

A photograph of the exterior of Stonegate Elementary school. The building is a single-story structure with a green roof and light-colored walls. A green metal fence runs along the front of the property. In the foreground, there is a paved area and a parking lot. The sky is clear and blue.

Stonegate Elementary

2605 Gassman Drive, San Jose, CA



Stonegate Elementary School - Master Planning Evaluation

Evaluation Summary



Stonegate School, located at 2605 Gassman Drive in San Jose, was constructed as single story wood framed buildings constructed in 1970. There have been several portable classrooms added to this site at various times through-out the years.

Between 2008 and 2010, approximately \$850,000 has been spent on construction projects whereas the front of the school has been beautified with additional pavement and landscaping. The front parking lot has been expanded to increase the amount of parking as well as elongating the student loading area. The exterior drinking fountains were upgraded. The exterior lighting at the parking lot was replaced.

The District installed a 155.8 kW system of pho-

tovoltaics on new covered structures at this site.

Significant Historical Modernization

Stonegate was Modernized in 2007. The modernization was State Funded with matching funds from Measure A totaling about \$6.5 million.

After 2010, approximately \$1,500,000 was spent at this site for miscellaneous safety improvements.

Site

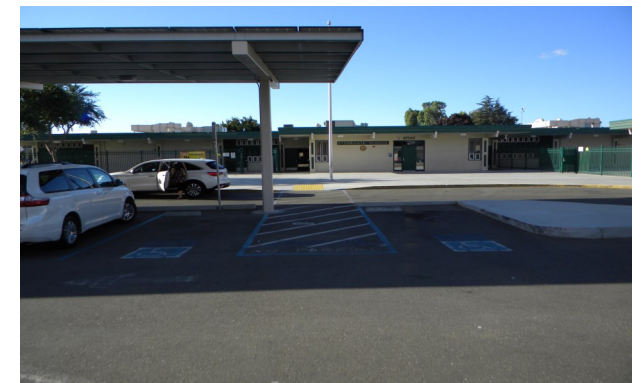
1. Parking and Traffic

The main parking lot was renovated and expanded in 2012. Overall the main parking lot is in good shape with little signs of damage.



The staff parking lot shows signs of cracking and damage likely due from heavy vehicle trucks because of the trash enclosure location and kitchen loading area.

It is recommended that the staff parking lot be resurfaced and overlaid with new AC pavement and striping in the next two years.



2. Site ADA Compliance

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



3. Play Equipment

All three play structures on site were installed in 2014 and meet the district standards. They are starting to show signs of age from typical wear and tear.

It is recommended that the poured in place matting at the play structures be removed and replaced with new poured in place matting.

4. Paved Play Area



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Overall there is ample paved play area at this site. The upper playground was expanded in 2014 and the remaining play area was not addressed at that time and is showing signs of failure from water intrusion. The lower playground is in in good shape.

It is recommended that the entire play area be replaced and restriped in the next 10 years.



5. Turf Play Area and Synthetic Track

In 2017 the existing play field was leveled, re-seeded, and new irrigation. There is no synthetic or decomposed granite walking track at this campus.

The District has been adding walking tracks at



Stonegate 3

all of its campuses, therefore it is recommended that a new DG walking track be added to the play area.

6. Landscaping and Irrigation

Interior courtyards are currently used for gardens and have been well maintained by the site. The exterior turf areas are currently supplied by recycled water.

No additional landscape or irrigation work is needed at this time.



7. Fencing and Security

The site is secured with decorative fencing along the public street front and chain link around the perimeter.

No additional fencing work is needed at this time.



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8. Trash Enclosure

The trash enclosure was renovated to the previous district standard in 2005. There does not appear to be damage from utility trucks and appears to be adequately sized. The trash enclosure does not meet District standards but is adequate for the needs of the campus at this time.

It is recommended that the enclosure be replaced in the next 10 years.



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.



11. Storm Drainage

There are no known issues related to storm drainage at this campus at this time.

12. Site Lighting

Exterior lighting was replaced with LEDs during the PV installation in 2014. The upper playground is dark at night and would benefit from brighter or the addition of new site lighting.

It is recommended that additional LED lighting be added to brighten the upper play area.



10. Main Electrical Service

This site has adequate electrical service to this site.

There is no need for additional electrical upgrades to the service.



13. Concrete Walkways

The existing concrete walkway system appears to handle foot traffic well at the site; however, several areas of the existing walkways have cracks and other signs of deterioration. 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. 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

This campus was finished with a rough skip trowel plaster texture during its original construction. Walls facing the playground have signs of damage from ball impacts and general wear and tear. The existing trowel pattern is worn, dated and has surpassed its intended lifecycle.

It is recommended that all of the exterior walls at Stonegate be upgraded with new exterior stucco surfaces.

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.

