



Jeanne R. Meadows

1250 Taper Lane, San Jose, CA



Jeanne R. Meadows Elementary School - Master Planning Evaluation

Evaluation Summary



Jeanne Meadows School, located at 1250 Taper Lane in San Jose, was constructed in 1990. There have been several portable classrooms added to this site at various times through-out the years.

Meadows had received approximately \$4.8 million after 2007 and before 2010 toward many major construction projects. A new expansive parking lot and loading zone was added to this campus. Site safety features were added such as the entire perimeter of the campus is now fenced, alterations to the existing grass fields, new security cameras, new door hardware, and a new on site fire hydrant. Relocation of portable classrooms and the addition of a new toilet portable also help to improve this campus.

The former Charter, Success Academy, was

relocated to the existing portable building cluster at this site, relocated from Santee Elementary School in the past.

The District installed a 203.5 kW system of photovoltaics on new covered structures at this site about six years ago.

Significant Historical Modernization

Meadows received approximately \$270,000 between 1999 and 2007 from various funding sources.

After 2010, this campus has received site and safety improvements exceeding \$1,300,000.

Site

1. Parking and Traffic

In the past, a parking lot was expanded with



additional parking and is on the side of the campus. This parking lot is in good condition. The original front parking area is in fair condition but does not serve as a sufficient drop off zone.

It is recommended that the existing front parking lot be redesigned to be more effective to meet the needs of the District.



2. Site ADA Compliance

Some 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 and other locations. There are no known significant ADA issues at this campus.



3. Play Equipment

The play equipment is in good condition. The District has been adding shade structures over the existing play apparatus at other campuses.

It is recommended that new fabric shade structures be installed at the existing play structures.



4. Paved Play Area



The existing paved play area is in good condition.

It is recommended that the play area be slurry sealed and restriped in the next five years.

5. Turf Play Area and Synthetic Track

This campus does not have a synthetic track. The existing turf area is in good condition.

It is recommended that a walking track be added. There is no need for upgrades to the turf area at this time.



6. Landscaping and Irrigation

Planting has been upgraded throughout the last few years at the front and interior of the campus. This campus has many maturing trees that will need maintenance.

It is recommended that the mature trees be trimmed.

7. Fencing and Security

New decorative fencing was added at the perimeter of the entire campus in the past. The kindergarten fence at the front of the school has



open rails which is not to District Standard. The concrete retaining wall at the kindergarten area is failing.

It is recommended that the existing kindergarten fence be altered with new perforated panels similar to other kindergarten play areas in the District. The existing concrete retaining wall is recommended to be removed and replaced.

8. Trash Enclosure

The existing trash enclosure does not meet the District standards.

It is recommended that a new block wall enclosure



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sure with a top and a hose bib be added for the existing garbage enclosure.

9. Site Utilities

Underground utilities supplying gas and water to the site are over 30 years in age. There have not been significant issues related to site utilities at this time. One of the utility enclosures has barbed wire at the top of the fencing.

It is recommended that the barbed wire be removed from the enclosure.

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 have not been any significant storm drainage issues at this site.

12. Site Lighting

Exterior lighting was added during the renovation to the most of the exterior areas. There have not been any reported issues related to site lighting at this time.

13. Concrete Walkways

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

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 cement plaster when it was originally constructed. The roofing report indicates that the cement plaster is failing at several locations.



It is recommended that the existing cement plaster be removed and replaced with a new water resistant membrane and new durable waterproof siding.

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 outdoor learning areas at this campus.



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It is recommended that an outdoor leaning space be designed to allow teachers the flexibility of choosing alternative learning based on program needs. It would be desirable to add to the existing outdoor furnishings.

Modernization

17. Existing Covered Eating Structure

This campus currently utilizing the solar panels as a creative way of shading an outdoor eating and possibly learning area. The location is not ideal.

