

# Los Arboles Elementary

455 Los Arboles Avenue, San Jose, CA





## Los Arboles Literacy & Technology Academy - Master Planning Evaluation

### Evaluation Summary



Los Arboles School, located at 455 Los Arboles Avenue in San Jose, was constructed in 1965. The buildings are single story concrete tilt-up classroom buildings. There have been several portable classrooms added to this site at various times through-out the years.

After 2007, this campus received approximately \$3.5 million toward modernization projects. The front parking lot was altered in the past two separate times to allow for better drop off and pick up. The Kindergarten area was modernized with a play area. A new perimeter fence was installed for the entire campus. Roofing was replaced with new roofing and the front of the school was updated to give a newer appearance.

The District installed a new 152.6 kW system of photovoltaics installed on new covered structures at this site.

### Significant Historical Modernization

Los Arboles has received funding from several sources for construction including a modernization of approximately \$3.3 million in 2006, a new Resource Center building in 2005 for the cost of about \$1.2 million. The existing permanent buildings were retrofitted in 2003 based on a seismic upgrade recommendation in an earlier report dated 1998.

After 2007 and before 2010, approximately \$1,700,00 was spent at this site on miscellaneous site and safety improvements.

### Site



### 1. Parking and Traffic

In the past, the parking lot was expanded twice to elongate the landlocked parking area at the side and rear of the campus. The front parking lot was altered to accommodate a better flow of visitor parking. In the recent past, a Charter School was constructed at the back of the existing school district property impacting the park-



ing area. The Charter parents began using the already impacted parking area now used by both campuses. The District is seeking a resolution with the Charter School to see what other options are possible toward a better parking situation.

It is recommended that the kindergarten portable buildings be removed at the front of the school to allow for a larger expanded parking

lot and drop off area at the front of the school. A new kitchen can be constructed at the side of the existing cafeteria and the modular classrooms be incorporated into a new permanent classroom building.

It would be desirable to coordinate an expanded parking lot for the Charter School adjacent to the Charter school at the back of the campus.



## **2. Site ADA Compliance**

Some flatwork and walkways were upgraded in adjacent to the expanded parking area. There are several locations where the concrete walkways have cracked and lifted.

It is recommended that all concrete walkways be replaced with new concrete walkways to allow for a path of travel to all classroom and student support service areas.

## **3. Play Equipment**

All play equipment is in good condition at this campus. The Head Start fall protection is deteriorating.

It is recommended that the Head Start play surface be removed and replaced.



## **4. Paved Play Area**

The existing paved play area is in poor condition.

It is recommended that the entire paved play area be slurry sealed and striped as soon as possible.



## **5. Turf Play Area and Synthetic Track**

The existing turf is in poor condition. The District has been installing walking tracks at most of their campuses. This campus does not have a track.

It is recommended that the turf fields be up-

graded with new turf. A new DG walking track should be installed in the play area.



## **6. Landscaping and Irrigation**

Planting has been upgraded throughout the last few years at the front and interior of the campus. There is no need for planting and irrigation upgrades at this time.

## **7. Fencing and Security**

New decorative fencing was added at the perimeter of the entire campus. The fence that separates the grass area from the paved play area is no longer needed for security.





It is recommended that the existing fence be removed between the paved play area and the grass area.

### **8. Trash Enclosure**

The existing trash enclosure meets the needs of the District at this time.



### **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.

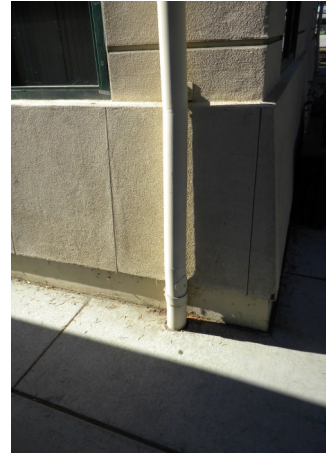
It is recommended that all existing underground utilities older than 40 years be replaced with new utility systems. Underground water, storm, sewer and gas lines should all be replaced entirely at this site.

