

A photograph of Ramblewood Elementary School. In the foreground, a large, light-colored stone sign is set into a grassy hill. The sign features the school's name in large, dark, serif capital letters, with the district name and address in smaller text below. The school building is visible in the background, featuring a light-colored facade, green trim, and a small tower. A flagpole stands to the right of the building. The sky is clear and blue. In the bottom foreground, there are green bushes with red flowers.

RAMBLEWOOD  
ELEMENTARY SCHOOL  
FRANKLIN-McKINLEY SCHOOL DISTRICT  
1351 LIGHTLAND AVE.

# Ramblewood Elementary

1351 Lightland Road, San Jose, CA





## Ramblewood Elementary School - Master Planning Evaluation

### Evaluation Summary

Ramblewood School, located at 1351 Lightland Road in San Jose, was originally constructed in 2005.

There have been no significant construction projects since its inception.



### Significant Historical Modernization

Ramblewood has had about \$100,000 in site and safety improvement before 2010. The fairly new campus received funding from several funding sources. Ramblewood may be eligible for state modernization funding in 2030.

### Site

#### 1. Parking and Traffic

The parking lot is too small. There have been

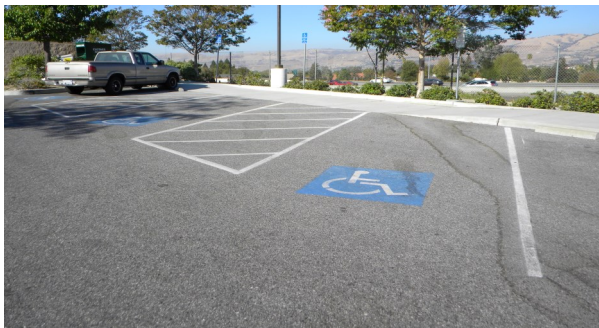


complaints about the flow of traffic at this campus. Unfortunately, this campus has no land for creative reworking of the existing parking lot. The existing pavement is in good condition.

It is recommended that the existing parking lot be slurry coated and restriped in the next five years.

#### 2. Site ADA Compliance

This campus does not have any known ADA compliance issues at this time.



#### 3. Play Equipment

A new play structure was added summer 2019. This new play structure is one of the first of its kind in the bay area whereas more students



with special needs can use this play apparatus. The existing play structures are adequate.

#### **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 has a shared park area as its turf area. The students rarely play on the park area as it is not as secure as the school paved play area. The grass is maintained by the city of San Jose. There is no possible location of adding a track at this site.

There is no need to upgrade the turf area.



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

The existing planting and irrigation is in good condition. There is a need for a water source for the vegetable garden.

It is recommended that a source of water be

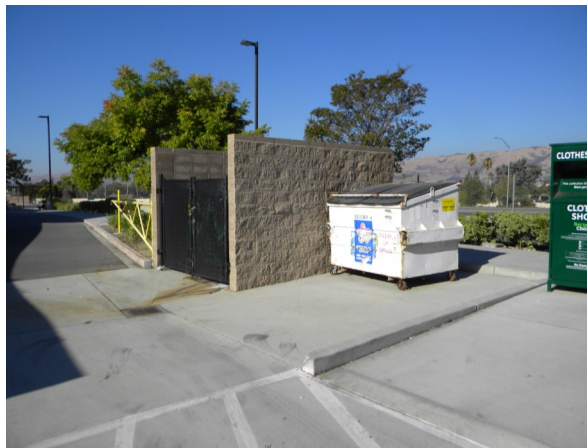
added to the vegetable garden area.



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

This campus is currently enclosed with fencing and visitors must pass through the main entrance when school is session. There are several locations where gaps occur on the decorative fencing adjacent to the CMU. The fencing along the park does not meet security needs of this campus.

It is recommended that the fencing along the park be reinstalled with new District standard



black vinyl fencing and the gaps at the decorative fencing be replaced and repaired.

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

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

#### **9. Site Utilities**

The existing fire risers are exposed to vandalism and should be caged. Only one of the fire risers is caged.

It is recommended that all of the exposed fire risers be protected from potential vandalism.

There are no other known issues with site utilities at this time.

#### **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 known site storm drainage issues at this site.

#### **12. Site Lighting**

The existing site lighting at this campus meets the needs of the District at this time.

#### **13. Concrete Walkways**

The existing concrete walkway system appears to handle foot traffic well at the site and is in good condition.

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





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

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

#### **15. Quality of Exterior Siding/Material**

This campus is relatively new and has cement plaster siding which is a durable material.

There is no need for upgrades to the 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 outdoor learning spaces 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.

#### **Modernization**

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

Ramblewood does not have a covered eating structure. Refer to section 51.

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

This campus does not currently have existing covered walkways.

#### **19. Electrical Wiring**

There are no known electrical wiring issues at this campus.