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

Modernization

17. Existing Covered Eating Structure

This campus incorporates large trees as shade in the large eating area adjacent to the cafeteria and does not currently have a shade structure at this campus.

18. Existing Covered Walkways

This campus has permanent covered walkways between all stick frame structures. There is no covered walkway from the main campus building to the modular units.



The covered walkways are extremely dark and should have the light upgraded or skylights installed.

It is recommended that new covered walkways be installed to connect all outlying classroom clusters with the main campus buildings. New skylights and lighting should be installed in all existing corridors and covered walkways.

19. Electrical Wiring

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

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 Stonegate 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

A preliminary structural review of this campus was performed to determine if any structural upgrades might be necessary. It was determined that due to the type of construction used for this campus; certain structural upgrades would be beneficial.

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 significant phase of modernization.

22. Roofing

Based on the roofing report, it is reported that the roof surface throughout this campus has developed blistering which are beginning to crack and should be repaired right away. The existing curb flashing and seams have some deterioration.



Franklin-McKinley School District

It is recommended that preventative maintenance and repairs recommended by the roofing report be initiated.



23. Exterior Painting

The existing exterior of this campus is in need of new paint through-out.

It is recommended that the entire campus be painted in the next few 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. The existing windows at this campus give the campus a negative appearance.

It is recommended that insulation be added to all exterior walls and added to all ceiling cavities. Windows should be replaced with a new fresh look that enhances the appearance of this campus.



25. Exterior Doors and Hardware

This site is on the new district master key standard and meets the needs of the District at this time.

No additional work is needed.

26. Restrooms/Partitions/Fixtures

It is recommended



that all toilet partitions be replaced within the next 5 years.

It is recommended that select toilet partitions and mirrors be replaced in the next five years as they are approaching their useful lifecycle. It is recommended that the floor grout be acid washed or steamed to remove cumulative coatings.



27. Flooring

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.



Franklin-McKinley School District

28. Tackable Walls

This school does not have tackable walls, but does have vinyl covered walls.

It is recommended that new tackable wall material be installed at a minimum one wall in every classroom



29. Interior Wall Finishes

Most of the interior walls have vinyl wall coverings. 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 op-



Stonegate 7

tional wall materials such as impact resistant paintable surfaces.

30. Ceilings

The existing ceilings are in good condition and do not need to be upgraded at this time.



31. Cabinetry

The base cabinetry appears to be original to the construction of the school. The tops on the cabinetry appear to have been replaced during that last modernization. The existing classrooms do not meet the current District standards.

It is recommended that all cabinetry be replaced with new cabinetry and new teaching walls be added to all classrooms.

32. Drinking Fountains

Exterior drinking fountains have been upgraded or replaced to meet



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ADA requirements.

There is no need for upgrades to the existing drinking fountains at this time.

33. Heating Ventilating and Air Conditioning

The existing HVAC system was updated during the 2007 modernization.

HVAC units have a expected lifecycle of 15 years. The existing EMS system does not meet the District standards.

It is recommended that the HVAC units be replaced with new EMS to meet the District standards in two years.

34. Interior Lighting

The current interior lighting was upgraded using Prop 39 funds from California Clean Energy Act in the summer 2019.

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



35. Electrical Power Distribution

Currently, the existing power distribution is modest 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



It is reported that the MDF is in a room without air conditioning.

It is recommended that air conditioning be added to the MDF room.

37. Camera Surveillance

Currently this campus does not have 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 is antiquated and should be replaced.

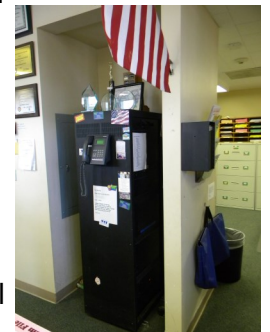
It is recommend that the communication system be updated to a new system meeting the District Standards.

39. Fire Alarm

The existing fire alarm system meets the current code and local fire authorities.

The existing fire alarm panel sticks out of the wall and is inconveniently located in the administration area.

It is recommended that the fire alarm control panel be relocated and retrofitted into a better suited location that meets the needs of the campus.



40. Alteration of Existing Portable Buildings

The existing campus is made up of several portable classrooms. The portable classroom has a typical lifecycle of 15 years.

It is recommended that all portable classrooms be replaced with new permanent classrooms (refer to sections 41 and 53).



41. Relocation of Existing Portable Buildings

The existing campus is made up of several portable classrooms. The portable classroom has a typical lifecycle of 15 years. The portable classrooms could be better arranged at this campus to allow for a better learning environment.

It is recommended that all portable classrooms be incorporated into new permanent classroom building (refer to sections 41 and 53).

42. Library

The current Library space is adequate and meets the minimum size for the Franklin-McKinley School District. The District is looking at changing the way a library should be used in



the future. The existing library is in need of a renovation.