### **10. Main Electrical Service**

There are no known issues related to the main electrical services.

### **11. Storm Drainage**

Several rain water leaders are not properly specified for vandal resistance and do not have the District Standard clean-outs. There are no known drainage issues at this campus.



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 is adequate at this time. There is no known upgrades needed at this campus.

### **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 removed 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 a heavily textured aggregate surfacing material which is not easy to maintain. Some of the frontage ag-





gregate material was covered over with cements plaster and painted to achieve a better appearance at the front of the campus.

It is recommended that all existing exposed aggregate surfaces be covered over with cement plaster and then painted.



## **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 no covered outdoor learning areas at this campus.

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 existing outdoor furnishings.

## **Modernization**

### **17. Existing Covered Eating Structure**

This campus does not currently have an outdoor covered eating structure.



### **18. Existing Covered Walkways**

There existing covered walkways are in poor condition.

It is recommended that all covered walkways be replaced with new prefabricated covered walkways.

### **19. Electrical Wiring**

There are no known wiring 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, there is some remaining encapsulated asbestos at various locations at this School.

It is recommended that any asbestos that be-

comes exposed in some manner in the future, either by accident or future construction be removed entirely.

### **21. Seismic Upgrade and Dry rot**

This campus was constructed under the code requirements in the 1960's.

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 significant phase of modernization for this campus.



### **22. Roofing**

Based on the roofing report, this campus was re-roofed in 2002. The general condition of this roofing is in good condition. According to the report the perimeter flashing is failing along the covered walkways. There is maintenance required and recommended.

It is recommended that maintenance be performed on this roof as reported by the roofing report and the perimeter flashing be repaired.





### **23. Exterior Painting**

The existing exterior of this campus is beginning to show signs of wear.

It is recommended that this entire campus be painting in the next two 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. The windows blinds need to be replaced.

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 new window blinds replace all of the existing window blinds throughout this campus.

### **25. Exterior Doors and Hardware**

The existing hardware currently meets the District Standards.

Some adjustments are needed to the door closers and a few of the exterior doors to this campus.



### **26. Restrooms/Partitions/Fixtures**

The existing restrooms are in good condition.

There is no need for upgrades to the existing bathrooms at this time.



### **27. Flooring**

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



### **28. Tackable Walls**

This school does not have tackable walls.

It is recommended that at least one wall be retrofitted with new tackable wall material.

### **29. Interior Wall Finishes**

Many of the walls are a vinyl wall covered that has surpassed its expected lifecycle as many wall seams are fraying.

It is recommended that all new interior wall finishes be replaced with new durable wall materials throughout the campus.





### **30. Ceilings**

The existing ceilings are in good condition.

There is no need for upgrades to the existing ceiling at this time.

### **31. Cabinetry**

The existing cabinetry is in fair condition. Classrooms do not have District Standard teaching walls.

It is recommended that all cabinetry be replaced entirely throughout the campus and new teaching wall be added to meet the current District Standards.



### **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 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 in 2002. HVAC units have a normal lifecycle of 15 years. The mechanical units were installed on the roofs visible to the eye.



It is recommended that the HVAC units be replaced with new mechanical screening.

### **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**

Currently, the existing power distribution is modest in the classroom locations. Class learning is relying more on technological teaching tools. Most classroom spaces are in need of additional electrical outlets.

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

### **36. Data Network**

It has been reported that the MDF room does not have cooling and that the door is not sealed and dirt and dust is entering this room. The IDF



is in a custodial closet that has a mop sink.

It is recommended that air conditioning be added to the MDF room and the IDF be relocated from the mop sink custodian room.

### **37. Camera Surveillance**

This campus does not have an existing camera 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 antiquated and should be replaced.

