



Shirakawa Elementary

665 Wool Creek Drive, San Jose, CA



Shirakawa Elementary School - Master Planning Evaluation

Evaluation Summary

Shirakawa Elementary School, located at 665 Wool Creek Drive in San Jose, was originally constructed in 1996. It is a two story building. There have been some portable and modular classrooms added to this site at various times



through-out the years.

It should be noted that this school was transitioned from a K-6 school to a K-8 school.

Up to 2010, about \$2.5 million has been spent at this school in new construction and modernization at this site including the playground expansion, landscaping added and a new permanent modular classroom building was added to this site.

The District installed a 273.4 kW system of pho-

tovoltaics installed on covered structures at this site.

Significant Historical Modernization

Shirakawa received funding from several funding sources when it was constructed. In 2007, a new modular classroom wing with toilet rooms was added using Measure Q as the main funding source.

Recently, the City of San Jose traded other land portions with the District in a complicated land swap that allowed the District to take sole possession of the roadway encompassing the entire campus. The District installed perimeter fencing that lined the Creekside of the new property.

Site

1. Parking and Traffic

The school shares a large parking lot with the neighboring District Service Center. There is a separate bus drop off area at the side of the school in between the school buildings



and the paved play and grass areas. Both parking and drop off areas are in fair condition.

It is recommended that the parking lot be altered to include a better layout for the drop off area. It is also recommended that the bus drop off area be relocated and paved to expand the paved play area while altering the security fencing along a different location. The parking area should be slurry sealed and restriped in the next year.

2. Site ADA Compliance

There are no significant known ADA issues at this campus.

3. Play Equipment

This campus is a K-8 facilities which means that it will have both play structures and play





equipment for older students. The play structures are in good condition however the safety matting has surpassed its lifecycle.

It is recommended that the safety matting be replaced with new poured in place safety matting.



4. Paved Play Area

The existing pavement is in fair condition.

It is recommended that the upper grade paved play area be expanded and striped with relocation of basketball backstops in the new expand-



ed area. The existing pavement should be slurry sealed and restriped.

5. Turf Play Area and Synthetic Track

The turf area is in poor condition. This K-8 school should have a synthetic track installed similar to the other middle schools in the District.

It is recommended that the turf area be regraded, irrigated and reseeded to provide new grass area at the existing turf area. It is recommended that a new synthetic track be installed at this campus.



6. Landscaping and Irrigation

Plantings are being well maintained but there have not been much needed updated plantings at this site.

It is recommended that most of the planting areas be demolished and replanted with new plants and irrigation.

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 meets the needs of the campus at this time.

9. Site Utilities

Underground utilities supplying gas and water to the site are over 25 years in age. There was a repair made to the fire water line and thrust box several years ago. There have not been any significant site utilities issues reported otherwise. There is no known reason for updating 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 reported issues related to site drainage at the back playfields.

It is recommended that added drainage lines be installed at the back playfields area.

12. Site Lighting

Site lighting is adequate at this site. There is no need for site lighting upgrades at this time.

13. Concrete Walkways

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

There is no need for upgrades to the existing 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 and a new ball wall be added to this campus.



15. Quality of Exterior Siding/Material

This campus was constructed using cement plaster painted. There is no need for exterior siding upgrades 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 outdoors. There is an existing shade structure that could be used for outdoor learning.

It is recommended that outdoor learning furnishings be added to this shade structure and any other new shades structures added in the future.

Modernization

17. Existing Covered Eating Structure

This campus currently has a large covered eating structure adjacent to the Cafeteria area that was installed in the few years. There is no need to upgrade the existing covered eating structure.



18. Existing Covered Walkways

This campus is a two story complex with outlying portable wings. The area of the outdoor covered walkways at the second floor are in good condition.



19. Electrical Wiring

There are no known issues with the electrical wiring at this time.

20. Asbestos Abatement

This campus was constructed at a time when asbestos and other known hazardous materials were not used in the construction industry. It is unlikely that there are any abatement issues at this campus.

21. Seismic Upgrade and Dry rot

There are no known seismic issues at this campus at this time.