It is recommended that a new large covered eating area be installed at a location adjacent to the cafeteria or another location that can double up as an outdoor learning area.

18. Existing Covered Walkways

This campus does not currently have existing covered walkways to the portable classrooms cluster.

It is recommended that covered walkways be added to connect the main campus to the portable classrooms.

19. Electrical Wiring

There are no reported issues related to electrical wiring at this campus.

20. Asbestos Abatement

This campus was constructed at a time when asbestos was no longer a regular construction material. It is highly unlikely that there is any asbestos containing material at this campus.

21. Seismic Upgrade and Dry rot

This campus meets the minimal seismic needs and may not need any voluntary seismic upgrades. A structural engineer will need to review all main structure during the next large modernization as requirement of the Division of the State Architect and its process for review.



22. Roofing

Based on the roofing report, the roof is in good condition.

It is recommended that normal maintenance be enacted on the cleanout and roof drawings and that additional special roof coating be applied over some of the built up roofing.

23. Exterior Painting

The existing campus is in need of exterior painting.

It is recommended that this campus be completely painted.

24. Building Insulation and Windows

This campus was constructed when windows

and insulation were installed with minimum standards.

There is no need to add additional insulation nor replace windows at this time.

25. Exterior Doors and Hardware

The doors and hardware meet the District Standards to date.

There is no need to upgrade hardware and doors at this time.



26. Restrooms/Partitions/Fixtures

The existing toilet rooms finishes are in fair condition.

There is no need for restroom upgrades 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

The tackable walls are in fair condition. As this school is 30 years old, the tackable walls will need to be replaced soon.

It is recommended that the tackable walls be replaced during the next significant modernization to the classrooms.



29. Interior Wall Finishes

All other interior walls without tackable walls are showing signs of wear.

It is recommended that all new interior wall finishes be repainted or stripped of the existing vinyl and replaced with new durable wall surfaces.

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

The existing cabinetry is original to this school. There is wear and tear at some various locations. The cabinetry has surpassed its normal useful lifecycle however this campus has kept it in good condition.

It is recommended that during the next significant modernization that all cabinetry be replaced and reconfigured to meet the District Standards.

32. Drinking Fountains

Exterior drinking fountains have been upgraded or replaced to meet ADA requirements over the years, however 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 and a minimum of 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 with the assistance of



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Proposition 39 funding augmented with bond funds.

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, there are no known issues related to the power distribution at this campus.



36. Data Network

It has been reported that the ceiling projectors do not currently meet District Standards, the IDF needs to be relocated from the stage area, the office IDF is in a custodial closet above a sink and a water heater, several IDFs have been wired incorrectly, and the MDF in the kitchen has an AC unit mounted directly above the rack.

It is recommended that all IDFs and the MDF's

be relocated, reconfigured and separated from all plumbing and mechanical fixtures at this campus.

37. Camera Surveillance

This campus was one of the first experimental installation of a modest surveillance system in the past.

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 adequate at this campus.

39. Fire Alarm

The existing fire alarm system meets the current code and meets the needs of the District at this time.

40. Alteration of Existing Portable Buildings

The existing portable classrooms are in good condition however there appears to be some exterior dry rot wood trim and siding. The bath-



Sugimura Finney Architects, Inc.



room building is in need of new finishes.

It is recommended that the bathroom portable building be completed renovated and that all dry rot wood trim and siding be replaced and painted.

41. Relocation of Existing Portable Buildings

The existing portables were installed original to house a charter school in the past. Several portables and toilet room were added in the past. Older portable and an electrical transformer have been relocated or removed.

This campus would benefit by replacing the existing portable classrooms with a permanent classrooms building at this campus.

42. Library

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

It is recommended that the computer lab be dis-



persed and blended into a new student social center whereas laptops be incorporated into the space. 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.

43. Work Room/Lounge

The current work room and lounge need to be modernized and expanded.