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

### **39. Fire Alarm**

The existing fire alarm system does not currently meet the new stringent code standards.

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

### **40. Alteration of Existing Portable Buildings**

The existing portable classrooms have surpassed their life expectancy and should be re-



placed.

It is recommended that a new classroom building be constructed and all existing portable classrooms be removed from this site.



### **41. Relocation of Existing Portable Buildings**

The existing portable classroom appear to have been added to the most convenient location on campus whereas they are located far from most of the campus.

It is recommended that the portables be removed from the site and incorporated into a new classroom building.



### **42. Library**

The current Library space is adequate and



meets the minimum size for the Franklin-McKinley School District.

It is recommended that book storage be rearranged to be housed along the perimeter of the existing space whereas the old library becomes transformed into 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.

There is no need for upgrades to the work room or lounge at this time.







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

The existing cafeteria space is in poor condition. The serving line needs to be modified.

It is recommended that the cafeteria receives new finishes throughout. It is recommended that the serving line area be reconfigured for better usage.



#### **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 existing 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**

The existing computer lab is not used as it was originally intended as technology and teaching has changed over time.



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

#### **49. Renovation of Administration**

The existing administrative spaces are in good condition. There is no need to renovate this space at this time.



#### **50. STEAM Lab**

The District has been adding STEAM labs at each of its campuses as this is replacing the dedicated computer labs and science classrooms.

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

### **New Construction**

#### **51. Covered Walkways**

The existing covered walkways are being rec-



ommended to be replaced in section 17. There are portable classrooms at the rear of the campus that do not have covered walkways leading to the main campus.

It is recommended that new covered walkways be installed to all existing auxiliary buildings including any future new buildings.

## **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 have surpassed their intended lifecycle and should be replaced. They are located in a poor location of the campus.

It is recommended that a new classroom building be constructed and the portable buildings be removed.



## **54. Administration**

The existing administration space is adequate in size at this time and meets the needs of the campus.

## **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**

There is no covered eating structure nor an outdoor learning area at this campus.

It is recommended that a new covered shade structure be installed adjacent to the cafeteria area equipped with Wi-Fi and outdoor furnishings.

## **57. Storage**

The existing is adequate.

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

## **58. STEAM Lab**

The existing science classroom or computer lab 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**

This campus has older portable buildings located in a poor location. Parking at this campus has been an on-going problem as this campus landlocked the front of the school to make expansion of the front parking area impossible. There is no outdoor learning area nor a covered eating structure at this campus.