22. Roofing

Based on the roofing report, the existing metal roofing is in good condition. There are some maintenance issues such as a perimeter flashing deterioration, a broken roof hatch and other issues that need attention at this campus. The built up roofing was installed in 1998 and is in poor condition.

It is recommended that the built-up roofing be replaced in the next few years and maintenance be performed on the roof hatch and perimeter issues as described in the roofing report.

23. Exterior Painting

The existing exterior of this campus is showing its age and is in need of a full exterior paint job.

It is recommended that the entire campus be painted in the next year or so.

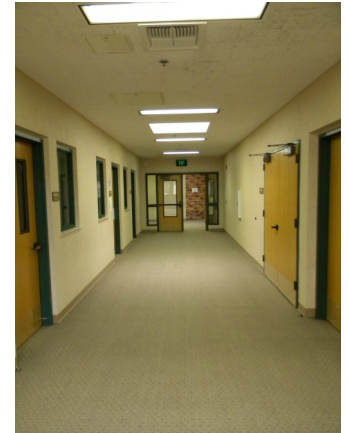
24. Building Insulation and Windows

The original campus buildings were constructed in an era when the State of California early

requirements for minimal energy efficiency was required and met. There is no need for upgrades to the insulations and exterior windows at this time.

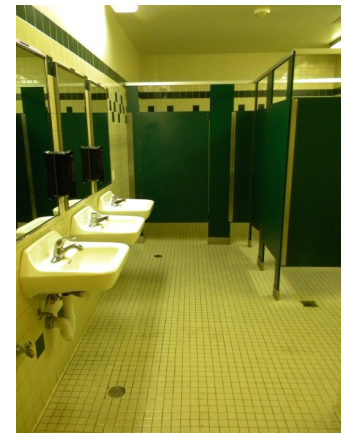
25. Exterior Doors and Hardware

The existing doors and hardware meet the District Standard requirements at this time.



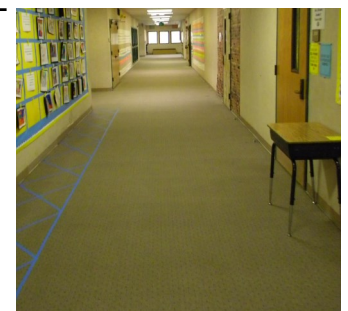
26. Restrooms/Partitions/Fixtures

The existing toilet rooms finishes are in good condition. There is no need to upgrade the toilet rooms at this time.



27. Flooring

The carpeting in the classrooms is a woven product that is still in good condition. The hallways flooring is in bad condition and is in need of replacement. The existing rubber flooring material is failing in the stairwells.

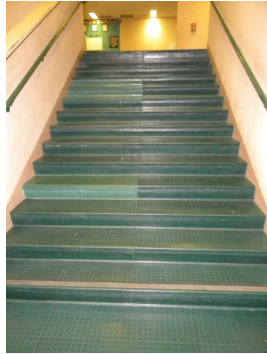


It is recommended that the hallway flooring be replaced throughout the cam-

pus. The flooring material should be replaced with a more permanent flooring material in all of the stairwells.

28. Tackable Walls

The existing walls meet the needs of the school



at this time. There is no need to add tackable walls at this time.

29. Interior Wall Finishes

The existing vinyl wall coverings throughout this



campus are showing wear especially in the hallways where a large quantity of vinyl wall coverings is tearing from the walls.

It is recommended that the all of the vinyl wall coverings be replaced with a more durable wall surface material in the future.

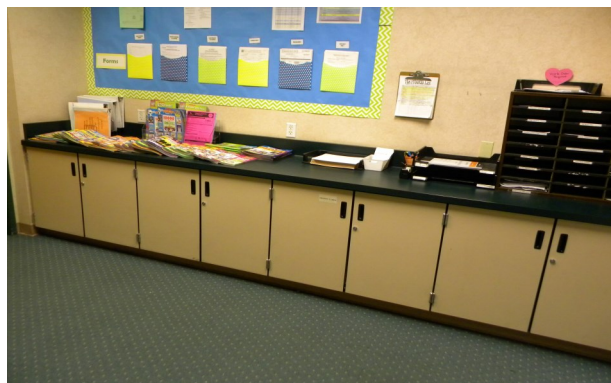


30. Ceilings

The ceilings at this campus are in good condition. There is no need to upgrade the ceilings at this time.