#### **20. Asbestos Abatement**

This campus is relatively new. It is unlikely that there are any issues related to asbestos at this campus.

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

This campus meets all current seismic code requirements.

#### **22. Roofing**

Based on the roofing report, the condition of the roofing is in fair to poor condition. The flashing around the perimeter and roof penetrations have begun to deteriorate. The caulking and



sealant around the exposed duct units have also begun to fail. The general roofing is in fair condition, however minor area of ponding water and granule loss is evident.

It is recommended that maintenance begin on the existing originally installed built up roofing system. It is recommended that all pipes and penetrations be sealed and that all curbs, corners and lap joints on the perimeter be repaired.



#### **23. Exterior Painting**

The existing exterior of this campus is showing signs of wear.

It is recommended that this campus be painted completely in the next few years.



## **24. Building Insulation and Windows**

The building insulation and windows meet the requirement of the District at this time. The library needs window treatment or blinds.

It is recommended that new blinds be installed at the windows in the library area.

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

Ramblewood doors and hardware meet the needs of the District at this time.

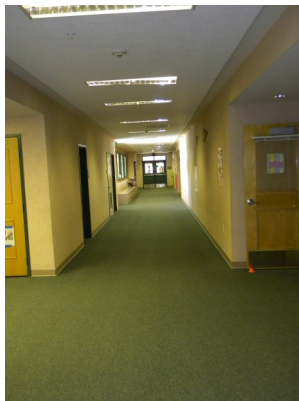


## **26. Restrooms/Partitions/Fixtures**

The restrooms are in good condition. There is no needed work in the restrooms at this time.

## **27. Flooring**

The flooring throughout this campus is being maintained and is in fair condition.



It is recommended that the flooring be replaced in five years.

## **28. Tackable Walls**

This school does not have tackable walls, but does have vinyl covered walls. Many walls tear or discolor at the seams or edge conditions.

It is recommended that at least one wall in each classroom be retrofitted with new vinyl wrapped tackable wall surface material.

## **29. Interior Wall Finishes**

Interior wall finishes are mostly covered with vinyl wall covering. Vinyl tends to pull off and tear over the years.



It is recommended that walls be stripped of vinyl wall material and be replaced with other optional wall materials such as impact resistant paintable surfaces.

## **30. Ceilings**

All ceilings are in good condition. There is no need for upgrades to the ceilings at this time.

## **31. Cabinetry**

Although the cabinetry is in good condition, the District has been installing teaching walls at all of their campuses of the years as this is the new classroom standard for the District. This campus does not have teaching walls.

It is recommended that teaching walls be installed at all classrooms.

## **32. Drinking Fountains**

Exterior drinking fountains meet the needs of the District at this time.

## **33. Heating Ventilating and Air Conditioning**

The existing HVAC system is now 15 years old which is approaching its anticipated lifecycle for working efficiently. The base of the units is rusting.

It is recommended that the HVAC units be replaced as soon as possible.

## **34. Interior Lighting**

The current interior lighting adequately per-





forms and meets the minimum requirements expected.

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

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

There are no reported issues related to the existing electrical power distribution at this time.



### **36. Data Network**

The existing data network meets the needs of the District however one of the IDF rooms does not have air conditioning.



It is recommended that an AC unit be added to cool the IDF room that is not currently cooled.

### **37. Camera Surveillance**

There is no existing camera surveillance system for 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 meets the needs of the District at this time.

### **39. Fire Alarm**

The existing fire alarm system meets the needs current code and local fire authorities at this time.

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

This campus does not have any portable buildings.

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

This campus does not have any portable buildings.

### **42. Library**

The current Library space is adequate and meets the minimum size for the Franklin-McKinley School District. The use of computer labs and library spaces for school functions have changed. 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 existing book storage shelving 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 existing work room and lounge areas are in good condition. There is no need for upgrades at this time.





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

The existing Cafeteria and Kitchen is in good condition. The District elementary schools are not in need of a gym, dedicated music room nor

a weight room.

There is no need for upgrades to the Cafeteria and Kitchen at this time.

#### **45. Existing Storage**

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

There is no need for additional storage.

#### **46. Clocks**

The 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**

There is no dedicated computer lab at this site.

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

The existing administrative spaces are in good condition. It has been noted that the entry lobby area is not welcoming and could use some alterations.

It is recommended that the entry lobby area of the administration area be altered to be designed in a more welcoming fashion.

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

A STEAM room is desired at all of the campuses at the Franklin McKinley school district. If there is an extra classroom space, possibly an existing science room or similar space, it would be recommended to alter the space into a

STEAM room.

### **New Construction**

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

This site does not have any rooms that are not covered.

#### **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 no portable or modular classrooms at this campus.

#### **54. Administration**

The existing administration space is adequate in size and should be able to be altered to allow for a more friendly entry area for the administration area.

There is no need for any additions to the administration space at this time.





### **55. Library**

The existing library space is sufficient in size to house most future needs for this space.