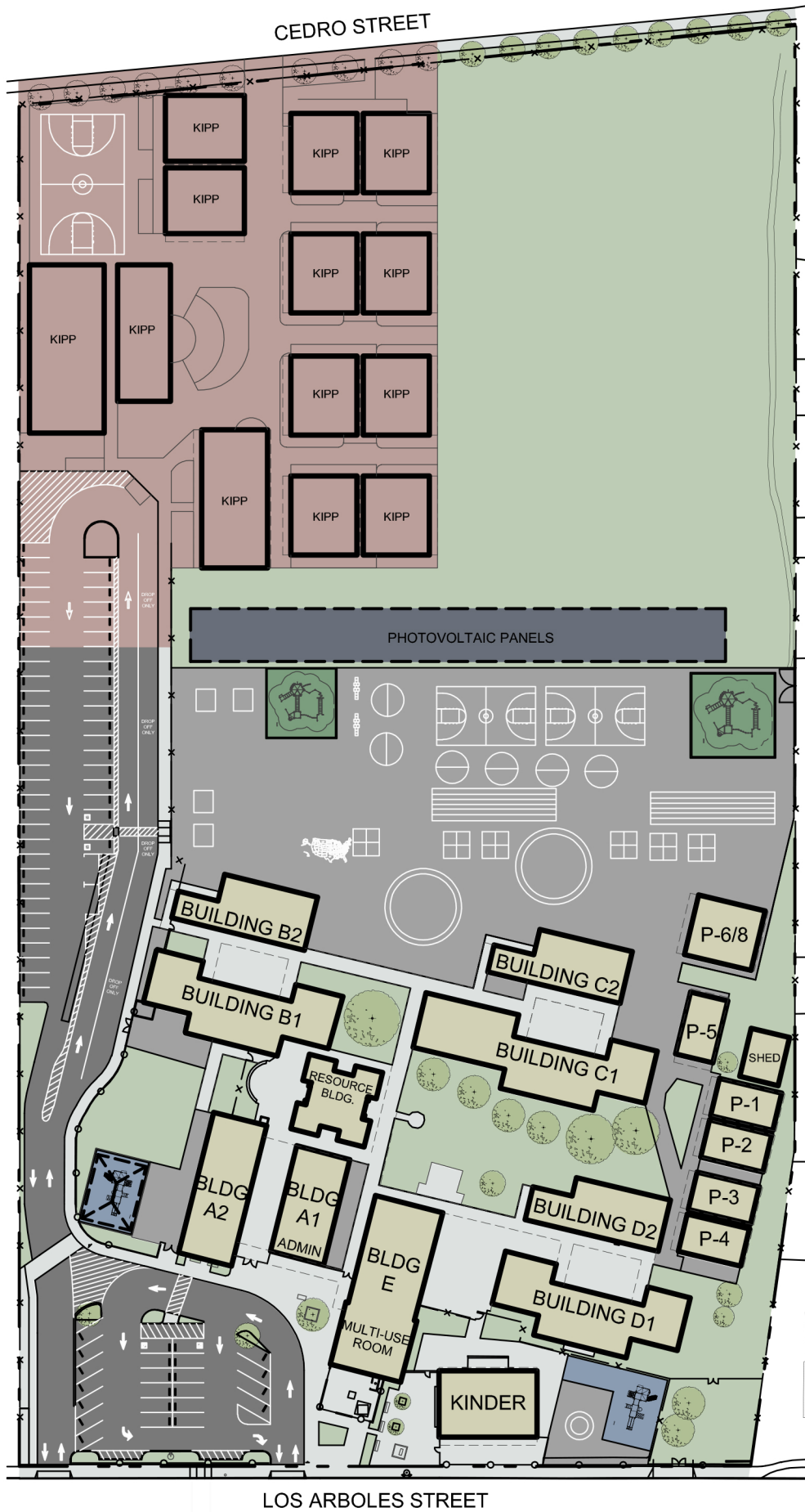
It is recommended that a new shade structure



