



# McKinley Elementary

1702 McLaughlin Avenue, San Jose, CA



## McKinley Elementary School - Master Planning Evaluation

### Evaluation Summary



McKinley School, located at 651 Macredes Avenue in San Jose, consists of single story wood framed buildings constructed in 1966. There have been several portable classrooms added to this site at various times through-out the years.

After 2007, this campus received approximately \$7.3 million toward major construction modernization. In 2011, a new permanent 2-story classroom building was constructed to replace 6 existing aged portable classrooms. The new 2-story building consists of 4 classrooms on the second floor and 4 special education classrooms at the ground floor. This new building has a dedicated play area for the ground floor, whereas the second floor students enter and exit through a separate location. Bathrooms

facilities were incorporated in this new building.

Site safety issues were resolved as new pavement replaced the old pavement at the center of the campus in 2011 and was expanded outward to all sides of this campus. The paved play area was expanded and new playgrounds replaced the old. A new garbage area was installed and the parking lot was enlarged and designed to better accommodate drop off and pick up. The parking lot entry was reconfigured to separate the Head Start area from the main campus in 2011. A new staff parking lot was added at the back of the campus to further relieve traffic congestion in 2010.

New trees and landscaping were added to improved the curb appeal and pride of the campus. New perimeter fencing was installed to provide better safety to the students and staff.



Energy conservation, more important than ever, the District worked with Chevron toward the installation of a new 197.1 kW system of photovoltaics installed on new covered structures at this site.

### Significant Historical Modernization

McKinley has received funding for modernization of approximately \$1.9 million in 2005. A pre-school was constructed at the site in 2004 for about \$500,000.

After 2010, there have been site safety upgrades that total a little more than \$1,100,000.

### Site



### 1. Parking and Traffic

The main front parking lot was completely upgraded in 2011. There is an existing parking





lot next to the front main parking lot of the campus where the Headstart picks up and drops off, behind the two story building and there is a parking lot for staff at the back of the campus. The main parking lot and the Headstart parking lots are in good condition. The back staff parking lot was a result of a quick solution to pave an area where the teachers were already parking. The quick results of paving this staff parking lot resulted in a ineffective and inefficient design.

It is recommended that the staff parking lot at the back of the campus be completely reconfigured to allow for a better flow of traffic.



## **2. Site ADA Compliance**

Some of the main quad area flatwork and walkways were upgraded in 2011 and 2012 to eliminate cracks and tripping hazards. The expansion to the existing parking lot replaced many cracks and tripping hazards at the front of the school. There is one remaining drinking fountain that needs to be upgraded. A bottle filler station should be installed in the cafeteria to meet ADA compliance.

It is recommended that the ADA parking spaces



be restriped and signage added.

## **3. Play Equipment**

The play structures meet the needs for the campus. The matting is beginning to decay and will need to be patched or replaced in the future. There is an old obstacle installed in the play area that is a tripping hazard.

It is recommended that the matting at the play structures be replaced in the next five years.







#### **4. Paved Play Area**

The existing paved play area is in fair condition. It is recommended that the existing pavement receive a new slurry and striping in the next five years.

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

This school age level is not conducive of receiving a synthetic track, however the District has been installing walking tracks at some of the other campuses. The turf area is in fair condition.

It is recommended that a walking track be installed at this campus.



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#### **6. Landscaping and Irrigation**

Planting has been upgraded throughout the last few years at the front and interior of the campus. The existing landscaping and irrigation meets the needs of the campus at this time.



#### **7. Fencing and Security**

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

#### **8. Trash Enclosure**

The existing trash enclosure meets the needs of the District.



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Should the Cafeteria be removed and replaced to make room for access to the side of the campus, the trash enclosure should also be removed and reconfigured at that 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**

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 with the site drainage at this time.

### **12. Site Lighting**

The exterior lighting has been upgraded to LED lighting. There is no need for additional upgrades at this time.



### **13. Concrete Walkways**

Most of the interior quad concrete walkways



were removed and replaced in 2011.

