



Robert F. Kennedy School

1602 Lucretia Ave., San Jose, CA 95122



Robert F. Kennedy Elementary School - Master Planning Evaluation

Evaluation Summary



Robert F. Kennedy Elementary School is located at 1602 Lucretia Avenue in San Jose and was originally constructed in 1968. This campus was reduced in size and a new charter was added adjacent to this campus in 2012. There have been several portable classrooms added to this site at various times through-out the years.

Significant Historical Modernization

After 2007, this site received approximately \$4.8 million in renovation projects. Some of the significant changes to this site was the addition of a new Charter Campus, consisting of relocated portable classrooms from other Franklin-McKinley School District sites. The parking lot



at the front of the school was modified to allow for a better drop-off configuration while adding more parking spaces.

Other changes to Kennedy included alterations to the Kindergarten area, new play structures, leveling and re-seeding the large lawn area. Four of the existing portable classrooms were originally not located in a logical manner and



were relocated along the northerly property line. Three new portable classrooms and a storage building were added subsequently after this new layout was implemented. Benches were added adjacent to the staff parking lot.

A new decorative fence was installed to enclose the perimeter of the entire campus.

Site

1. Parking and Traffic

In the past, the parking lot was expanded and restriped for staff. The parking lot at the front area is mostly used by the neighboring charter school. The staff parking lot is decaying and is in need of repair.

It is recommended that the parking lots get slurry sealed to hide existing striping and then get



re-stripped. It is recommended that signage be replaced with new signage.

2. Site ADA Compliance

This school had some previous modernization leaving only a few ADA compliance issues. There are concrete walkways and AC pavement with cracks and other minor obstacles that need to be repaired. The ADA requirements in the parking lot are not currently up to current code. It is noted that several utility vault lids need to be reset flush to grade.

It is recommended that the ADA parking spaces be restriped and signage added. Utility vault lids should be reset flush to grade.



3. Play Equipment

This campus has new upper and lower play structures and a older kindergarten play structure. There is an older non-compliant play structure adjacent to Portable buildings P1 and P2.

It is recommended that the older non-compliant play structure be removed and patched with new adjacent paved surfaces.



4. Paved Play Area

The existing paved play area is in good condition. There are several areas of ponding water in front of the portable complex. There are several areas of left over turf areas that should be paved.

It is recommended that the ponding areas in front of the portable classrooms be regraded or storm drainage added to fix this issue. All of the left over areas of turf adjacent to the paved play areas should be paved.

5. Turf Play Area and Synthetic Track

The turf area was replaced in 2016 and is in good condition. The irrigation was repaired and brought to district standard. The grass area



under the solar panels structures get unusually muddy during inclement weather as it does not receive much sunlight. This campus does not have a walking track.

It is recommended that a new walking track be added to this campus. The area under the solar panels should be paved or receive a more permanent ground material.

6. Landscaping and Irrigation

Planting areas have been maintained well throughout the years. The interior courtyard area is not currently landscaped and not meeting the District standards.



It is recommended that irrigation and landscaping be added to the interior courtyard area.

7. Fencing and Security

New decorative fencing was added at the perimeter of the entire campus. There is no need for additional alterations to the existing perimeter fencing.

8. Trash Enclosure

Neither the Kennedy campus nor the adjacent Charter school has a dedicated garbage enclosure.



sure that meets the District standards.

It is recommended that a new block wall enclosure with a roof and a hose bib be added to the Kennedy Campus and the adjacent Charter school.

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

There are no reported issues at this site related to storm drainage. However, the base of the



existing rain water leaders do not meet the district standard clean out.

It is recommended that the existing rain water leaders be altered at their bases with new District Standard clean-outs.

12. Site Lighting

The area adjacent to Wing D is not lit enough as when the additional of the charter school created a darker outside area at this location.

It is recommended that additional exterior LED lighting be added adjacent to Wing D.



13. Concrete Walkways

The existing concrete walkway system appears to handle foot traffic well at the site.



There are no known significant concrete walkway upgrades at this time.

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

The existing basketball backstops, rims and chains are in good condition at this time.