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 Kitchen and cafeteria are in good condition although the finishes are approaching their anticipated lifecycle.

It is recommended that the cafeteria and kitchen be upgraded with new finishes.



45. Existing Storage

Although staff will argue that there is never enough storage, currently, there appears to be enough storage available. There are two existing metal storage buildings adjacent to the existing portable classrooms.

There is no need for additional storage.

46. Clocks

The clock system meets the needs of the campus at this time.



47. Speakers

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

48. Computer Lab

There is a computer lab is using older technology (WISE computers). There is an additional computer lab in room D3 that is not used as it was originally intended as technology and teaching has changed over time.

It is recommended that the computer lab in room D3 be converted to an teaching space conducive of what is needed to meet educational specifications.



49. Renovation of Administration

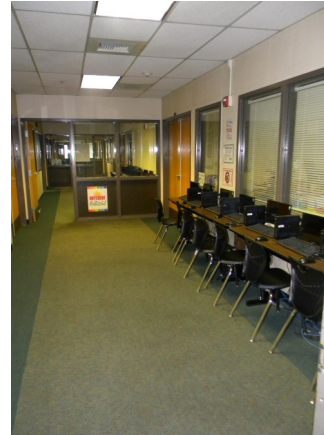
The existing administrative spaces are in fair condition but are showing signs of wear, A clear pathway to the campus through the administration area is not available when the campus is locked down.

It is recommended that the administration area be fully renovated to meet the needs of the campus.

50. STEAM Lab

This site has a existing STEM lab in one of the portable classrooms and it meets the needs of the campus.

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 site has several areas where students can travel from some classrooms to other classrooms without getting wet from inclement weather. There are several isolated portable 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 portable classrooms is intended to serve a school for fifteen years. Many of the existing portables have migrated from other sites.

It is recommended that the portable classrooms be replaced with a new permanent classroom building.



54. Administration

The existing administration space may be adequate in size and should be able to be converted into an adequate student service center with proper thought during renovation.

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 currently utilizing the solar panels as a creative way of shading an outdoor eating and possibly learning area. The location is not ideal.

It is recommended that a new large covered eating area be installed at a location adjacent to the cafeteria or another location that can double up as an outdoor learning area.

57. Storage

The existing is adequate.

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

58. STEAM Lab

The existing STEM lab in one of the portable classrooms and it meets the needs of the campus.

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.

59. Alternative Energy Source

This campus was retrofitted to house new photovoltaic structures in 2014. FMSD will contin-

ue 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 back-up system at all of its campuses.

60. Campus Layout

The campus has changed over the years with many different portable configurations. There is no covered eating structure or outdoor learning area at this campus.

It would be desirable to add at least one outdoor learning space to the campus in lieu of using the current solar panels as these will not protect its occupants from the rain.

It is recommended that the existing portable buildings be removed and 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.







