



Hellyer Elementary School

725 Hellyer Avenue, San Jose, CA 95111



Hellyer Elementary School - Master Planning Evaluation

Evaluation Summary

Hellyer Elementary School is located at 725 Hellyer Avenue in San Jose and was originally constructed in the late 1960's. There have been several portable classrooms added to this site at various times through-out the earlier years.



Significant Historical Modernization

After 2010, approximately 3.3 million was spent toward major construction projects from Measure J. In 2014 energy conservation, more important than ever, the District worked in conjunction with Chevron toward the installation of a new 152.6 kW system of photovoltaics installed on new covered structures at this site. It should be noted that a independently operated

Charter School was added adjacent to the Hellyer School on the same site in 2017.

Site

1. Parking and Traffic

The front parking lot was expanded in 2012. It has not been updated since. A secondary staff



and visitor parking area was added at the back-side of the campus in 2017.

It is recommended that the large front parking lot be slurried and painted in the next few years.

2. Site ADA Compliance

Hellyer school have been modernized through several project in the last five years. Most of the known ADA issues have been eliminated or up-



graded. There is no known ADA issues at this campus at this time.

3. Play Equipment

The existing play equipment is in good condition. There is no need for upgrades to the existing play equipment at this time.



4. Paved Play Area

Hellyer's 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 2017, turf areas were re-graded and re-planted with new lawn and irrigation was re-engineered for better coverage. A new walking track was installed around the perimeter of the grass turf area.



There is no need for upgrades to the turf play area of the synthetic track.

6. Landscaping and Irrigation

Planting has been upgraded throughout the campus over the last few years. There is no



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need for upgrades to landscaping and irrigation at this time.

7. Fencing and Security

New decorative fencing was added at the perimeter of the entire campus. There is no need for upgrades at this time.

8. Trash Enclosure

The existing trash enclosure is in good condition. There is no need for improvements at this time.



9. Site Utilities

Many of the underground and overhead utilities were removed and replaced with new utilities several years ago during a modernization in 2011. There are no known utilities issues at this time.



Sugimura Finney Architects,

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

Storm lines and drainage have been improved over years of renovation. There are no known issues at this time.



12. Site Lighting

LED lighting was added in 2013 and later at the new staff parking lot. The new exterior LED lighting is adequate at this site.

13. Concrete Walkways

The existing concrete walkway system appears to handle foot traffic well and have been removed and replaced during several phases of past construction projects. There are no known issues at this time.

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

The existing basketball backstops, rims and

chains are in good condition. There is no need for upgrades at this time.

15. Quality of Exterior Siding/Material

The exterior wall surfaces are in good condition. There is no need for upgrades at this time.

16. Outdoor Learning

This campus was one of the first schools in the FMSD to install a successful outdoor learning area which includes shade structure and outdoor furnishings. The existing outdoor learning area is in excellent condition.



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 has existing covered walkways interconnecting the existing campus buildings.



They are in good condition. There is no need for upgrades or modernization to the existing covered walkways.

19. Electrical Wiring

There are no known issues with the existing electrical wiring supplying the classrooms at this time.

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 likely some remaining encapsulated asbestos at various locations at this 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

This single story campus has been voluntarily renovated with the intend of maintaining the existing structural intent in the past.

Should a large modernizations occur again in the future, the Division of the State Architect may ask to do more seismic upgrades to meet the new code requirements at that future date.

22. Roofing

Based on the roofing report, the existing roof is in very good condition as it was installed in 2012.

The roofing report recommends some maintenance such as unclogging gutter and cleaning.



23. Exterior Painting

This campus is in need of exterior painting.



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It is recommended that all exterior features be repainted including the existing decorative fencing.

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 interior window shades have surpassed their expected life expectancy.

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 all window blinds be replaced with new roller blinds.



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25. Exterior Doors and Hardware

The campus hardware has been upgraded to meet the District standards. There is no need for upgrades at this time.

26. Restrooms/Partitions/Fixtures



All existing restrooms at this campus are in good condition. It has been reported that many of the cleanouts in the bathrooms were unknowingly buried on the wall and need to be discovered.

It is recommended that all existing hidden cleanouts be opened and made flush to the existing wall finishes.

27. Flooring

All of the campus flooring is in good condition. There is no need for upgrades at this time.

28. Tackable Walls

This campus has existing tackable walls which are in good condition. There is no need for additional tackable walls at this campus.

29. Interior Wall Finishes

The interior wall finishes are in good condition. There is no need for upgrades to interior finishes at this time.