31. Cabinetry

The cabinetry is original and although the cabi-



netry is in good condition, the new standard of the District is to have teaching walls which this campus does not have.

It is recommended that teaching walls be installed at this campus.



32. Drinking Fountains

The drinking fountains are in good condition and meet code and District needs at this time.

33. Heating Ventilating and Air Conditioning

The existing HVAC system is in good condition. There is no need to replace the HVAC at this time.



34. Interior Lighting

The current interior lighting is original and does not meet the District Standards at this time.

It is recommended that all interior lighting be upgraded to LED lighting with dimmable switching.

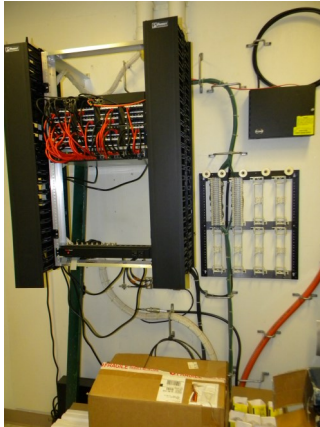
35. Electrical Power Distribution

The existing power distribution is adequate at this campus. There are no electrical upgrades needed at this time.

36. Data Network

The existing IDF's are open rack and need to be converted to closed racks. The IDF room across from the library near room 106 is always warm as there is a transformer and a water heater sharing this room. It is reported that the IDF in the A wing is in a poor location and should be relocated.

It is recommended that all open racks be reinstalled into closed racks. A new air conditioner should be installed at the existing IDF room near the library and the IDF in



the A wing should be relocated.

37. Camera Surveillance

This campus is in need of a 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 was upgraded in 2016.

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

39. Fire Alarm

The existing fire alarm system meets the needs current code and local fire authorities. There is no need for upgrades to the fire alarm at this time.

40. Alteration of Existing Portable Buildings

The existing portable buildings are permanent modular buildings. The older cluster of modular classrooms have trim that is separating and failing.



It is recommended that the existing trim at the existing modular buildings be upgraded.

41. Relocation of Existing Portable Buildings

The existing portable classrooms clusters are located in a ideal location to the campus. There is no need to relocate the portable cluster at this time.





42. Library

The current Library space is adequate and meets the minimum size for the Franklin-McKinley School District. The library space is original and needs to be renovated.

It is recommended that the library be renovated with new finishes and furnishing conducive of the District standards.

43. Work Room/Lounge

The current work room and lounge need to be modernized.

It is recommended that the existing administra-



tion 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 too small and should be expanded. The flooring is failing in this room. The serving area is using a speed line in lieu of a serving line.

It is recommended that the cafeteria and kitchen be renovated in the next five years.

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 is beginning to require maintenance.

It is recommended that the clock system be replaced.

47. Speakers

The existing speaker system was upgraded in 2016.

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

48. Computer Lab

There is a computer lab in room 202 that is not

used as it was originally intended as technology and teaching have changed over time.

It is recommended that the computer lab in room 202 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 need of renovation.

It is recommended that the administrative spaces be fully renovated with new finishes.

50. STEAM Lab

STEAM labs are being added to all of the campuses in the Franklin-McKinley school district when possible.

It is recommended that all existing science classrooms or computer lab 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 two 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 is no known reason to add modular classrooms at this campus at this time. However, if the new campus is not built at the communication hill location, this campus may need to expand in the future.

54. Administration

The existing administration space is adequate in size and should be able to be converted to 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

The existing covered eating structure adjacent to the Cafeteria is too small for this large K-8 school.



It is recommended that an additional large covered shade structure be added to this campus to house additional student for eating and as an outdoor learning space.

