



Santee Elementary

1351 Lightland Road, San Jose, CA



Santee Elementary School - Master Planning Evaluation

Evaluation Summary

Santee School, located at 1313 Audubon Drive in San Jose, is a single story wood framed campus constructed in 1963 with the addition of a Library Building in 2003. There have been



several portable classrooms added to this site at various times through-out the years.

This campus originally housed the Success Academy several years ago until it was relocated to Meadows. An expanded parking lot was constructed in its place.

Educare, a nationwide specialized early learning center was constructed on the northern portion of the campus taking a lot of the remaining grass area of Santee. This new child center has greatly impacted this site where traffic and

parking has become a large daily issue.

Significant Historical Modernization

Over the last eight years, Santee has received funding from several sources for construction. A new library building was added in 2003 for approximately \$1.2 million and the Santee Campus was modernized in 2005 for about \$2 million. Additionally a pre-school was added in 2004 for about \$600,000. About \$300,00 was spend for site and security improvements between 2007 and 2010.

Approximately \$3.5 million of Local Bond funds was spend for renovations to this site including new decorative fencing to enclose the perimeter of the campus, new play structures and mat-



ting, expansion and landscaping of the kindergarten area, a new roof to the entire campus, ceiling tile replacement and new HVAC units throughout. Several portable classrooms were upgraded and replaced with new portable classrooms.

More recently, the site was upgraded to allow for better security, a fresh new frontage appearance and outdoor covered learning areas.

Site

1. Parking and Traffic

In the past, the parking lot was expanded with additional parking. The Educare complex has minimal parking at the front of that campus and a fire lane had to be maintained. It was concluded that the existing parking to Santee had



to be expanded to allow for additional parking for the Educare facility. The existing parking pavement is in good condition.

It is recommended that the existing parking lot be slurry sealed and restriped in the next five



years.

2. Site ADA Compliance

Some flatwork and walkways were upgraded in the past. There are no known ADA compliance issues at this campus.

3. Play Equipment

This play equipment is all in good condition in general. The fall protection matting is in good



condition at the kindergarten area.

There is no replacement or repair needed in the kindergarten poured in place matting.

4. Paved Play Area

Santee's existing paved play area is in fair condition.

There is no need for repair to the black top at this time.



5. Turf Play Area and Synthetic Track

The turf area is in good condition. A walking track was added to this campus in 2018.



There are no upgrades needed to the turf area or the track at this time.

6. Landscaping and Irrigation

Planting has been upgraded throughout the last few years at the front and interior of the campus.

There is no landscape or irrigation modernization needed at this time.

7. Fencing and Security

New decorative fencing was added at the perimeter of the entire campus. There is no need for upgrades to the existing fencing at this time.



8. Trash Enclosure

The existing trash enclosure is adequate and meets the needs of the campus at this time.

9. Site Utilities

Underground utilities supplying gas and water to the site are over 40 years in age. Some of the utilities have been replaced such as some of the gas lines and some of the water lines.



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 have not been any reported issues related to storm drainage at this time.

12. Site Lighting

Exterior lighting is adequate and meets the needs of the campus at this time.

13. Concrete Walkways

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



concrete at the front of the school was replaced and redesigned in the last two years.

There is no known concrete that needs to be replaced or upgraded at this time.

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

The existing basketball backstops, rims and chains are missing or are inadequate. A ball wall was added to this site in 2018.

It is recommended that all basketball backstops be replaced with new rims and chains.

15. Quality of Exterior Siding/ Material

This campus was constructed with durable cement plaster which has been maintained and



painted over the last 40 years. There are no known issues with the quality of the siding at this time.

16. Outdoor Learning

The District added a covered outdoor shade structure adjacent to the cafeteria and library area.

Modernization

17. Existing Covered Eating Structure

There is an existing covered eating structure at this site.



There is no need for upgrades at this time.

18. Existing Covered Walkways

The existing covered walkways are in good condition and do not need upgrades at this time.