30. Ceilings

All ceiling systems and finishes are in good condition and do not need upgrades at this time.

31. Cabinetry

The existing cabinetry is in good condition. However, the current District standard is to have Learning Walls and AV cabinets.

It is recommended that new Learning Walls and AV cabinets be added to this campus in the future.

32. Drinking Fountains



Exterior drinking fountains have been upgraded or replaced to meet ADA requirements. There is no need for upgrades to the drinking fountains at this time. The District has been upgrading the cafeteria spaces to have bottle fillers.

It is recommended that a bottle filler be retrofitted into the cafeteria space.



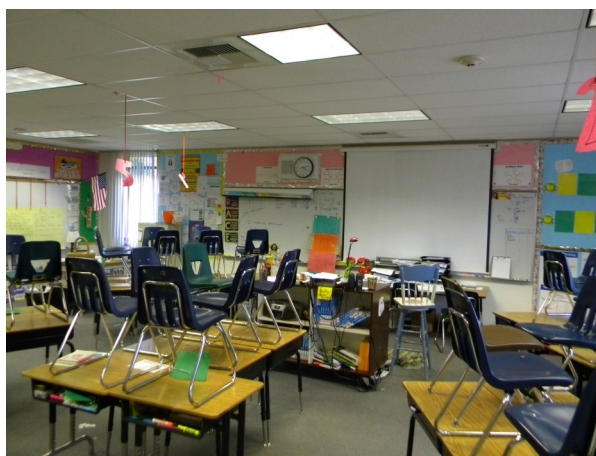
33. Heating Ventilating and Air Conditioning

The existing HVAC system has been replaced at the entire campus in 2012. Some of the portable classrooms are not currently on the EMS system. There have been no recent maintenance issues at this site in the past.

It is recommended that a portable classroom without EMS be upgraded to the EMS system.

34. Interior Lighting

The current interior lighting adequately performs and meets the minimum requirements



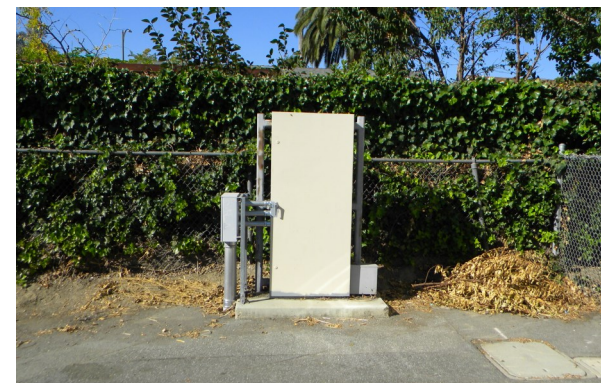
expected.

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

35. Electrical Power Distribution

This campus has sufficient power distribution at this time.

36. Data Network



The FMSD has been adding overhead projector at all of their classrooms over the years. This campus does not have overhead projectors. The cafeteria has 2 IDF's where the kitchen is the master and the custodial closet is the secondary. The WAP is not a one to one ratio at this time.

It is recommended that overhead projectors be installed at all classrooms. The 2 IDFS should be reversed and all rooms be equipped with WAP.

37. Camera Surveillance

This campus does not currently have a closed circuit 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

The existing communication system is in good condition.

There are no upgrades needs for the existing communication system.

39. Fire Alarm

The existing fire alarm system meets the needs current code and local fire authorities. There is no need for a fire alarm upgrade at this time.



40. Alteration of Existing Portable Buildings

All existing portable classrooms are in fair condition. Portable classrooms have a life expectancy of 15 years. These portable classrooms are approaching their life expectancy.

It is recommended that the portable classrooms be replaced with new permanent classrooms. Refer to Sections 33 and 60.

41. Relocation of Existing Portable Buildings

There is a large portable building housing two smaller classrooms which do not meet the minimum size requirements for a classroom.

It is recommended that all existing large portable classroom complex and all existing porta-



bles classrooms be removed from this campus. A new permanent classroom building should be constructed to replace all portable classrooms.



42. Library

The current Library space is adequate and meets the minimum size for the Franklin-McKinley School District. Library space is now a more social learning space and computer labs are not a function of a classroom space.

It is recommended that book storage should be rearranged to be housed along the perimeter of the existing space whereas the library be transformed to become a more desirable open space



with clusters of seating spaces more conducive of the "new" library.