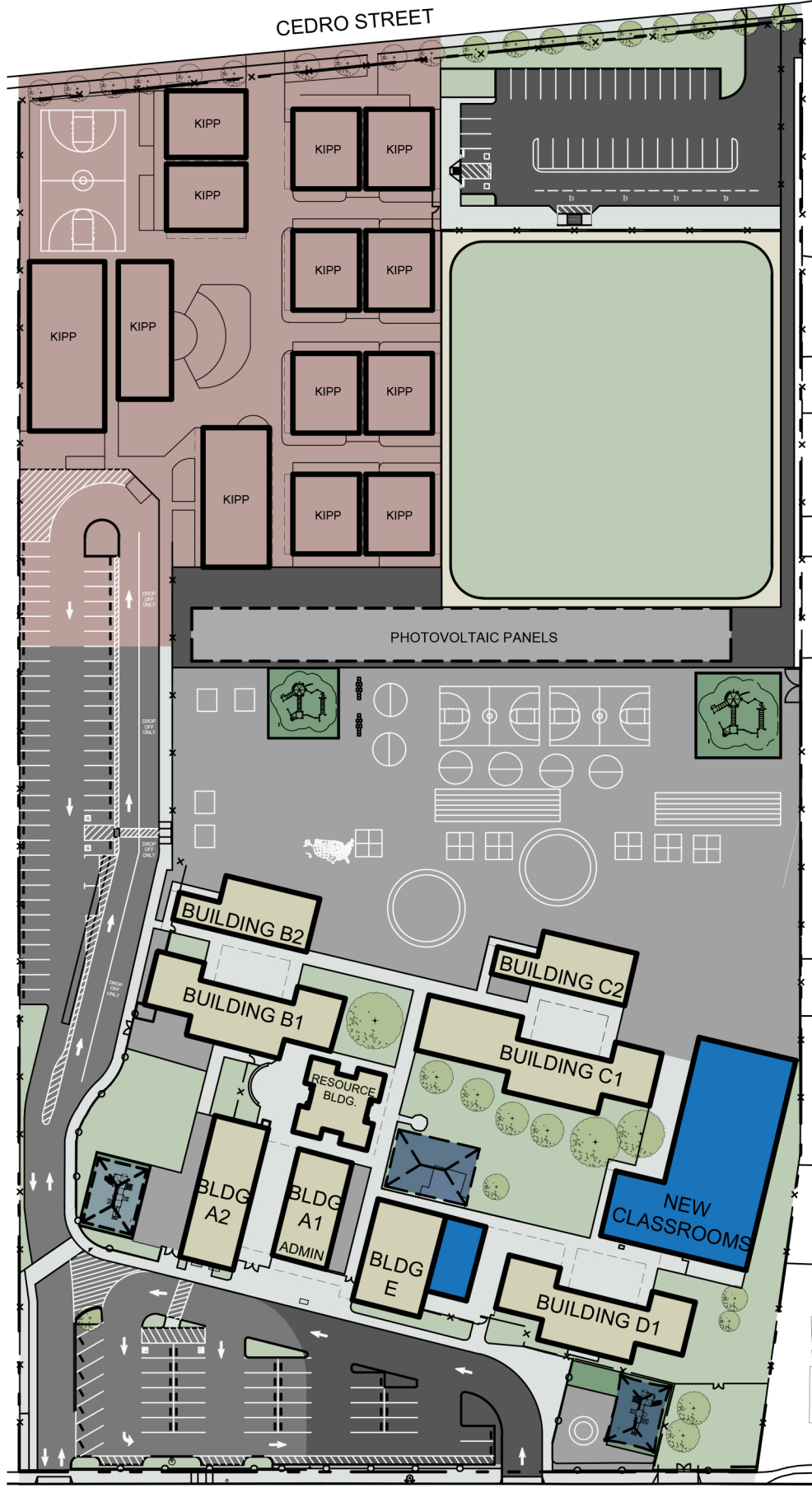
be installed adjacent to the existing cafeteria for future outdoor learning doubling up as an outdoor eating area. It is recommended that the front buildings be demolished, including the kitchen and the large portable buildings to make way for a new expanded parking area at the front of the campus to allow for an expanded drop off area. It is recommended that the displaced portable classrooms be incorporated into a new classroom building.











Los Arboles Literacy & Technology Academy  
 455 Los Arboles Street  
 San Jose, CA 95111

