



Sylvandale Middle School

653 Sylvandale Avenue, San Jose, CA 95111

SYLVANDALE MIDDLE SCHOOL

SAFETY
RESPECT
RESPONSIBILITY



Sylvandale Middle School - Master Planning Evaluation

Evaluation Summary



Sylvandale School, located at 653 Sylvandale Avenue in San Jose, was constructed as a single story wood framed buildings in the early 1960's. An additional classroom wing was constructed in 1965. A portion of one of the largest classroom wings was destroyed and reconstructed in 1977. There have been several portable classrooms added to this site at various times through-out the years.

Significant Historical Modernization

A new shade structure was added to this site and the replacement of new low profile hardwood floor with new logos and striping, bleachers and scoreboards at the Gym, improvements to the grass play fields, and all exterior door

hardware was updated to meet the new security standards for the District.

A Charter school was added adjacent to this campus in 2013.

The District worked in conjunction with Chevron toward the installation of a new 235.3 kW system of photovoltaics installed on new covered structures at this site in 2014.



Approximately \$700,000 was spent on modernization improvements to this campus from Measure J.

Site

1. Parking and Traffic

There are two parking lots and a separate drop off and pick up area.

The parking lot at the rear of the campus near



the gymnasiums is not used. The entrance has been gated off, it lacks lighting and the landscape is generally over grown.

The main staff parking lot is small, narrow and long but does appear to be adequately sized for the staff count. It does have signs of damage from water intrusion and heavy vehicle usage. At some point the parking lot received an overlay but the storm drain inlets and vaults were



not adjusted

The student drop off area is fairly adequate but could be expanded.

It is recommended that the front drop off parking lot be expanded toward the existing buildings to allow for more visitor parking and increase the number of much needed parking spaces at this campus. The rear parking lot is not currently being used and there is no obvious resolution. The main parking lot should be slurry sealed and restriped.

2. Site ADA Compliance

The existing disable access parking is not code complaint and will be difficult to make complaint with the existing configuration. There is no disabled access side loading / drop off in the student drop off area. There are no known significant ADA issues at this campus otherwise.

It is recommended that the front drop off parking area be expanded and made to conform with current ADA requirements.

3. Play Equipment

This campus has older students that do not use play structures normally used by smaller children.

There is no need for special play apparatus for this middle school.

4. Paved Play Area

Sylvandale existing paved play area is in fair condition. It was re-slurried and striped in 2017.

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



5. Turf Play Area and Synthetic Track

The existing sports play field is natural grass. The existing track is constructed of decomposed granite.

For a middle school, it would be desirable to upgrade the standards of the track to a synthetic track and synthetic turf.



6. Landscaping and Irrigation

The front of the school has grass fed by domestic water. The rear play field is fed by a city supplied reclaimed water system.

A feasibility study should be completed to deter-



mine if all locations can be converted to reclaimed water system.

7. Fencing and Security

New decorative fencing was added at the pe-





rimeter of the entire campus. There are areas at the existing gymnasium whereas exiting out has been locked from the outside which could create a safety issue. The existing fencing at the play area shows the old cleats that used to hold barbed wire.

It is recommended that because there are still existing exit gates that are locked from the outside which can create an exiting issue, a new way of existing out from the Gym needs to be added. The cleats should be removed from the existing fencing.

8. Trash Enclosure

The existing trash enclosure was renovated to new district standard in 2017.

There is no new work needed in this area.

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. There are several conduits that have been added to the roofs of the covered walkways which may be adding unwanted extra weight to these existing structures.

It is recommended that all existing underground and overhead 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 a supplemental power supply that used to feed temporary portable in the back.

There is no need for additional electrical upgrades to the service. It is recommended that the secondary power supply at this campus be removed or relocated underground.

11. Storm Drainage

Several rain water leaders are not properly specified for vandal resistance and do not have the District Standard clean-outs. Drainage at this site has not been a problem since the front parking lot upgrades.