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 lab 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 large k-8 campus should have a gymnasium building. The cafeteria is too small. The outdoor covered eating area is too small. The drip off area needs to be improved for better traffic flow at the front of the school. The paved play area with the large basketball courts area is divided by a roadway. This K-8 should have a synthetic track.

It is recommended that a new Gymnasium be constructed at this site. The cafeteria should have a large addition to this campus. It is recommended that a new covered eating and outdoor leaning area be added to this campus. The fencing should be relocated to block off the roadway separating the paved play area and the campus. The paved play area can relocate toward the campus and a new synthetic track added to this site.

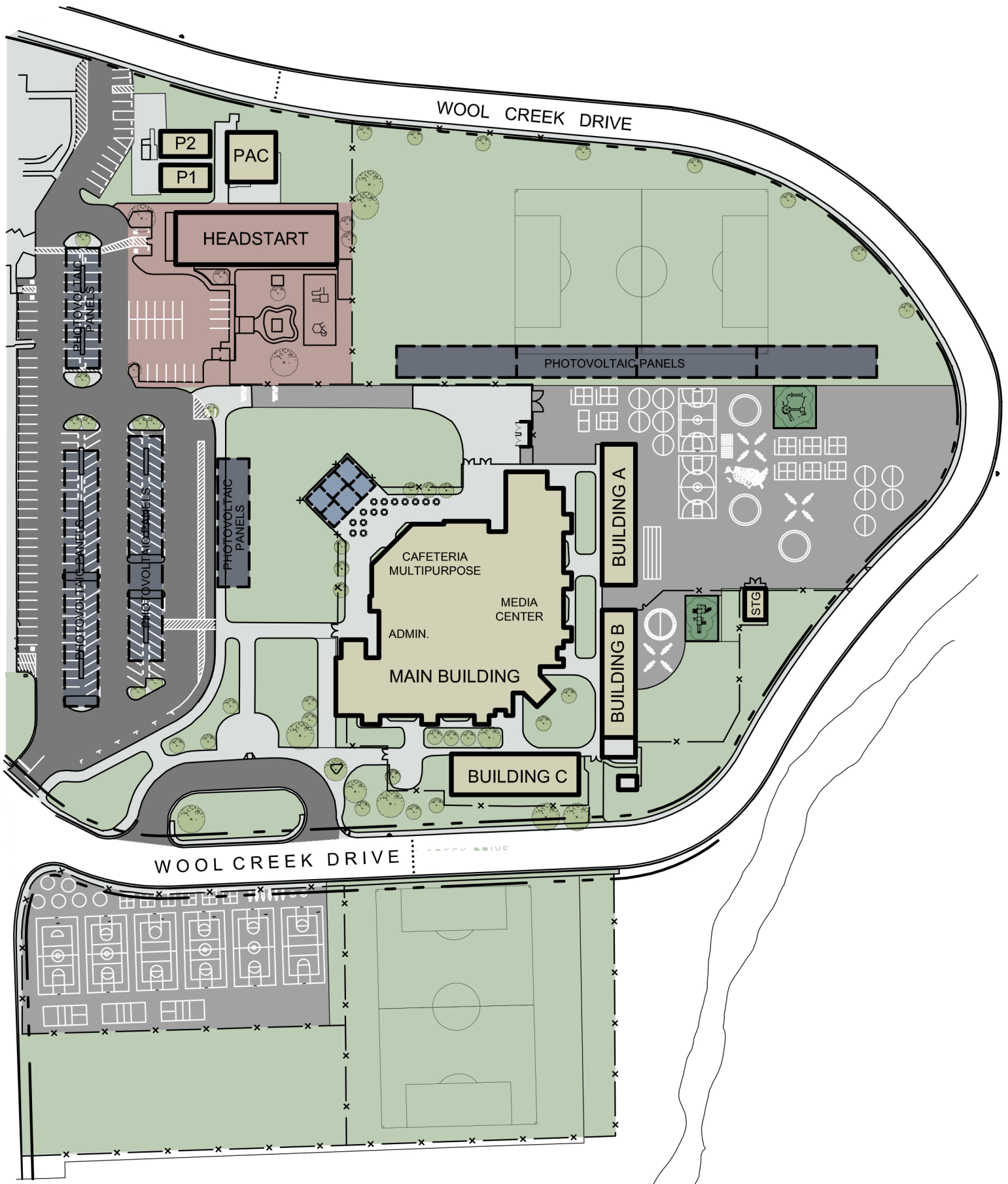


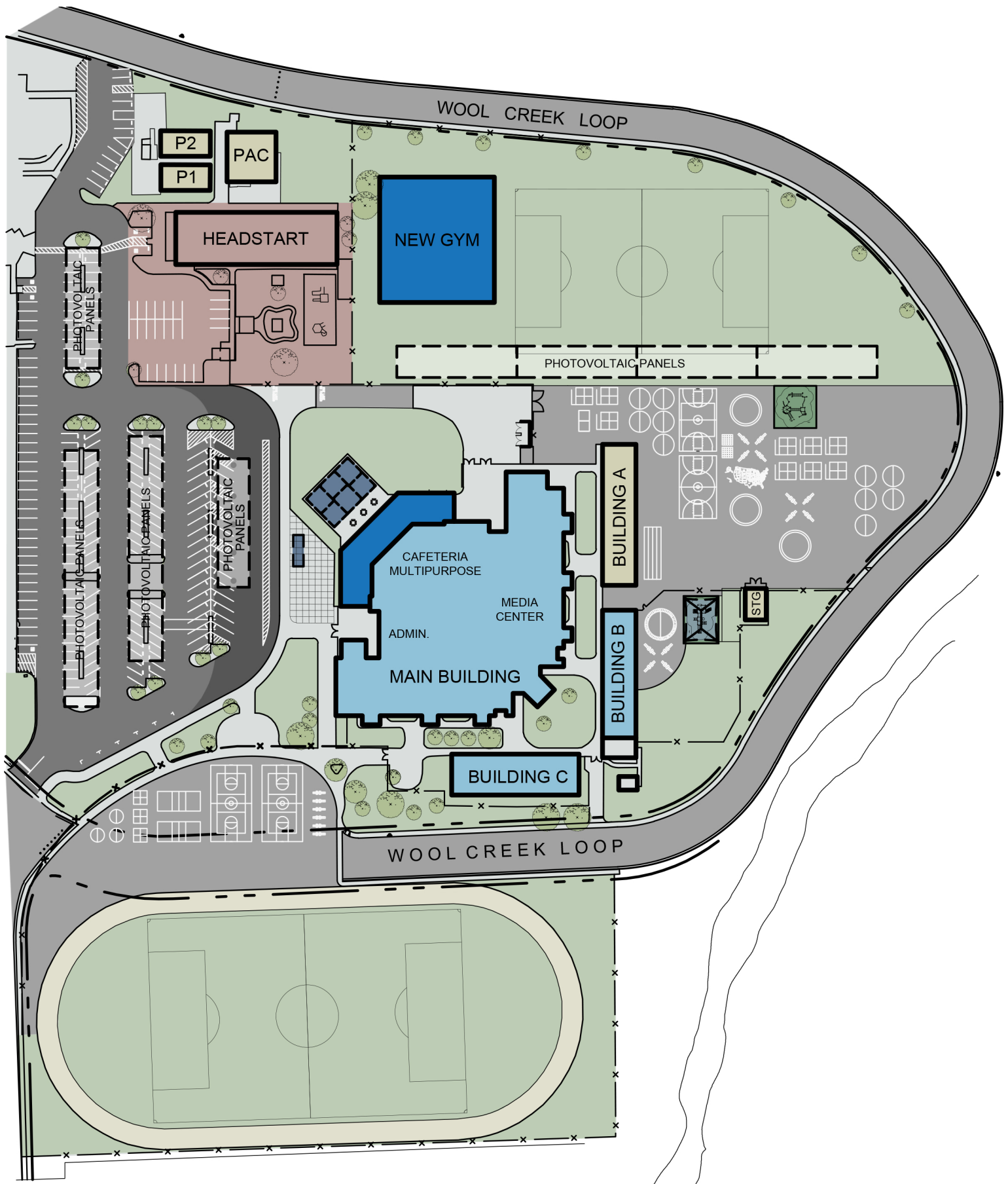
61. Furnishings and Equipment

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.