19. Electrical Wiring



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

It is recommended that some additional electrical outlets be provided at select areas of 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 Santee School.

It is recommended that any asbestos that becomes exposed in some manner in the future, either by accident or future construction be re-

moved entirely.

21. Seismic Upgrade and Dry rot

The school was constructed meeting code at the time of construction.

It is recommended that at the time of a future significant modernization, a voluntary seismic upgrade be evaluate and implemented.

22. Roofing

Based on the roofing report, the roof was replaced in 2008. There are signs of blistering and other maintenance issues that need attention.

It is recommended that the roofing surface be restored as the acrylic coating has gathered dust and moss.

23. Exterior Painting

The existing exterior of this campus was painted in the summer of 2018

There is no need for exterior painting at this site.

24. Building Insulation and Windows



The original campus buildings were constructed in an era when natural resources such as natural gas and electricity were inexpensive. Windows are single glazed throughout and insulation does not currently meet new construction standards.

It 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



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

26. Restrooms/Partitions/Fixtures

The existing toilet rooms are in good condition and do not need 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

This school does not have tackable walls. It is recommended that at least one wall be retrofitted with tackable wall surfaces in each classroom at this campus.

29. Interior Wall Finishes

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 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 fair condition. When the



HVAC was replaced in 2008, the ceiling tiles were replaced in the suspended ceiling.

31. Cabinetry

All cabinetry has surpassed its expected life cycle.



It is recommended that all cabinetry be replaced with new cabinetry meeting the district standards included new Teaching wall units at each classroom.

32. Drinking Fountains

Exterior drinking fountains have been upgraded or replaced to meet ADA requirements. The



new standard for the District and ADA is a combination high and low drinking fountain with a bottle filler. All of the drinking fountains met the ADA requirements at the time of installation but no longer meet current code.

It is recommended that at least two High and Low drinking fountain be installed at the exterior locations in the future.

33. Heating Ventilating and Air Conditioning

The existing HVAC system has been replaced at the entire campus in 2008. There have not been any significant maintenance issues however HVAC package units typically have a lifecycle of 15 years.

It is recommended that the HVAC units be upgraded in 2023.

34. Interior Lighting

The current interior lighting adequately performs and meets the minimum requirements expected, however these fixture have not yet been upgraded to LED fixtures.

It is recommended that the existing lighting be replaced with new LED light fixtures with dimmable switching.



35. Electrical Power Distribution

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 is used as storage which does not meet the District standards. It does not currently have air conditioning in the MDF room. The lighting in the MDF roof



is insufficient.

It is recommended that the MDF room be converted not be used as a storage room and that the lighting and HVAC be added to this dedicated room.

37. Camera Surveillance

There are some cameras installed at this site at various locations. These cameras are an older 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 is adequate and meets the needs of the campus at this time.

39. Fire Alarm

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

40. Alteration of Existing Portable Buildings

The existing portable classrooms are in good condition and do not need upgrades at this time.

41. Relocation of Existing Portable Buildings

The existing portable classroom are at a location that works with the existing campus layout. There is no need to relocate the existing portable classrooms.

42. Library

The current Library space is adequate and meets the minimum size for the Franklin-McKinley School District. The computer lab is shared with the library space. 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. The existing library space is in need of new finishes.

It is recommended that the computer lab be dispersed 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. It is recommended that all finishes in the library be updated.



43. Work Room/Lounge

The current work room and lounge spaces are in good condition and do not need alterations at this time.

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



The existing Kitchen and Cafeteria are in satisfactory condition. The lighting in the cafeteria is in need up upgraded.

It is recommended that the lighting system be replaced with new LED lighting.

45. Existing Storage

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

There is no need for additional storage.

46. Clocks

The current clock system 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 a computer lab set up in the existing media center/library space. Computer lab are not being used as they were originally intended.