It is recommended that the existing rain water

leaders be altered at their bases with new District Standard clean-outs.

12. Site Lighting

Existing site lighting was upgraded under Prop 39 funding in 2018.

There is no known lighting issues at this time.

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 walkways are removed where patching has occurred in the past.



14. Basketball Backstops/Ball Walls/

The existing basketball backstops, rims and chains are missing or are inadequate. There currently is no ball wall 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 constructed using stucco and cement plaster. Cracks and damage are present in most location due to age.

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. There is an existing covered eating structure at the center of the campus.

It is recommended that the existing covered



eating area be designed to allow for teachers the flexibility of choosing alternative learning based on program needs. It would be desirable to add new outdoor furnishings for the alternative learning.

Modernization

17. Existing Covered Eating Structure

This campus currently has a large covered eating structure adjacent to the Cafeteria area.

There is no need to replace or modernize this existing covered eating area.



18. Existing Covered Walkways

This campus currently has covered walkways connecting all buildings together except the gym and the locker room. The existing structures are in adequate condition.

It would be desirable to provide covered walkways to all campus buildings.

19. Electrical Wiring

The existing electrical outlets are located in surface mounted wire mold routings which is unsightly but has allowed there to be a sufficient

amount of outlets.

If the rooms are to be renovated the electrical outlet wiring should be wired inside the walls and wall mounted outlets installed.

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 Sylvandale 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 phase of modernization.

22. Roofing

According to the roofing report, the existing roofing at this campus was installed in 1998. The roof is in poor condition. The covered walkway roof surfaces are deteriorating. The curbs and flashing are showing signs of deterior-



ration. The only roofing that is in good condition is the metal roof at the Gym.

It is recommended that the entire campus be reroofed with a new built-up roof with new flashing and gravel.

23. Exterior Painting

There are several murals on several walls. The district color scheme has changed and differs from the existing.

Due the water damage repair the campus will need painting in the next two years.

24. Building Insulation and Windows



All existing windows are currently undergoing replacement from single pane to double pane systems.

It is recommended that the skylight system in the Gymnasium be replaced.

25. Exterior Doors and Hardware

This school does not currently meet the revised Hardware Standards for the District. Several panic devices will need to be upgraded. Most of the door locks will need to be changed.

It is recommended that new hardware replace the old hardware at most panic devices and all existing exterior doors.

26. Restrooms/Partitions/Fixtures



The existing restroom finishes were modernized in 2004.

It is recommended that all toilet partitions be replaced within the next 5 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

The flooring is older but has been well maintained. Floor carpeting can last for about 15 years. All carpeting at this site is approaching its useful lifecycle. The VCT flooring in corridors is in good shape but the rubber base is damaged in several locations from what appears to be insufficient backing at the wall to floor joint.

It is recommended that all existing flooring be replaced with new flooring throughout the campus.



28. Tackable Walls

This school does not have tackable walls.

It is recommended that at least one wall be stripped of the existing wall surfacing and install prewrapped tackable wall panels.

29. Interior Wall Finishes

Many of the existing wall surfaces have vinyl wall coverings which are showing wear and beginning to peel away from the walls.

It is recommended that all new interior wall finishes be repainted and all existing vinyl walls be stripped and replaced with a new durable wall surface.



30. Ceilings

All suspended ceilings are in need of new ceiling tiles at several locations.

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

Although the counter tops were replaced in 2008 the cabinetry body and doors themselves are original. There are signs of abuse, vandalism and heavy wear and tear at some locations.

It is recommended that all cabinetry be replaced entirely throughout the campus and new District Standard teaching walls be added to all of the classrooms.



32. Drinking Fountains

Exterior drinking fountains have been upgraded or replaced to meet ADA requirements. There are still a few drinking fountains that need to be replaced.

It is recommended that a bottle filler drinking system be installed in the gymnasium and the cafeteria building. The remaining older drinking fountains should be replaced.