Shirakawa Elementary
 665 Wool Creek Drive
 San Jose, CA 95112

Franklin-McKinley School District

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

PROPOSED 2019

Shirakawa Elementary Cost Estimate

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
Site				
1. Parking and Traffic	1	ls	2,222,000.00	\$2,222,000
2. Site ADA Compliance	0	ls	250,000.00	\$0
3. Play Equipment	3	ls	65,000.00	\$195,000
4. Paved Play Area	116,000	sf	12.00	\$1,392,000
5. Turf Play Area and Synthetic Track	200,000	sf	12.00	\$2,400,000
6. Landscaping and Irrigation	80,000	sf	5.00	\$400,000
7. Fencing and Security	0	lf	40.00	\$0
8. Trash Enclosure	0	ls	65,000.00	\$0
9. Site Utilities	0	sf	20.00	\$0
10. Main Electrical Service	0	ls	100,000.00	\$0
11. Storm Drainage	100,000	sf	0.50	\$50,000
12. Site Lighting	0	ls	65,000.00	\$0
13. Concrete Walkways	0	sf	35.00	\$0
14. Basketball Backstops/Ballwalls/Misc.	24	ea	2,800.00	\$67,200
15. Quality of Exterior Siding/Material	0	sf	15.00	\$0
16. Outdoor Learning	1	ls	20,000.00	\$20,000
Total Site				\$6,746,200
Modernization				
17. Existing Covered Eating Structure	0	ls	0.00	\$0
18. Existing Covered Walkways	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	76,000	sf	1.00	\$76,000
23. Exterior Painting	76,000	sf	8.00	\$608,000
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	76,000	sf	9.00	\$684,000
28. Tackable Walls	0	sf	18.00	\$0
29. Interior Wall Finishes	76,000	sf	12.00	\$912,000
30. Ceilings	0	sf	5.50	\$0
31. Cabinetry	55	ea	25,000.00	\$1,375,000
32. Drinking Fountains	0	ea	6,500.00	\$0
33. Heating Ventilating & Air Condit.	0	ls	30.00	\$0
34. Interior Lighting	76,000	ls	43.00	\$3,268,000
35. Electrical Power Distribution/Outlets	0	ls	10.00	\$0
36. Data Network	76,000	sf	2.00	\$152,000
37. Camera Surveillance	76,000	sf	0.35	\$26,600
38. Communication System	0	sf	2.50	\$0
39. Fire Alarm	0	sf	85.00	\$0
40. Alteration of Existing Portable Buildings	12,000	sf	5.00	\$60,000

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
41. Relocation of Existing Portable Buildings	0	ea	25,000.00	\$0
42. Library	3,000	sf	250.00	\$750,000
43. Office/Work Room/Lounge	2,000	sf	500.00	\$1,000,000
44. Cafeteria/Kitchen/Gym/Music/Weight rooms	6500	sf	350.00	\$2,275,000
45 Existing Storage	0	ls	35,000.00	\$0
46. Clocks	76,000	sf	1.75	\$133,000
47. Speakers	0	sf	1.50	\$0
48. Computer Lab	960	sf	550.00	\$528,000
49. Renovation of Administration	5,000	sf	500.00	\$2,500,000
50. STEAM Lab (refer to Section 48)	0	sf	600.00	\$0
Total Modernization				\$14,347,600
New Construction				
51. Covered Walkways	520	lf	500.00	\$260,000
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	18,000	sf	750.00	\$13,500,000
61. Furnishings and Equipment	55	ea	20,000.00	\$1,100,000
Total New Construction				\$15,710,000
Technology Allowance				\$250,000
Subtotal Construction Costs				\$37,053,800
Construction Contingency 10%				\$3,705,380
Soft Costs 18%				\$7,336,652
Total Revised Master Planning Needs at Shirakawa Elementary				\$48,095,832