There is no need for upgrades to the concrete walkways at this time.

### **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**

Other than the newer two story building, this campus was constructed using wood siding which is less desirable for this District whereas wood fails more easily compared to painted cement plaster or other comparable products.

It is recommended that all existing wood siding be replaced 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. A desirable outdoor learning area would be adjacent to the cafeteria or at the center of the campus.

It is recommended that an outdoor leaning 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 currently has no covered eating structure.

It is recommended that an outdoor eating structure be added that can double up as a learning space to allow teachers the flexibility of choosing alternative learning based on program needs. It would be desirable to add existing outdoor furnishings. (Refer to Section 16).





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

This campus does not currently have existing covered walkways but has overhangs at all of the existing older permanent buildings.

It is recommended that new covered walkways structures be added to connect all of the existing classrooms.

### **19. Electrical Wiring**

There are not currently enough electrical outlets in the classrooms or other student service areas. There are several locations where loose



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wiring is hanging from the roof and walkways. It is recommended that some additional electrical outlets be provided at select areas of this campus. All loose wiring should be removed.

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

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

This campus is over 50 years old and has not received voluntary structural upgrades.

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 phase sig-



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nificant modernization at this campus.



### **22. Roofing**

Based on the roofing report, the built up roof portions of this campus have ponding water. The portables are reported to be showing signs of rust corrosion and seam deterioration. The existing shingle roofing is showing signs of UV deterioration.

It is recommended to replace and slope the existing built up roofing areas of the campus. The existing shingles should be replaced with metal roofing in the next five years. All roof penetrations should be caulked and maintenance is needed at several locations as noted in the roofing report.

### **23. Exterior Painting**

It is recommended the exterior painting at this site be completed within the next five 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. This campus has very few windows.

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.



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

This campus has hardware that meets the District Standards at this time.

There is no need for hardware upgrades at this time.

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

The existing toilet rooms fixtures and partitions are in fair condition.

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



## **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 one wall in each classroom be stripped and replaced with prefinished vinyl wrapped tackable panels.



## **29. Interior Wall Finishes**

All; existing vinyl walls are failing and should be replaced with more durable wall finishes. All other interior finishes are in need of new paint.

It is recommended that all new interior wall finishes be repainted and resurfaced.

## **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**

Although the cabinetry was upgraded in 2004, there are signs of abuse, vandalism and heavy wear and tear at some various locations. Most of the casework has newer tops whereas the base cabinets were left alone during the past renovation.

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



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### **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**



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The existing HVAC system has been replaced at the entire campus.

There are no needed HVAC upgrades at this time.

### **34. Interior Lighting**

The current interior lighting was not upgraded.

It is recommended that all interior lighting be replaced with new LED light fixtures that allow dimming and better control for a better teaching environment.



### **35. Electrical Power Distribution**

Currently, the existing power distribution model at 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**

The existing data network currently meets the District standards., however the administration



area will need to be expanded and renovated which will effect the location and relocation of the head end equipment.

### **37. Camera Surveillance**

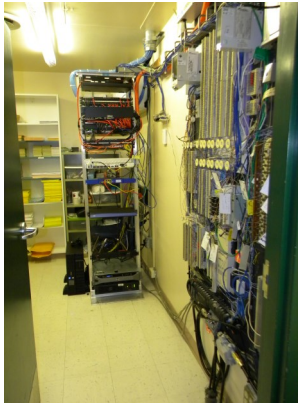
There is no current camera surveillance system at this campus.

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 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 meets the needs current code and local fire authorities, however it does not meet the District Standards for maintenance. The system is proprietary and should be replaced with a non-proprietary system.

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 are in fair condition but will need to be replaced in the next 5 to 10 years.

It is recommended that the portable classrooms be replaced or renovated completely like new in the next 5 to 10 years.

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

The existing portable classroom are at a fair location.

It should be considered that if the portable classrooms be replaced in the future that they be replaced with new permanent classrooms and located in a more ideal location that would allow for a better staff parking lot and to coordinate with the ultimate rebuilding of the cafeteria building.