It is recommended that book storage be rearranged to be housed along the perimeter of the existing space whereas the old library becomes transformed and renovated 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 needs to be modernized.



It is recommended that the existing work room and lounge spaces be renovated to meet the District current needs at this site.



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

The existing Kitchen is in fair condition however the storage room and sink location are poorly designed. The cafeteria is in good condition.



It is recommended that the kitchen area be fully altered and renovated to meet the needs of the District.

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.



Franklin-McKinley School District

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 is not used as it was originally intended as technology and teaching has changed over time.

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

49. Renovation of Administration

The existing administrative spaces were renovated in 2007. The existing space is not designed to meet the current needs of the administration and student services. The needs of the students have changed over the years.

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



Stonegate 10

50. STEAM Lab

The District has been adding STEAM labs at each of its campuses as this is replacing the dedicated computer labs and science classrooms.

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 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

The existing portable classrooms have surpassed their anticipated lifecycle at this campus.

It is recommended that all portable classrooms be removed from this site and incorporated into

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a new classroom building complex.

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.

There is no need to expand the existing administration space as it is large enough to reconfigure into a new administration space.

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

There is no existing covered eating structure at this campus.

It is recommended that a large covered structure be added to this campus to allow for a covered eating area and potential outdoor learning area for this campus.

57. Storage

The existing is adequate.

There is not 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 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 portable classrooms have exceeded their expected lifecycle. This K-8 campus should have a gymnasium building to meet the needs of the older children. The kindergarten buildings portable has exceeded its anticipated lifecycle and is in a poor location.

It is recommended that a new classroom complex, a new Kindergarten building, a new gymnasium complex, and a new covered eating structure be added to this campus. As a result, the play structure in the kindergarten will need to be relocated.