15. Quality of Exterior Siding/Material

This campus was constructed using cement plaster siding throughout and is in good condition.

There is no need for upgrades to exterior siding at this time.

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 are no exterior outdoor learning area. There is an outdoor covered eating structure at this site.



Franklin-McKinley School District

ommended 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 outdoor furnishings to the existing covered eating structure at this campus.

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 adjoining the existing buildings. This campus has large overhangs.

It is recommended that covered walkways be added to join all existing buildings (Section 51)



19. Electrical Wiring

There are not currently enough electrical outlets in the classrooms or other student service areas. There is no power to the existing marquee at the front of the school. The IT department

reports that the MDF needs to be replaced and upgraded to meet the District Standards.

It is recommended that some additional electrical outlets be provided at select areas of this campus. It is recommended that power be installed to the existing marquee and the MDF be replaced and upgraded to meet the District Standards.

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 Kennedy 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

There are no known structural or dry rot issues at this campus.



Sugimura Finney Architects, Inc.

22. Roofing

Based on the roofing report, the roof for the entire campus was replaced in 2008. The perimeter and the field condition of the built up roofing is developing blisters. There is some deterioration of the perimeter flashing.

It is recommended that the membrane ridges and valleys that have blistered be coated with a special roofing product as recommended by the roofing report.

23. Exterior Painting

The existing exterior of this campus is in poor condition and has exceeded its expected lifecycle.

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 and insulation does not currently meet new construction standards. It has been reported that the horizontal window blinds have surpassed their useful life.

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. All window blinds need to be replaced to meet the district standard window coverings.

25. Exterior Doors and Hardware

The existing door hardware meets the District Standards at this time.

There is no need for upgrades to the hardware at this campus.



26. Restrooms/Partitions/Fixtures



The existing bathrooms are in good condition however the terrazzo or epoxy flooring in the bathrooms have been patched over the years from prior renovations.

It is recommended that all restroom flooring be removed and replaced with new flooring that meets the District Standards.



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.

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

28. Tackable Walls

This school does not have tackable walls, but does have vinyl covered walls. Vinyl, although durable has been a successful wall covering for the schools in FMSSD. Many walls tear or discolor at the seams or edge conditions.

It is recommended that at least two of the walls in each classroom be mounted with new tackable wall surfaces.

29. Interior Wall Finishes

Interior wall finishes are covered mostly with vinyl wall covering which have surpassed their life expectancy.

It is recommended that all new interior wall finishes be stripped and mounted with tackable walls (Section 28) or painted with new paint.

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

All cabinetry is over 15 years old as there are signs of abuse, vandalism and heavy wear and tear at some various locations. Cabinet tops are beginning to delaminate.

It is recommended that all cabinetry be replaced entirely throughout the campus. Teach-



ing walls should be a priority to meet District Standards.

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.

33. Heating Ventilating and Air Conditioning

The existing HVAC system is in fair condition. Although these units have not yet surpassed



their useful lifecycle, it has been reported that several units at this campus are in need of constant repair and alterations. The existing units may no longer be useful as the demand for maintenance is exceeding their usefulness.

It is recommended that all units at this campus be replaced with a new system that meets the District standards.



34. Interior Lighting

The current interior lighting adequately performs and meets the minimum requirements expected. LED lighting is a preferable lit environment and should be considered.

It is recommended that all lights be retrofitted to LED lighting with dimmable light switching.

35. Electrical Power Distribution

There are not currently enough electrical outlets in the classrooms or other student service areas. The rooms were altered with metal wire mold in the past that is surpassing its anticipated lifecycle.

It is recommended that some additional electrical outlets be provided at select areas of this campus by removing the existing wire mold, stripping off the old wall finishes and installing new wall outlets throughout.



36. Data Network

The existing MDF does not meet the District standards.

It is recommended that the current MDF be removed and replaced with a new MDF that meets the District standards.

37. Camera Surveillance

This campus does not currently have a camera surveillance system at this time.

It is recommended that a new camera system be installed 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 and meets the District needs at this time.

40. Alteration of Existing Portable Buildings

The existing portable classrooms are in good condition. There are visible signs of slight deterioration to the walls and past patchwork that should be redone.