33. Heating Ventilating and Air Conditioning

The existing HVAC system has been replaced at the entire campus with the assistance of

Proposition 39 funding augmented with bond funds.

No additional work is needed at this time.



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, the existing power distribution model at the classroom locations. Class learning is relying more on technological teaching tools.

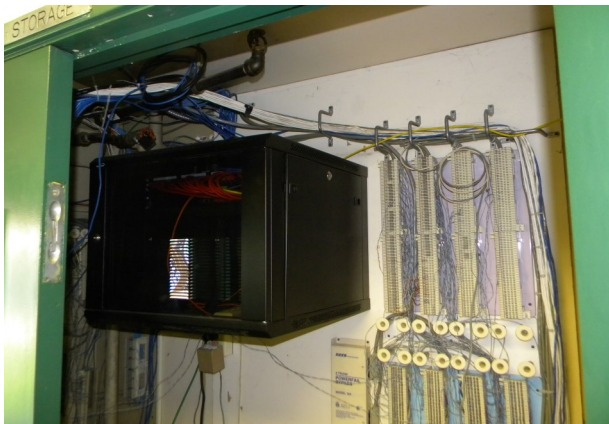
Most classroom have a long row of surface applied outlets and low voltage.

It is recommended that during the next renovation the outlets be relocated from surface mounted Panduit race ways to in wall routing.

36. Data Network

It was reported that the MDF is on the same circuits as the adjacent room and the IDF in the Gymnasium is mounted too high for maintenance.

It is recommended that dedicated electrical circuits be installed for each MDF and the IDF in the Gymnasium be reinstalled at a lower secure location.



37. Camera Surveillance

There is no closed circuit surveillance system at this campus.

It is recommended that a new camera system be installed using a 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 is not to current code but does operate as intended. It does not meet the District Standards. The system is proprietary and should be replaced with a non-proprietary system.

It is recommended that the entire campus be retrofitted with a new fire alarm system in any larger future renovation that occurs in the future.

40. Alteration of Existing Portable Buildings

This campus has a string of five 24x40 portable classrooms and one 48x40 open space portable which have reached the end of their useful life cycle.

If the campus curriculum and population determines it, they should be removed from the campus entirely for on going maintenance reasons. If they are needed, it should be determined if it would be cost effective to renovate these portable classrooms vs. removing and replacing with new portable classrooms.

41. Relocation of Existing Portable Buildings

The location of the portable classrooms is ade-



quate but should be removed from the site if possible.

42. Library

The existing library is in poor condition. Libraries have changed over the years and are becoming more a student service center whereas student interact and share ideas as well as share learning in small groups.

The library should be altered to become a student service center to meet the District new standards.



43. Work Room/Lounge

The current work room and lounge meets the needs of the staff but is overall dated and in need of modernized.

It is recommended that the existing administration support spaces be renovated and altered to meet the District current standards at this site.

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

The existing kitchen is in satisfactory condition. The weight room is in need of a full renovation.

The Gymnasium is in satisfactory condition other than the older skylight system which is decaying and discoloring.



The cafeteria is adequate but should have its finishes upgraded. There have been complaints that there is no storage for the cafeteria space.

It is recommended the Gymnasium skylight be replaced, weight room / fitness center be upgraded and the cafeteria be upgraded with new

finishes. The curtain at the stage should be replaced with a new curtain. A new storage area should be added to the cafeteria.

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



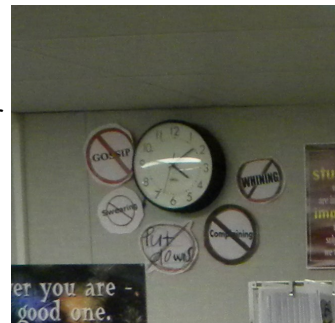
The current clock system is beginning to require maintenance.

It is recommended that the clock system be replaced.

47. Speakers

The existing speaker system is beginning to require maintenance.

It is recommended



that the existing PA system be replaced.

48. Computer Lab

This site does not currently have a dedicated computer lab and is in the process of converting to 1:1 iPad. Computer labs are not used as they were originally intended.