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 front area of the administrative spaces were renovated in 2018 to allow for a more secure campus. The rest of the administrative spaces were not renovated and are in need of new finishes.

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

50. STEAM Lab

The District is interested in converting existing old Lab spaces or science classrooms into STEAM labs.

It is recommended that all existing science classrooms 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. There are several isolated buildings at this campus where connected covered walkways would be desirable.

It is recommended that new covered walkways be added connecting isolated classrooms.

52. Restrooms

There appears to be an adequate number of restrooms at this campus located in relatively ideal locations.

There is no need to add restrooms facilities at this campus.

53. Portable or Modular Classrooms

There are no known reason to add additional portable classrooms at this campus at this time.



54. Administration

The existing administration space is adequate in size. There should be enough space to renovate the existing administration spaces into a fully functional student service center that 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

The existing covered eating structure is suffi-

cient for the campus at this time.

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 is one of the few that did not receive new solar panels.

It is recommended that new solar arrays with battery back up be designed and installed to meet the needs of the Districts energy usage.

60. Campus Layout

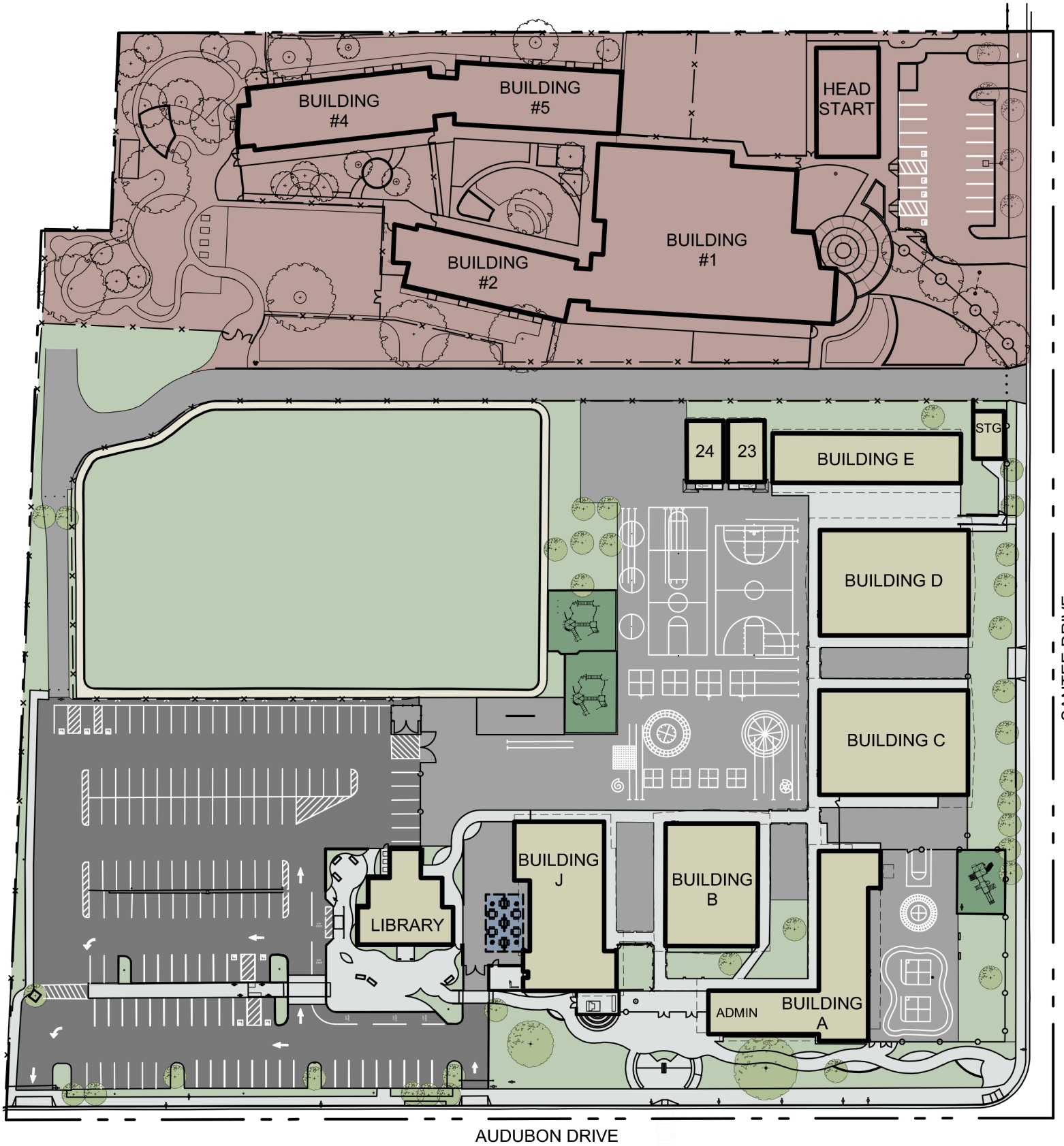
The campus is in need of new solar arrays at this location.