It is recommended that the small amounts of patchwork and dry rot be repaired.

41. Relocation of Existing Portable Buildings

The existing portable classroom located in a location that works for the current needs of this campus.

There is no need for altering the location of the existing portables.



42. Library

The current Library space is in poor condition and does not meet the requirements of the FMSD. There are unused adjacent spaces to the library that are not efficiently used.

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. The adjacent spaces should be better incorporated into the library to make the library more functional.



43. Work Room/Lounge

The current work room is in poor condition and is not an efficient use of space. There is no adjacent outdoor space for the teachers at the lounge area.

It is recommended that the existing administration support spaces be renovated and altered to meet the District current needs at this site. It would be desirable to create an outdoor space for the teachers.

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



The existing Kitchen is in satisfactory condition. The countertop of the serving line is in need of replacement.

It is recommended that the serving line countertop 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 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.

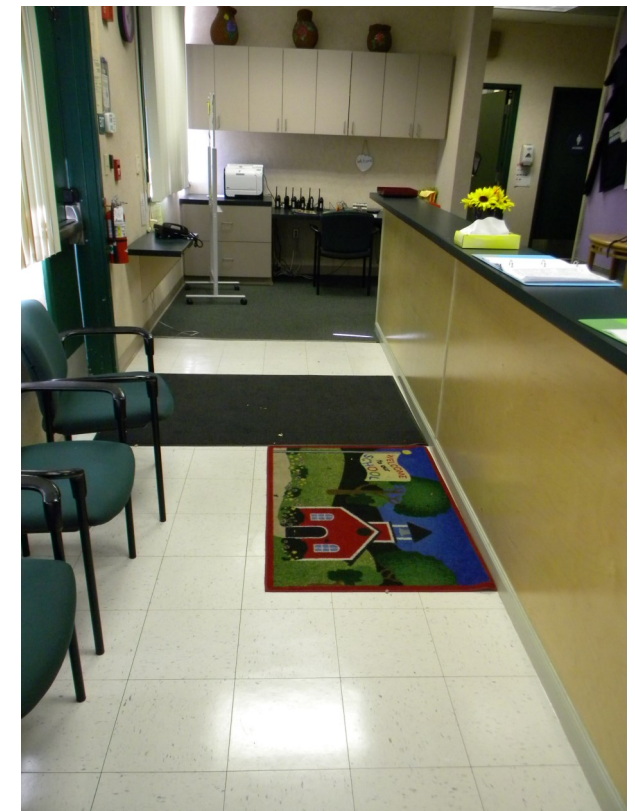
48. Computer Lab

The existing computer lab is no longer used for its original purposes.

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

49. Renovation of Administration

The existing administrative 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. The



space is in need of renovation. There is a need for a lockable safe.

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

50. STEAM Lab

The FMSD has been moving forward with new STEAM labs at various sites. This site is in need of a new STEAM lab.

It is recommended that an existing space such as the computer lab classroom 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 area 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

There are several portable classrooms that have been added to this site over the years. There is no need to add additional portable classrooms at this site at this time.

It is recommended that the portable classrooms be replaced in the future with permanent classrooms before their lifecycle is exhausted in the next five years.

54. Administration

The existing administration space is not conducive of the campuses needs at this time. The entry to the administrative area is poorly de-



finied. The space is old and should be gutted and reworked to meet the needs of the campus.

It is recommended that the existing administrative space be gutted and reconfigured conducive of the campus needs.



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 eating area is relatively new and is adjacent to the cafeteria. The existing space adjacent to the cafeteria could incorporate outdoor learning.

There is no need to add additional covered eating structures for this site. It is recommended that some outdoor furniture be added to the existing covered eating structure to allow teachers to teach at this existing location equipped with wi-fi for outdoor learning.

57. Storage

The existing storage is adequate.

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

58. STEAM Lab

The existing computer 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

Energy conservation, more important than ever, the District worked in conjunction with Chevron toward the installation of a 152.6 kW system of photovoltaics installed on covered structures at this site.

It is recommended that a new battery back up system be added to the PV system.