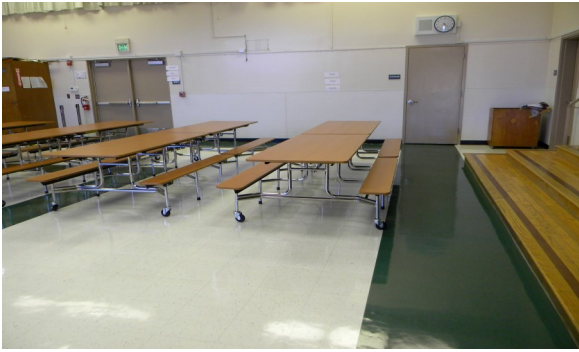
43. Work Room/Lounge

The current work room and lounge are in good condition and do not need upgrades at this time.



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

The cafeteria and kitchen are in good condition. There are no upgrades needed at this time. (Refer to Section 32).



45. Existing Storage

Although staff will argue that there is never enough storage, currently, there appears to be enough storage available.

There is no need for additional storage.

46. Clocks

The current clock system meets the needs of the District at this time.

47. Speakers

The existing speaker system meets the needs of the District at this time.

48. Computer Lab

There is a computer lab set up in the existing media center/library space.

It is recommended that the computer lab in this room be converted to a STEAM lab. (Refer to Section 50).

49. Renovation of Administration

The existing administrative spaces were renovated in 2017 to allow for better security to the campus.

There is no need for upgrades to the administration spaces at this time.



50. STEAM Lab

Since computer labs are an antiquated concept it would be ideal to convert the Computer Lab

into a STEAM lab.

It is recommended that the existing computer lab 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 most of the classrooms interconnected with covered walkways. There are only a few portable classrooms not connected to the main campus.

It is recommended that new covered walkways be constructed to connect all outlying building clusters to the main campus.

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



There are a sufficient number of classrooms serving this campus. There is a doublewide portable classroom that is smaller than District standards would allow.

There is no need for additional portable classrooms at this time. (Refer to Section 41 and 60).

54. Administration

The existing administration space is adequate in size and was recently renovated.

There is no need for additional administrative 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 covered and outdoor learning spaces are sufficient in size and meet the needs of the campus. The District Standard is to provide a shade structure of the kindergarten play structure for which this school does not have.



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It is recommended that a new shade structure be installed over the existing play structure at the kindergarten area.

57. Storage

The existing is adequate.

There is no need for additional storage facilities at this campus.

58. STEAM Lab

The existing library space may be adequate to be converted to a STEAM lab in the future.

There is no need to create a new STEAM lab 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

The existing campus has been upgraded over the years and meets most of the needs of FMSD. It is recommended that a new shade structure be added over the kindergarten play structure to meet the District Standards. It is also recommended that all of the existing portable classrooms be replaced with a new permanent classroom building.