Unless there is a change in curriculum to the site there is no need to create a dedicated computer lab at this time. It is recommended that all computer labs be converted to STEAM labs.

49. Renovation of Administration

The existing space has surpassed its lifecycle and is beginning to look dated and worn. There is no clear sense of entry to the campus.

It is recommended that the existing administration space be completely reconfigured and renovated to meet the needs of the campus. The entry should be altered with a new overhang and sidewalk leading to the entry to change the frontage to be more inviting and obvious

50. STEAM Lab

There is one STEAM lab at this campus. Some of the science classrooms or computer labs



may not function as originally designed.

It is recommended that all existing science classrooms and computer labs be renovated into spaces conducive of current teaching style incorporating the latest ideas related to STEAM methodology.

New Construction

51. Covered Walkways

The site has covered walkways from all major locations except from the locker room to the gymnasium.

It would be desirable to add covered walkways to all campus buildings.

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 need for modular classrooms at this site.

54. Administration



Franklin-McKinley School District

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 for additions to the administration area 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

The only existing covered area is adjacent to the cafeteria. The location of the photovoltaic structures are not located allowing these to function as outdoor learning nor eating structures. It would be desirable to have one or two more covered outdoor learning spaces scattered throughout this campus.

It would be desirable to add one more covered shade structure at a location on this campus equipped with Wi-Fi and outdoor furnishings to

ideal for outdoor learning and socializing.

57. Storage

The existing storage is adequate.

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

58. STEAM Lab

The existing science classrooms 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

Overall the campus layout appears to be adequately supporting the campus curriculum. There are some supervision and viability issues based on the overall size of asphalt playground and play field areas. The drop off parking lot should be expanded to include additional parking spaces especially since the back parking lot is not be utilized. The entry to the campus needs improvement.

It would be desirable to add one outdoor learning space to the campus. The front of the campus should be altered to have a more desirable



entryway from the street. A new sidewalk and covered canopy should be considered.