Jeanne R. Meadows Elementary Cost Estimate

| Construction Item | Quantity | Unit | Cost | Total Estimated Cost |
|----------------------------------------------------------|-----------------|-------------|-------------|-----------------------------|
| Site | | | | |
| 1. Parking and Traffic | 30,000 | sf | 45.00 | \$1,350,000 |
| 2. Site ADA Compliance | 0 | ls | 15,000.00 | \$0 |
| 3. Play Equipment | 2 | ls | 35,000.00 | \$70,000 |
| 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 | 1 | ls | 15,000.00 | \$15,000 |
| 7. Fencing and Security | 150 | lf | 250.00 | \$37,500 |
| 8. Trash Enclosure | 1 | ls | 65,000.00 | \$65,000 |
| 9. Site Utilities | 1 | ls | 10,000.00 | \$10,000 |
| 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 | 7,500 | sf | 35.00 | \$262,500 |
| 14. Basketball Backstops/Ballwalls/Misc. | 8 | ea | 2,800.00 | \$22,400 |
| 15. Quality of Exterior Siding/Material | 52,000 | sf | 15.00 | \$780,000 |
| 16. Outdoor Learning (see new covered eating structures) | 0 | ls | 20,000.00 | \$0 |
| Total Site | | | | \$3,308,400 |
| Modernization | | | | |
| 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 | 0 | ls | 40,000.00 | \$0 |
| 21. Seismic Upgrade/Dry Rot | 0 | sf | 35.00 | \$0 |
| 22. Roofing | 52,000 | sf | 15.00 | \$780,000 |
| 23. Exterior Painting | 0 | sf | 8.00 | \$0 |
| 24. Building Insulation and Windows | 0 | sf | 40.00 | \$0 |
| 25. Exterior Doors and Hardware | 0 | ea | 5.00 | \$0 |
| 26. Restrooms/Partitions/Fixtures | 0 | ea | 125,000.00 | \$0 |
| 27. Flooring | 52,000 | sf | 9.00 | \$468,000 |
| 28. Tackable Walls | 52,000 | sf | 18.00 | \$936,000 |
| 29. Interior Wall Finishes | 10,000 | sf | 12.00 | \$120,000 |
| 30. Ceilings | 52,000 | sf | 5.50 | \$286,000 |
| 31. Cabinetry | 52,000 | sf | 45.00 | \$2,340,000 |
| 32. Drinking Fountains | 6 | ea | 6,500.00 | \$39,000 |
| 33. Heating Ventilating & Air Condit. | 0 | ls | 30.00 | \$0 |
| 34. Interior Lighting | 0 | sf | 43.00 | \$0 |
| 35. Electrical Power Distribution/Outlets | 0 | sf | 10.00 | \$0 |
| 36. Data Network | 52,000 | sf | 4.00 | \$208,000 |
| 37. Camera Surveillance | 52,000 | sf | 0.35 | \$18,200 |
| 38. Communication System | 0 | sf | 2.50 | \$0 |
| 39. Fire Alarm | 0 | sf | 85.00 | \$0 |
| 40. Alteration of Existing Portable Buildings | 6,500 | sf | 150.00 | \$975,000 |

| Construction Item | Quantity | Unit | Cost | Total Estimated Cost |
|---------------------------------------------------------------------|-----------------|-------------|-------------|-----------------------------|
| 41. Relocation of Existing Portable Buildings (refer to Section 60) | 0 | ea | 25,000.00 | \$0 |
| 42. Library | 2,500 | sf | 250.00 | \$625,000 |
| 43. Office/Work Room/Lounge | 2,000 | sf | 500.00 | \$1,000,000 |
| 44. Cafeteria/Kitchen/Gym/Music/Weight rooms (refer to Section 60) | 6000 | sf | 350.00 | \$2,100,000 |
| 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 (refer to Section 54) | 4,000 | sf | 500.00 | \$2,000,000 |
| 50. STEAM Lab (refer to Section 48) | 960 | sf | 600.00 | \$576,000 |
| Total Modernization | | | | \$12,999,200 |
| New Construction | | | | |
| 51. Covered Walkways | 500 | lf | 500.00 | \$250,000 |
| 52. Restrooms | 0 | sf | 750.00 | \$0 |
| 53. Portable or Modular Classrooms | 18,000 | sf | 750.00 | \$13,500,000 |
| 54. Administration | 0 | sf | 750.00 | \$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 | 10,100 | sf | 750.00 | \$7,575,000 |
| 61. Furnishings and Equipment | 50 | ea | 20,000.00 | \$1,000,000 |
| Total New Construction | | | | \$23,175,000 |
| Technology Allowance | | | | \$250,000 |
| Subtotal Construction Costs | | | | \$39,732,600 |
| Construction Contingency 10% | | | | \$3,973,260 |
| Soft Costs 18% | | | | \$7,867,055 |
| Total Revised Master Planning Needs at Meadows Elementary | | | | \$51,572,915 |