Franklin-McKinley School District

PROPOSED 2019

## Los Arboles Elementary Cost Estimate

<b>Construction Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Cost</b>	<b>Total Estimated Cost</b>
<b>Site</b>				
1. Parking and Traffic	31,000	sf	45.00	\$1,395,000
2. Site ADA Compliance	1	ls	250,000.00	\$250,000
3. Play Equipment	1	ls	125,000.00	\$125,000
4. Paved Play Area	68,000	sf	12.00	\$816,000
5. Turf Play Area and Synthetic Track	80,000	sf	12.00	\$960,000
6. Landscaping and Irrigation	0	sf	5.00	\$0
7. Fencing and Security	375	lf	40.00	\$15,000
8. Trash Enclosure	0	ls	65,000.00	\$0
9. Site Utilities	126,000	sf	20.00	\$2,520,000
10. Main Electrical Service	0	ls	100,000.00	\$0
11. Storm Drainage	47,000	sf	0.50	\$23,500
12. Site Lighting	0	ls	65,000.00	\$0
13. Concrete Walkways (see Section 2)	0	sf	35.00	\$0
14. Basketball Backstops/Ballwalls/Misc.	8	ea	2,800.00	\$22,400
15. Quality of Exterior Siding/Material	47,000	sf	15.00	\$705,000
16. Outdoor Learning (see new covered eating structures)	0	ls	20,000.00	\$0
<b>Total Site</b>				<b>\$6,831,900</b>
<b>Modernization</b>				
17. Existing Covered Eating Structure	0	ls	0.00	\$0
18. Existing Covered Walkways (refer to Section 51)	0	lf	500.00	\$0
19. Electrical Wiring	0	sf	11.00	\$0
20. Asbestos Abatement	1	ls	40,000.00	\$40,000
21. Seismic Upgrade/Dry Rot	47,000	sf	35.00	\$1,645,000
22. Roofing	47,000	sf	1.50	\$70,500
23. Exterior Painting	47,000	sf	8.00	\$376,000
24. Building Insulation and Windows	47,000	sf	40.00	\$1,880,000
25. Exterior Doors and Hardware	47,000	ea	5.00	\$235,000
26. Restrooms/Partitions/Fixtures	0	ea	125,000.00	\$0
27. Flooring	0	sf	9.00	\$0
28. Tackable Walls	12,000	sf	18.00	\$216,000
29. Interior Wall Finishes	35,000	sf	12.00	\$420,000
30. Ceilings	0	sf	5.50	\$0
31. Cabinetry	47,000	sf	45.00	\$2,115,000
32. Drinking Fountains	3	ea	6,500.00	\$19,500
33. Heating Ventilating & Air Condit.	47,000	ls	30.00	\$1,410,000
34. Interior Lighting	0	ls	43.00	\$0
35. Electrical Power Distribution/Outlets	47,000	ls	10.00	\$470,000
36. Data Network	47,000	sf	2.00	\$94,000
37. Camera Surveillance	47,000	sf	0.35	\$16,450
38. Communication System	47,000	sf	2.50	\$117,500
39. Fire Alarm	47,000	sf	85.00	\$3,995,000
40. Alteration of Existing Portable Buildings (refer to Section 60)	0	ea	25,000.00	\$0



<b>Construction Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Cost</b>	<b>Total Estimated Cost</b>
41. Relocation of Existing Portable Buildings (refer to Section 60)	0	ea	25,000.00	\$0
42. Library	2,000	sf	250.00	\$500,000
43. Office/Work Room/Lounge	0	sf	500.00	\$0
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	0	sf	1.75	\$0
47. Speakers	0	sf	1.50	\$0
48. Computer Lab	960	sf	550.00	\$528,000
49. Renovation of Administration	0	sf	500.00	\$0
50. STEAM Lab (refer to Section 48)	0	sf	600.00	\$0
<b>Total Modernization</b>				<b>\$16,772,950</b>
<b>New Construction</b>				
51. Covered Walkways	850	lf	500.00	\$425,000
52. Restrooms	0	sf	750.00	\$0
53. Portable or Modular Classrooms (refer to Section 60)	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	1	ea	450,000.00	\$450,000
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	12,500	sf	750.00	\$9,375,000
61. Furnishings and Equipment	40	ea	20,000.00	\$800,000
<b>Total New Construction</b>				<b>\$11,450,000</b>
Technology Allowance				\$250,000
<b>Subtotal Construction Costs</b>				<b>\$35,304,850</b>
<b>Construction Contingency 10%</b>				<b>\$3,530,485</b>
<b>Soft Costs 18%</b>				<b>\$6,990,360</b>
<b>Total Revised Master Planning Needs at Los Arboles Elementary</b>				<b>\$45,825,695</b>