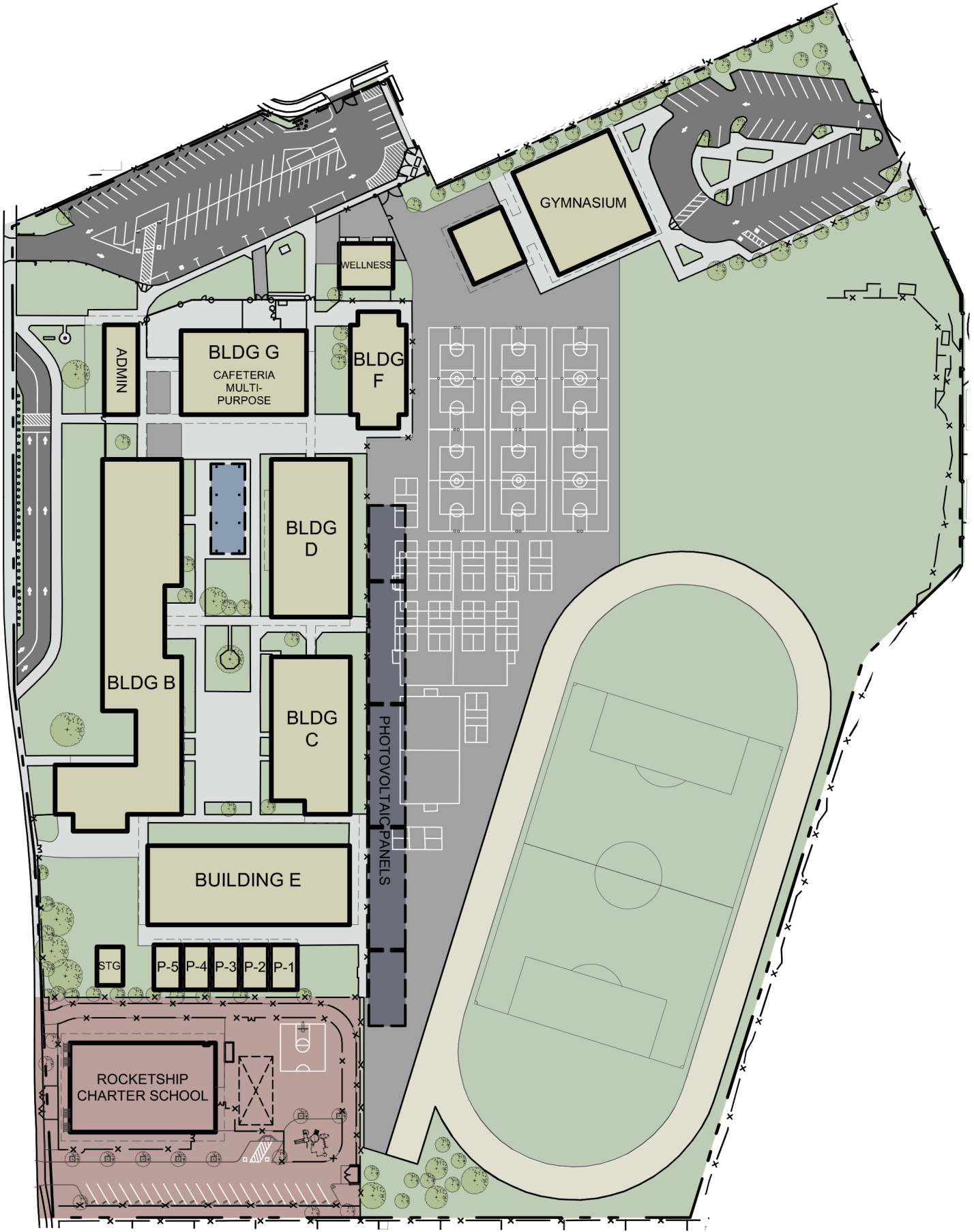
61. Furnishings and Equipment

This Campus has older furnishings that do not meet the current District standards.

