	sf	600.00	\$576,000
Total Modernization				\$640,350
New Construction				
51. Covered Walkways	200	lf	450.00	\$90,000
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)	0	ea	415,000.00	\$0
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	5,400,000.00	\$5,400,000
60. Campus Layout	10,000	sf	25.00	\$250,000
61. Furnishings and Equipment	0	ea	20,000.00	\$0
Total New Construction				\$5,740,000
Technology Allowance				\$250,000
Subtotal Construction Costs				\$10,620,200
Construction Contingency 10%				\$1,062,020
Soft Costs 18%				\$2,102,800
Total Revised Master Planning Needs at Franklin Elementary				\$13,785,020