60. Campus Layout

Refer to Section 53 that recommends replacing the existing portable classrooms with new permanent classrooms.

61. Furnishings and Equipment

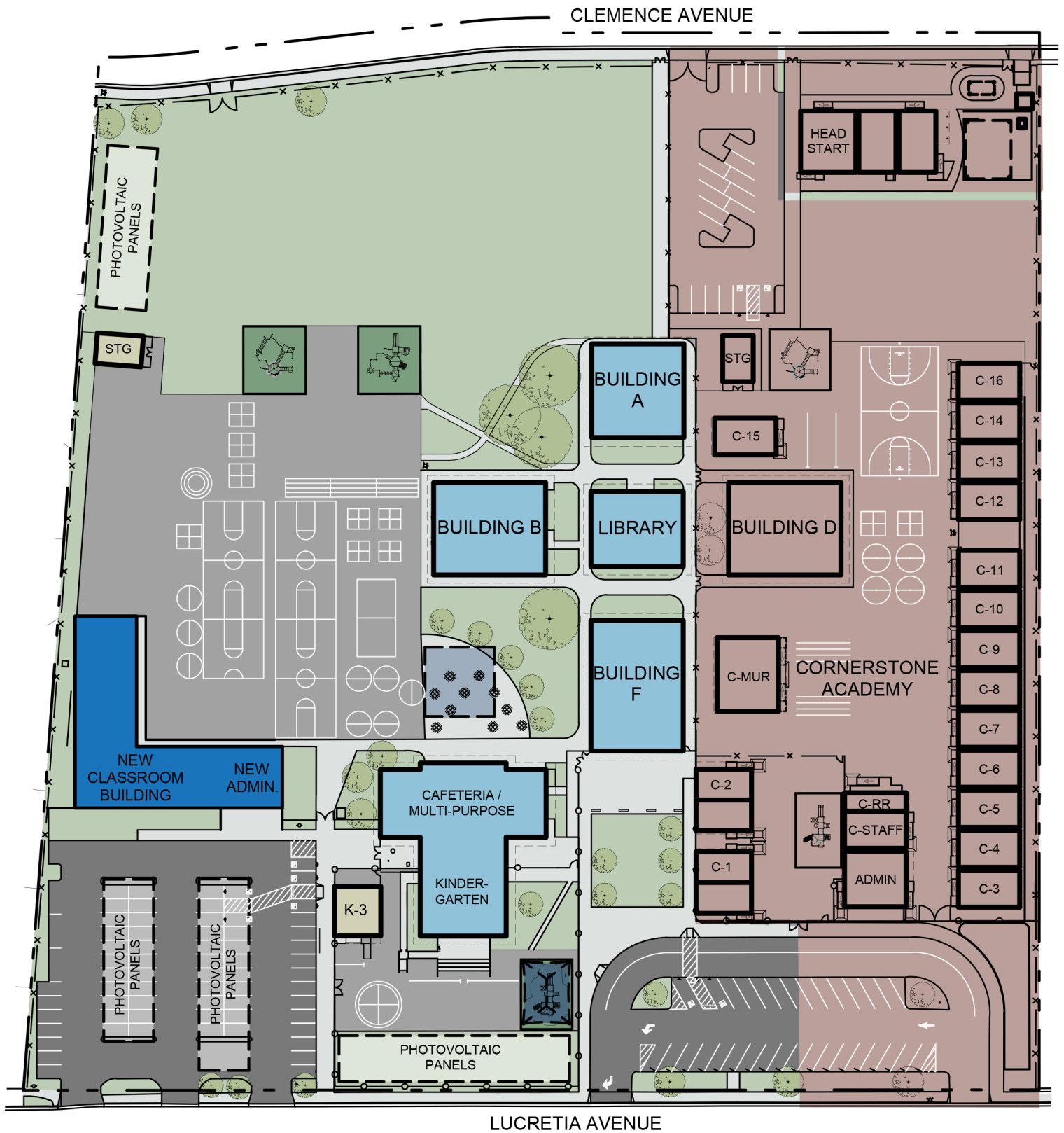
This Campus has older furnishings that do not



meet the current District standards.