### **42. Library**

The current Library space is adequate and meets the minimum size for the Franklin-McKinley School District. Library space has

evolved into a more social learning space and computer labs are no longer a function of a classroom space.

It is recommended that the library space be converted to a student service center space with a different purpose for learning. The existing space should be equipped with flexible and adaptive furnishings.

### **43. Work Room/Lounge**

The current work room and lounge needs to be modernized.

It is recommended that the existing administration support spaces be renovated and altered to meet the District current needs at this site.



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

The existing cafeteria and kitchen is located in a manner that blocks the natural flow of parking and fire lane to the rear of the campus. This cafeteria is too small for this campus and does not meet the needs of the ongoing educational





needs. The existing cafeteria is in great need of renovation. The custodial closet reportedly has ongoing drainage issues. The existing storage area is poorly laid out.

It is recommended that the entire building be demolished and rebuilt for this campus, located in more desirable location.

#### **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 however if the new two story classroom is constructed at this site and/or the staff parking lot is expanded, the storage unit will need to be relocated.

#### **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 has surpassed its original intention for education support. Computer labs should be converted to a more contemporary use of education such as STEAM.

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 spaces is not only in need of a full renovation but the existing space is small, cramped and does not currently meet the needs of this campus

It is unlikely that renovation to the existing space will meet the needs of this campus therefore it is recommended that a new administrative building be constructed at this site.



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

The rooms that fall under this category might be considered computer labs or science classrooms.. The science classroom or computer lab should be reevaluated for current teaching style and student needs.

It is recommended that all existing science classrooms and/or 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 site has several area where students can travel from some classrooms to other classrooms without getting wet from inclement weather, however most of the campus has 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**

The existing portable classrooms are in fair condition but will need to be replaced soon. The location of the portables are not located close enough to the rest of the campus. The



existing portable appear to be in the path of a potential expanded staff parking lot.

It is recommended that the portable classrooms be removed from the site and rebuilt as new permanent classroom buildings, likely as a two story complete similar to the other two story building.

### **54. Administration**

The existing administrative spaces is not only in need of a full renovation but the existing space is small, cramped, and does not currently meet the needs of this campus

It is unlikely that renovation to the existing space will meet the needs of this campus therefore it is recommended that a new administrative building be constructed at this site.

### **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**

This campus does not have an outdoor learning area nor an outdoor covered eating structure.

It is recommended that a new large covered shade structure be added to this campus adjacent to the cafeteria or the center of campus that is equipped with table and chairs conducive of outdoor learning and eating. Wi-fi should be powered up in this new location.



### **57. Storage**

The existing is adequate.

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

### **58. STEAM Lab**

The existing science classrooms 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**

The existing administrative spaces are separated at the site and too small to function adequately. The cafeteria building is too small and its location is not ideal at this campus. The portable buildings are in need of replacement soon. There is no outdoor shade structure or outdoor learning area at this campus. The staff parking lot is not designed to function adequately. The existing elevator is an ongoing maintenance problem at the existing two story classroom building.

It is recommended that a new enlarged functional staff parking lot be added to this campus. A new permanent two story classroom building should be built to replace all of the portable classroom buildings. A new administration building should be added to this campus and the old administration building be either demolished or altered into classrooms. A new outdoor learning and eating area should be added either adjacent to the new cafeteria or the center of the campus. The elevator should be replaced with a new elevator.