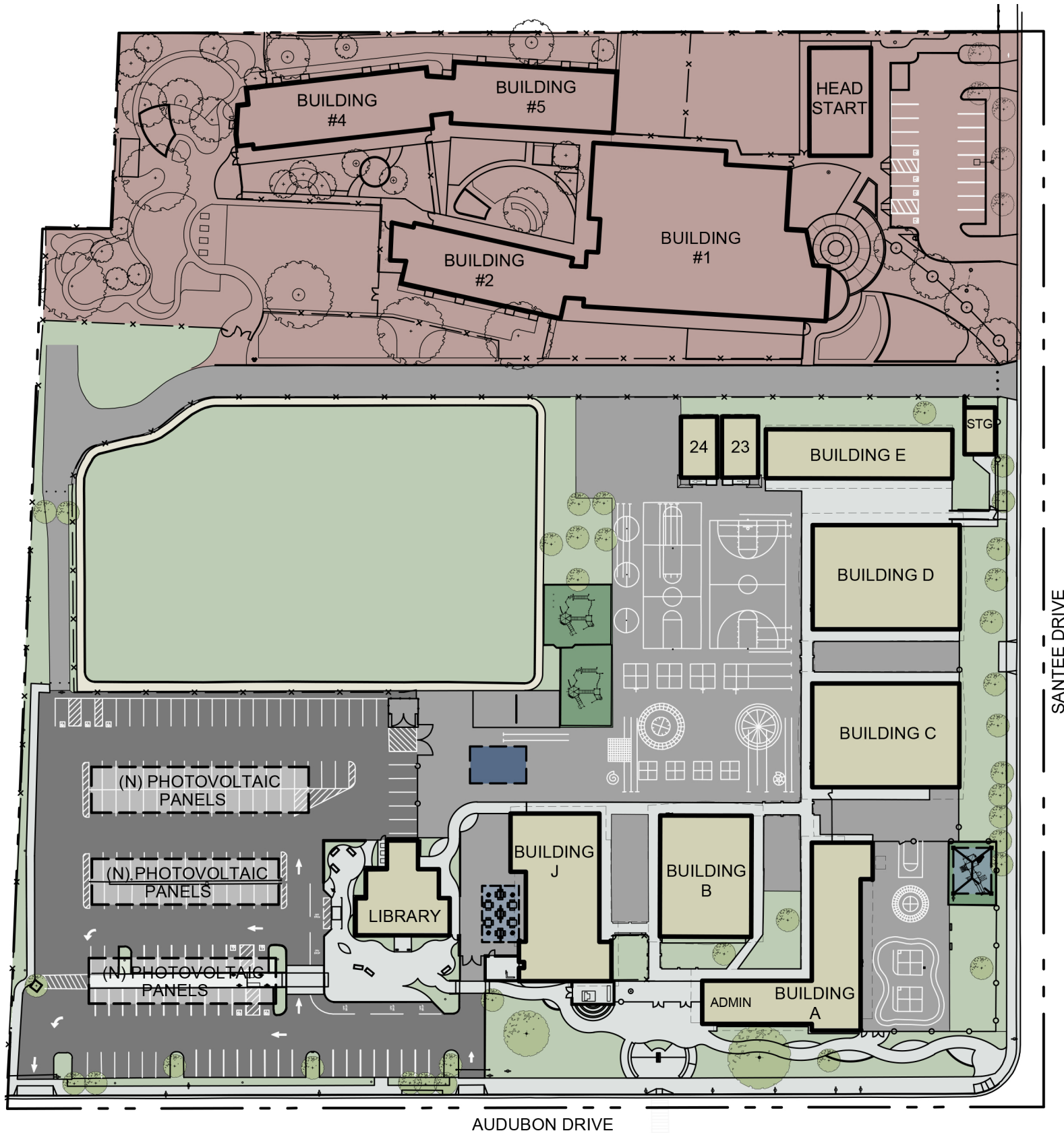
61. Furnishings and Equipment

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.







Santee Elementary Cost Estimate

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
Site				
1. Parking and Traffic	63,000	sf	12.00	\$756,000
2. Site ADA Compliance	0	ls	250,000.00	\$0
3. Play Equipment	1	ls	65,000.00	\$65,000
4. Paved Play Area	0	sf	12.00	\$0
5. Turf Play Area and Synthetic Track	0	sf	12.00	\$0
6. Landscaping and Irrigation	0	sf	5.00	\$0
7. Fencing and Security	0	lf	40.00	\$0
8. Trash Enclosure	0	ls	65,000.00	\$0
9. Site Utilities	95,000	sf	20.00	\$1,900,000
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.	8	ea	2,800.00	\$22,400
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
Total Site				\$2,743,400
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	52,000	sf	11.00	\$572,000
20. Asbestos Abatement	1	ls	40,000.00	\$40,000
21. Seismic Upgrade/Dry Rot	0	sf	35.00	\$0
22. Roofing	52,000	sf	15.00	\$780,000
23. Exterior Painting	0	sf	8.00	\$0
24. Building Insulation and Windows	52,000	sf	40.00	\$2,080,000
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	13,000	sf	18.00	\$234,000
29. Interior Wall Finishes	39,000	sf	12.00	\$468,000
30. Ceilings	0	sf	5.50	\$0