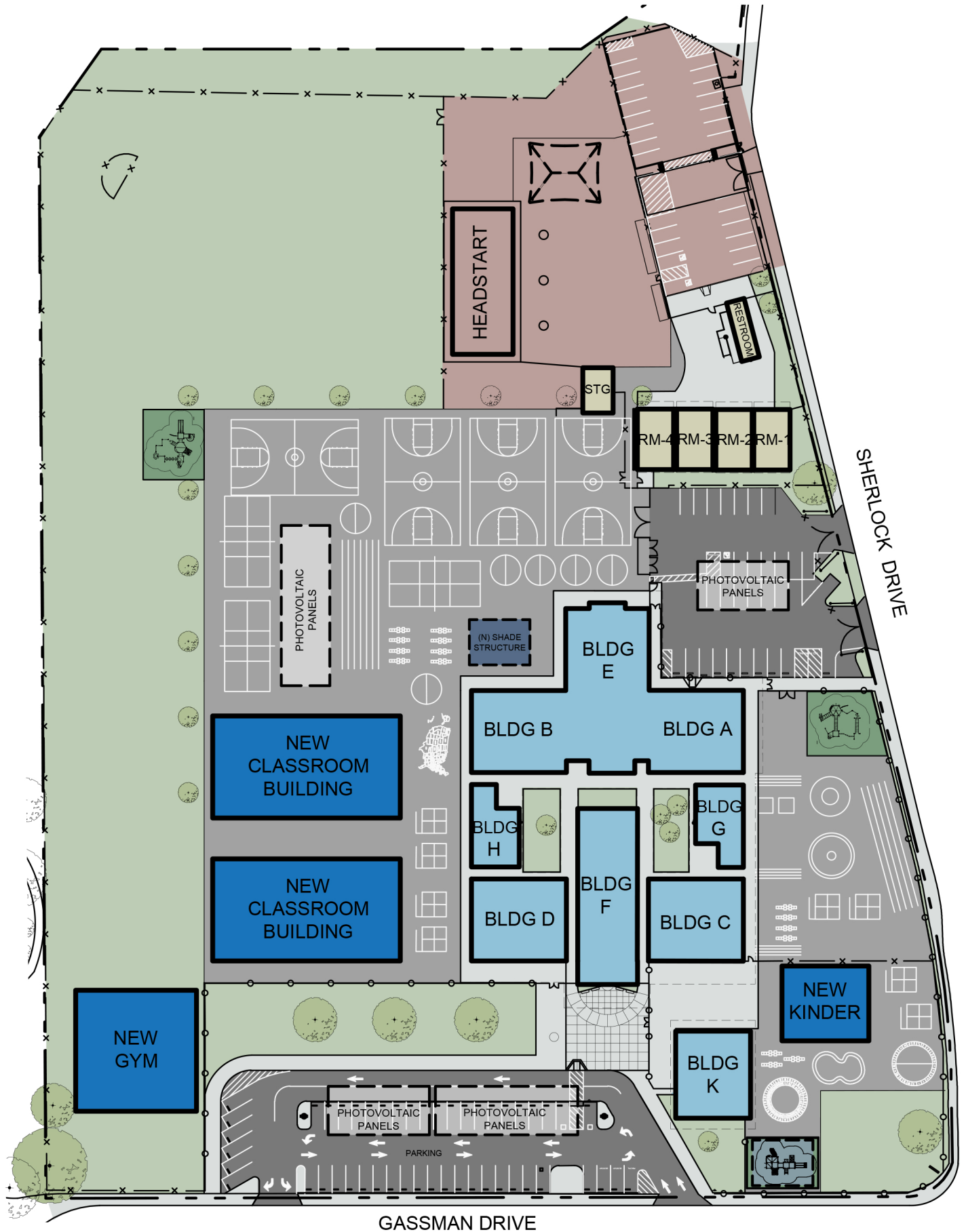
61. Furnishings and Equipment

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.







Stonegate Elementary Cost Estimate

<i>Construction Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total Estimated Cost</i>
Site				
1. Parking and Traffic	18,000	sf	45.00	\$810,000
2. Site ADA Compliance	0	ls	250,000.00	\$0
3. Play Equipment	3	ls	65,000.00	\$195,000
4. Paved Play Area	35,000	sf	12.00	\$420,000
5. Turf Play Area and Synthetic Track	80,000	sf	12.00	\$960,000
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	135,000	sf	20.00	\$2,700,000
10. Main Electrical Service	0	ls	100,000.00	\$0
11. Storm Drainage	0	sf	0.50	\$0
12. Site Lighting	1	ls	65,000.00	\$65,000
13. Concrete Walkways (see Section 2)	10,000	sf	35.00	\$350,000
14. Basketball Backstops/Ballwalls/Misc.	8	ea	2,800.00	\$22,400
15. Quality of Exterior Siding/Material	43,000	sf	15.00	\$645,000
16. Outdoor Learning (see new covered eating structures)	0	ls	20,000.00	\$0
Total Site				\$6,232,400
Modernization				
17. Existing Covered Eating Structure (refer to 56)	0	ls	0.00	\$0
18. Existing Covered Walkways (refer to area 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	43,000	sf	18.00	\$774,000
23. Exterior Painting	43,000	sf	8.00	\$344,000
24. Building Insulation and Windows	43,000	sf	40.00	\$1,720,000
25. Exterior Doors and Hardware	0	ea	5.00	\$0
26. Restrooms/Partitions/Fixtures	6	ea	30,000.00	\$180,000
27. Flooring	43,000	sf	9.00	\$387,000
28. Tackable Walls	10,750	sf	18.00	\$193,500
29. Interior Wall Finishes	32,250	sf	12.00	\$387,000
30. Ceilings	0	sf	5.50	\$0
31. Cabinetry	43,000	sf	45.00	\$1,935,000
32. Drinking Fountains	0	ea	6,500.00	\$0
33. Heating Ventilating & Air Condit.	43,000	ls	30.00	\$1,290,000
34. Interior Lighting	0	ls	43.00	\$0
35. Electrical Power Distribution/Outlets	43,000	ls	10.00	\$430,000
36. Data Network	43,000	sf	0.50	\$21,500
37. Camera Surveillance	43,000	sf	0.35	\$15,050
38. Communication System	43,000	sf	2.50	\$107,500
39. Fire Alarm	43,000	sf	1.50	\$64,500
40. Alteration of Existing Portable Buildings (refer to Section 53)	0	ea	25,000.00	\$0

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
41. Relocation of Existing Portable Buildings (refer to Section 53)	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	2000	sf	350.00	\$700,000
45 Existing Storage	0	ls	35,000.00	\$0
46. Clocks	43,000	sf	1.75	\$75,250
47. Speakers	43,000	sf	1.50	\$64,500
48. Computer Lab	960	sf	550.00	\$528,000
49. Renovation of Administration	3,500	sf	500.00	\$1,750,000
50. STEAM Lab (refer to Section 48)	0	sf	600.00	\$0
Total Modernization				\$12,591,800
New Construction				
51. Covered Walkways	500	lf	500.00	\$250,000
52. Restrooms	0	sf	750.00	\$0
53. Portable or Modular Classrooms to New Classroom Complex	17,000	ea	750.00	\$12,750,000
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	12,500	sf	750.00	\$9,375,000
61. Furnishings and Equipment	45	ea	20,000.00	\$900,000
Total New Construction				\$24,125,000
Technology Allowance				\$250,000
Subtotal Construction Costs				\$43,199,200
Construction Contingency 10%				\$4,319,920
Soft Costs 18%				\$8,553,442
Total Revised Master Planning Needs at Stonegate Elementary				\$56,072,562