## **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.





MELBOURNE BOULEVARD

SOUTH 22ND STREET

FIRE ACCESS ROAD

FIRE ACCESS

PHOTOVOLTAIC PANELS

CITY OF SJ

UNIT H  
MULTI-USE

UNIT D

UNIT C

UNIT E

UNIT I

UNIT B

UNIT F

UNIT G

ADMIN  
UNIT A

2 STORY  
BUILDING J

BLDG  
M

STOR

P-10  
P-11

P-8  
P-9

P-7

HEADSTART

HEAD  
START

PHOTOVOLTAIC  
PANELS

PHOTOVOLTAIC  
PANELS

MACREDES AVENUE



**McKinley Elementary**  
 651 Macredes Avenue  
 San Jose, CA 95116

Franklin-McKinley School District

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

**PROPOSED 2019**



## McKinley 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	20,000	sf	45.00	\$900,000
2. Site ADA Compliance	1	ls	15,000.00	\$15,000
3. Play Equipment	3	ls	65,000.00	\$195,000
4. Paved Play Area	40,000	sf	12.00	\$480,000
5. Turf Play Area and Synthetic Track	18,000	sf	12.00	\$216,000
6. Landscaping and Irrigation	0	sf	5.00	\$0
7. Fencing and Security	0	lf	40.00	\$0
8. Trash Enclosure	1	ls	65,000.00	\$65,000
9. Site Utilities	206,000	sf	20.00	\$4,120,000
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 (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	56,000	sf	15.00	\$840,000
16. Outdoor Learning (see new covered eating structures)	0	ls	20,000.00	\$0
<b>Total Site</b>				<b>\$6,853,400</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	56,000	sf	11.00	\$616,000
20. Asbestos Abatement	1	ls	40,000.00	\$40,000
21. Seismic Upgrade/Dry Rot	56,000	sf	35.00	\$1,960,000
22. Roofing	56,000	sf	25.00	\$1,400,000
23. Exterior Painting	0	sf	8.00	\$0
24. Building Insulation and Windows	56,000	sf	40.00	\$2,240,000
25. Exterior Doors and Hardware	0	ea	5.00	\$0
26. Restrooms/Partitions/Fixtures	0	ea	125,000.00	\$0
27. Flooring	56,000	sf	9.00	\$504,000
28. Tackable Walls	14,000	sf	18.00	\$252,000
29. Interior Wall Finishes	42,000	sf	12.00	\$504,000
30. Ceilings	56,000	sf	5.50	\$308,000
31. Cabinetry	56,000	sf	45.00	\$2,520,000
32. Drinking Fountains	3	ea	6,500.00	\$19,500
33. Heating Ventilating & Air Condit.	0	ls	30.00	\$0
34. Interior Lighting	56,000	sf	43.00	\$2,408,000
35. Electrical Power Distribution/Outlets	56,000	sf	10.00	\$560,000
36. Data Network	0	sf	2.00	\$0
37. Camera Surveillance	56,000	sf	0.35	\$19,600
38. Communication System	56,000	sf	2.50	\$140,000
39. Fire Alarm	56,000	sf	85.00	\$4,760,000
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	2,000	sf	500.00	\$1,000,000
44. Cafeteria/Kitchen/Gym/Music/Weight rooms (refer to Section 60)	0	sf	350.00	\$0
45. Existing Storage	0	ls	35,000.00	\$0
46. Clocks	56,000	sf	1.75	\$98,000
47. Speakers	56,000	sf	1.50	\$84,000
48. Computer Lab	960	sf	550.00	\$528,000
49. Renovation of Administration (refer to Section 54)	0	sf	500.00	\$0
50. STEAM Lab (refer to Section 48)	0	sf	600.00	\$0
<b>Total Modernization</b>				<b>\$20,461,100</b>
<b>New Construction</b>				
51. Covered Walkways	250	lf	500.00	\$125,000
52. Restrooms	0	sf	750.00	\$0
53. Portable or Modular Classrooms (refer to Section 60)	0	ea	275,000.00	\$0
54. Administration	4,500	sf	750.00	\$3,375,000
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	10,100	sf	750.00	\$7,575,000
61. Furnishings and Equipment	50	ea	20,000.00	\$1,000,000
<b>Total New Construction</b>				<b>\$12,925,000</b>
Technology Allowance				\$250,000
<b>Subtotal Construction Costs</b>				<b>\$40,489,500</b>
<b>Construction Contingency 10%</b>				<b>\$4,048,950</b>
<b>Soft Costs 18%</b>				<b>\$8,016,921</b>
<b>Total Revised Master Planning Needs at McKinley Elementary</b>				<b>\$52,555,371</b>