31. Cabinetry	52,000	sf	45.00	\$2,340,000
32. Drinking Fountains	2	ea	6,500.00	\$13,000
33. Heating Ventilating & Air Condit.	52,000	ls	30.00	\$1,560,000
34. Interior Lighting	52,000	ls	43.00	\$2,236,000
35. Electrical Power Distribution/Outlets	52,000	ls	10.00	\$520,000
36. Data Network	52,000	sf	2.00	\$104,000
37. Camera Surveillance	52,000	sf	0.35	\$18,200
38. Communication System	0	sf	2.50	\$0
39. Fire Alarm	0	sf	85.00	\$0
40. Alteration of Existing Portable Buildings	0	ea	25,000.00	\$0

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
41. Relocation of Existing Portable Buildings	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	1000	sf	350.00	\$350,000
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
Total Modernization				\$12,811,200
New Construction				
51. Covered Walkways	135	lf	500.00	\$67,500
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	5,400,000.00	\$5,400,000
60. Campus Layout	12,500	sf	750.00	\$9,375,000
61. Furnishings and Equipment	45	ea	20,000.00	\$900,000
Total New Construction				\$16,192,500
Technology Allowance				\$250,000
Subtotal Construction Costs				\$31,997,100
Construction Contingency 10%				\$3,199,710
Soft Costs 18%				\$6,335,426
Total Revised Master Planning Needs at Santee Elementary				\$41,532,236