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





Kennedy Elementary Cost Estimate

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
Site				
1. Parking and Traffic	50,000	sf	12.00	\$600,000
2. Site ADA Compliance	1	ls	15,000.00	\$15,000
3. Play Equipment	1	ls	15,000.00	\$15,000
4. Paved Play Area	15,000	sf	25.00	\$375,000
5. Turf Play Area and Synthetic Track	16,000	sf	23.00	\$368,000
6. Landscaping and Irrigation	11,000	sf	5.00	\$55,000
7. Fencing and Security	0	lf	50.00	\$0
8. Trash Enclosure	1	ls	65,000.00	\$65,000
9. Site Utilities	151,000	sf	20.00	\$3,020,000
10. Main Electrical Service	0	ls	100,000.00	\$0
11. Storm Drainage	52,000	sf	0.50	\$26,000
12. Site Lighting	1	ls	65,000.00	\$65,000
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)	1	ls	20,000.00	\$20,000
Total Site				\$4,624,000
Modernization				
17. Existing Covered Eating Structure	0	ls	0.00	\$0
18. Existing Covered Walkways (refer to Section 51)	0	lf	350.00	\$0
19. Electrical Wiring	52,000	sf	11.00	\$572,000
20. Asbestos Abatement	1	ls	40,000.00	\$40,000
21. Seismic Upgrade/Dry Rot	0	sf	35.00	\$0
22. Roofing	1	ls	18,000.00	\$18,000
23. Exterior Painting	52,000	sf	8.00	\$416,000
24. Building Insulation and Windows	52,000	sf	40.00	\$2,080,000
25. Exterior Doors and Hardware	0	ea	3,500.00	\$0
26. Restrooms/Partitions/Fixtures	8	ea	125,000.00	\$1,000,000
27. Flooring	52,000	sf	9.00	\$468,000
28. Tackable Walls	26,000	sf	18.00	\$468,000
29. Interior Wall Finishes	52,000	sf	12.00	\$624,000
30. Ceilings	52,000	sf	5.50	\$286,000
31. Cabinetry	52,000	sf	45.00	\$2,340,000
32. Drinking Fountains	0	ea	6,500.00	\$0
33. Heating Ventilating & Air Condit.	52,000	ls	20.00	\$1,040,000
34. Interior Lighting	52,000	ls	43.00	\$2,236,000
35. Electrical Power Distribution/Outlets	52,000	ls	10.00	\$520,000
36. Data Network	52,000	sf	2.00	\$104,000
37. Camera Surveillance	52,000	sf	0.35	\$18,200
38. Communication System	52,000	sf	2.50	\$130,000
39. Fire Alarm	0	sf	85.00	\$0
40. Alteration of Existing Portable Buildings	1	ls	15,000.00	\$15,000

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	400.00	\$1,200,000
43. Office/Work Room/Lounge	2,000	sf	500.00	\$1,000,000
44. Cafeteria/Kitchen/Gym/Music/Weight rooms	1	ls	25,000.00	\$25,000
45 Existing Storage	0	ls	35,000.00	\$0
46. Clocks	52,000	sf	1.75	\$91,000
47. Speakers	52,000	sf	1.50	\$78,000
48. Computer Lab	960	sf	550.00	\$528,000
49. Renovation of Administration	3,000	sf	500.00	\$1,500,000
50. STEAM Lab (See Computer Lab)	0	sf	600.00	\$0
Total Modernization				\$16,797,200
New Construction				
51. Covered Walkways	1,500	lf	450.00	\$675,000
52. Restrooms	0	sf	750.00	\$0
53. Portable or Modular Classrooms (refer to Campus Layout)	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	12,000	sf	750.00	\$9,000,000
61. Furnishings and Equipment	40	ea	3,500.00	\$140,000
Total New Construction				\$10,365,000
Technology Allowance				\$250,000
Subtotal Construction Costs				\$32,036,200
Construction Contingency 10%				\$3,203,620
Soft Costs 18%				\$6,343,168
Total Revised Master Planning Needs at Kennedy Elementary				\$41,582,988