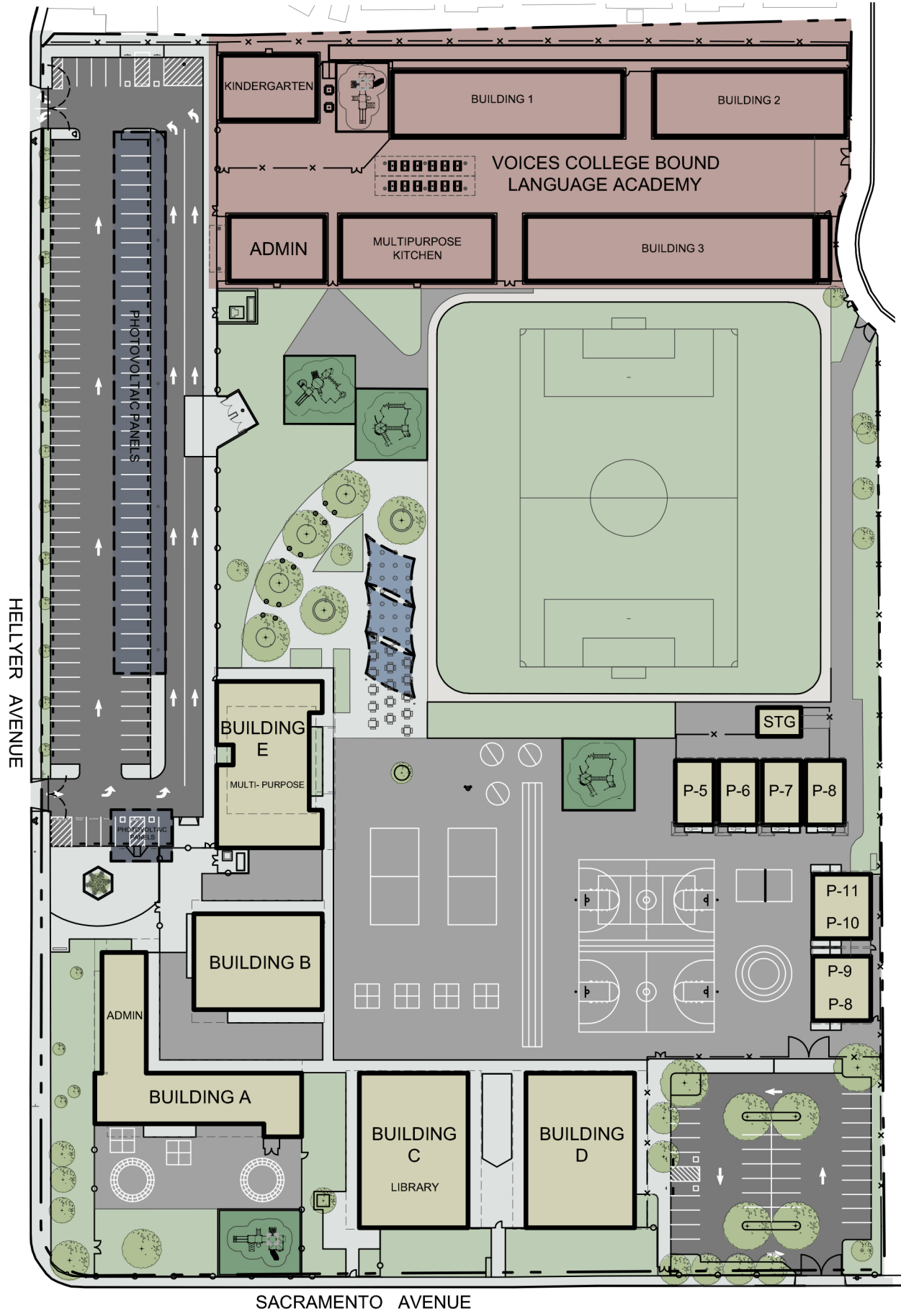
61. Furnishings and Equipment

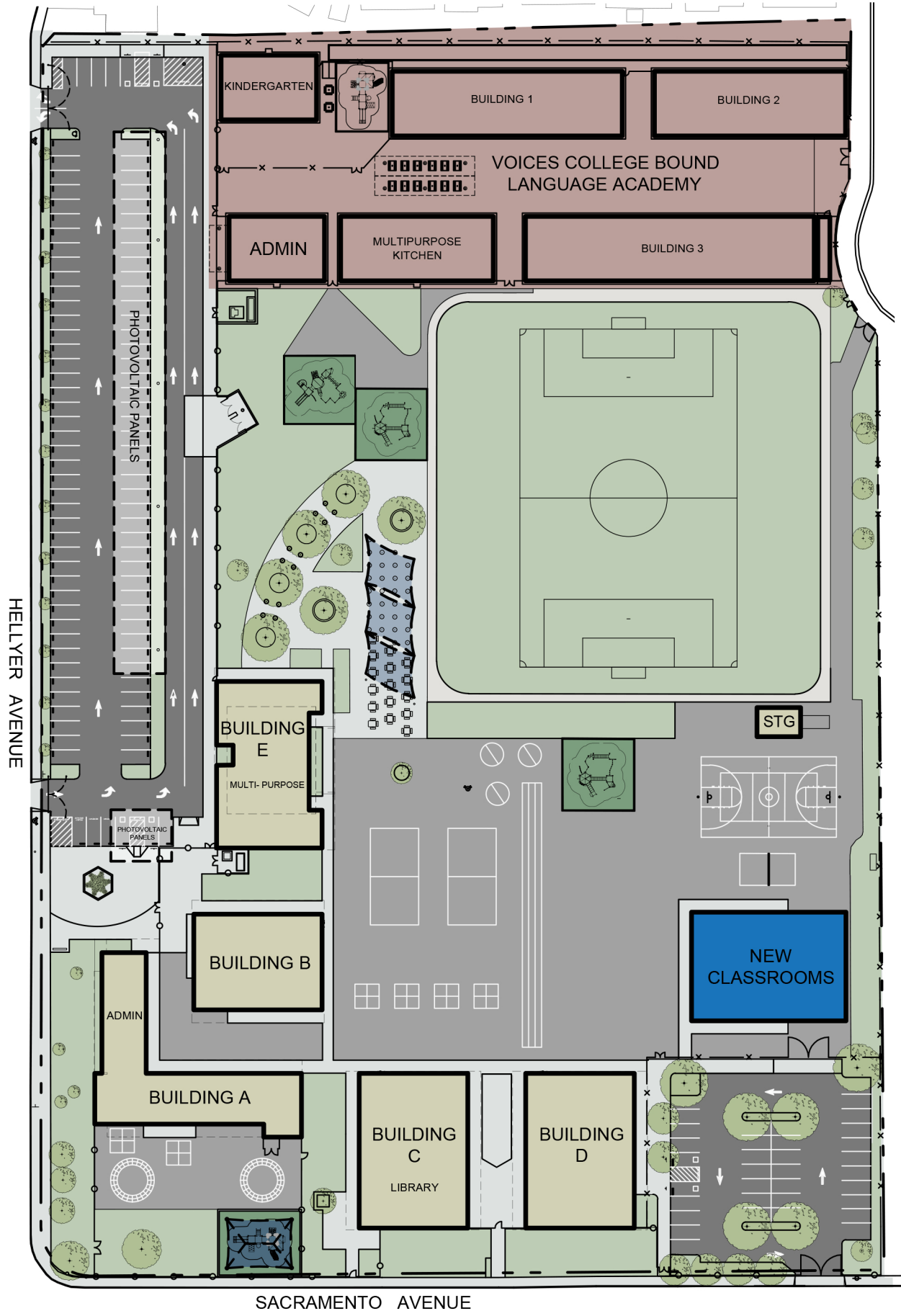
This Campus has older furnishings that do not