There is no need to provide an additional space related to the library.

### **56. Covered Eating Structure or Outdoor learning**

This school does not have an outdoor covered space that allows for outdoor eating or outdoor learning.

It is recommended that a large covered structure be installed with outdoor furnishings designed for both eating and learning possibilities.

### **57. Storage**

The existing is adequate.

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

### **58. STEAM Lab**

Although it would be ideal to add a STEAM classroom at this campus, there are no possible locations to add a classroom at this site in a cost effective way. It would be more likely to convert an existing classroom space into a STEAM room at this campus.

### **59. Alternative Energy Source**

This is one of the few campuses that does not have solar panels. This campus has a difficult soil makeup that makes installation of pre-approved solar arrays extremely difficult and costly.

### **60. Campus Layout**

This campus does not allow for expansion.

### **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.













## Ramblewood Elementary Cost Estimate

<i>Construction Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total Estimated Cost</i>
<b>Site</b>				
1. Parking and Traffic	45,000	sf	12.00	\$540,000
2. Site ADA Compliance	0	ls	15,000.00	\$0
3. Play Equipment	0	ls	15,000.00	\$0
4. Paved Play Area	42,000	sf	12.00	\$504,000
5. Turf Play Area and Synthetic Track	16,000	sf	23.00	\$368,000
6. Landscaping and Irrigation	1	ls	2,500.00	\$2,500
7. Fencing and Security	1,000	lf	250.00	\$250,000
8. Trash Enclosure	0	ls	65,000.00	\$0
9. Site Utilities	1	ls	12,000.00	\$12,000
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	0	sf	35.00	\$0
14. Basketball Backstops/Ballwalls/Misc.	0	ea	2,800.00	\$0
15. Quality of Exterior Siding/Material	0	sf	15.00	\$0
16. Outdoor Learning (see new covered eating structures)	0	ls	20,000.00	\$0
<b>Total Site</b>				<b>\$1,676,500</b>
<b>Modernization</b>				
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	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	1	ls	55,000.00	\$55,000
23. Exterior Painting	35,000	sf	8.00	\$280,000
24. Building Insulation and Windows	1	ls	4,500.00	\$4,500
25. Exterior Doors and Hardware	0	ea	3,500.00	\$0
26. Restrooms/Partitions/Fixtures	0	ea	125,000.00	\$0
27. Flooring	35,000	sf	9.00	\$315,000
28. Tackable Walls	8,500	sf	18.00	\$153,000
29. Interior Wall Finishes	26,500	sf	12.00	\$318,000
30. Ceilings	0	sf	5.50	\$0
31. Cabinetry	30	ea	25,000.00	\$750,000
32. Drinking Fountains	0	ea	6,500.00	\$0
33. Heating Ventilating & Air Condit.	35,000	sf	20.00	\$700,000
34. Interior Lighting	0	ls	43.00	\$0
35. Electrical Power Distribution/Outlets	0	ls	10.00	\$0
36. Data Network	1	ls	14,000.00	\$14,000
37. Camera Surveillance	35,000	sf	0.35	\$12,250
38. Communication System	0	sf	2.50	\$0
39. Fire Alarm	0	sf	85.00	\$0
40. Alteration of Existing Portable Buildings	0	ls	15,000.00	\$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	0	ea	110,000.00	\$0
42. Library	3,000	sf	250.00	\$750,000
43. Office/Work Room/Lounge	0	sf	500.00	\$0
44. Cafeteria/Kitchen/Gym/Music/Weight rooms	0	ls	25,000.00	\$0
45 Existing Storage	0	ls	35,000.00	\$0
46. Clocks	0	sf	1.75	\$0
47. Speakers	0	sf	1.50	\$0
48. Computer Lab	0	sf	550.00	\$0
49. Renovation of Administration	2,500	sf	500.00	\$1,250,000
50. STEAM Lab	960	sf	600.00	\$576,000
<b>Total Modernization</b>				<b>\$5,177,750</b>
<b>New Construction</b>				
51. Covered Walkways	0	lf	450.00	\$0
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	0	ea	450,000.00	\$0
57. Storage	0	ls	75,000.00	\$0
58. STEAM Lab (Music and Arts)	0	sf	750.00	\$0
59. Alternative Energy Source	0	ls	400,000.00	\$0
60. Campus Layout	0	sf	750.00	\$0
61. Furnishings and Equipment	30	ea	20,000.00	\$600,000
<b>Total New Construction</b>				<b>\$600,000</b>
Technology Allowance				\$250,000
<b>Subtotal Construction Costs</b>				<b>\$7,704,250</b>
<b>Construction Contingency 10%</b>				<b>\$770,425</b>
<b>Soft Costs 18%</b>				<b>\$1,525,442</b>
<b>Total Revised Master Planning Needs at Ramblewood Elementary</b>				<b>\$10,000,117</b>