meet the current District standards.

It is recommended that the entire campus be retrofitted to receive all new furnishing.







G.W. Hellyer Elementary
 725 Hellyer Avenue
 San Jose, CA 95111

Franklin-McKinley School District

- EXISTING BUILDING
- NEW BUILDING
- NON-DISTRICT

PROPOSED 2019

Hellyer Elementary Cost Estimate

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
Site				
1. Parking and Traffic	47,380	sf	12.00	\$568,560
2. Site ADA Compliance	0	ls	15,000.00	\$0
3. Play Equipment	0	ea	125,000.00	\$0
4. Paved Play Area	0	sf	25.00	\$0
5. Turf Play Area and Synthetic Track	0	sf	23.00	\$0
6. Landscaping and Irrigation	0	sf	1.00	\$0
7. Fencing and Security	0	lf	50.00	\$0
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.	0	ea	2,800.00	\$0
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				\$568,560
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	1	ls	40,000.00	\$40,000
21. Seismic Upgrade/Dry Rot	0	sf	35.00	\$0
22. Roofing	1	ls	15,000.00	\$15,000
23. Exterior Painting	39,000	sf	8.00	\$312,000
24. Building Insulation and Windows	39,000	sf	40.00	\$1,560,000
25. Exterior Doors and Hardware	0	ea	3,500.00	\$0
26. Restrooms/Partitions/Fixtures	1	ls	12,000.00	\$12,000
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	0	sf	5.50	\$0
31. Cabinetry	39,000	sf	45.00	\$1,755,000
32. Drinking Fountains	1	ea	6,500.00	\$6,500
33. Heating Ventilating & Air Condit.	8,000	ls	6.00	\$48,000
34. Interior Lighting	0	ls	43.00	\$0
35. Electrical Power Distribution/Outlets	0	ls	50.00	\$0
36. Data Network	39,000	sf	5.00	\$195,000
37. Camera Surveillance	39,000	sf	0.35	\$13,650
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	2,000	sf	150.00	\$300,000
43. Office/Work Room/Lounge	0	sf	500.00	\$0
44. Cafeteria/Kitchen/Gym/Music/Weight rooms	0	sf	350.00	\$0
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				\$4,833,150
New Construction				
51. Covered Walkways	320	lf	450.00	\$144,000
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 Shade Structure (Kindergarten)	1	ea	150,000.00	\$150,000
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	8,000	sf	750.00	\$6,000,000
61. Furnishings and Equipment	40	ea	20,000.00	\$800,000
Total New Construction				\$7,494,000
Technology Allowance				\$250,000
Subtotal Construction Costs				\$13,145,710
Construction Contingency 10%				\$1,314,571
Soft Costs 18%				\$2,602,851
Total Revised Master Planning Needs at Hellyer Elementary				\$17,063,132