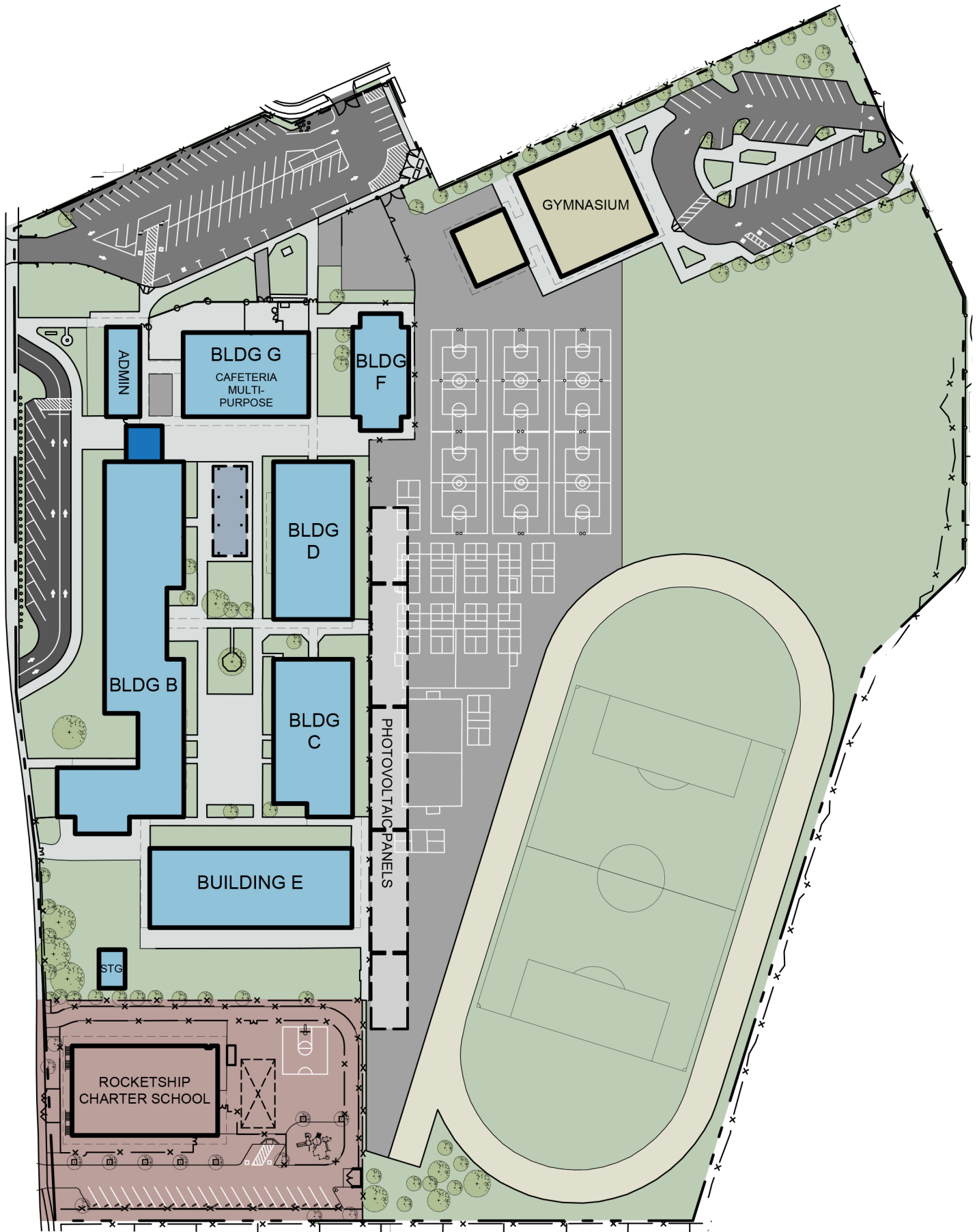
It is recommended that the entire campus be retrofitted to receive all new furnishing.



SYLVANDEALE AVENUE



SYLVANDALE AVENUE



Sylvandale Middle School
653 Sylvandale Avenue
San Jose, CA 95111

Franklin-McKinley School District

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

PROPOSED 2019

Sylvandale Middle 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	43,000	sf	25.00	\$1,075,000
2. Site ADA Compliance	1	ls	85,000.00	\$85,000
3. Play Equipment	0	ls	65,000.00	\$0
4. Paved Play Area	0	sf	12.00	\$0
5. Turf Play Area and Synthetic Track	20,000	sf	40.00	\$800,000
6. Landscaping and Irrigation	0	sf	5.00	\$0
7. Fencing and Security	1	ls	15,000.00	\$15,000
8. Trash Enclosure	0	ls	65,000.00	\$0
9. Site Utilities	315,000	sf	15.00	\$4,725,000
10. Main Electrical Service	1	ls	25,000.00	\$25,000
11. Storm Drainage	88,000	sf	0.50	\$44,000
12. Site Lighting	0	ls	65,000.00	\$0
13. Concrete Walkways (see Section 2)	10,000	sf	35.00	\$350,000
14. Basketball Backstops/Ballwalls/Misc.	12	ea	2,800.00	\$33,600
15. Quality of Exterior Siding/Material	0	sf	15.00	\$0
16. Outdoor Learning	1	ls	20,000.00	\$20,000
Total Site				\$7,172,600
Modernization				
17. Existing Covered Eating Structure	0	ls	0.00	\$0
18. Existing Covered Walkways (refer to area 51)	0	lf	500.00	\$0
19. Electrical Wiring	88,000	sf	11.00	\$968,000
20. Asbestos Abatement	1	ls	75,000.00	\$75,000
21. Seismic Upgrade/Dry Rot	0	sf	35.00	\$0
22. Roofing	88,000	sf	35.00	\$3,080,000
23. Exterior Painting	0	sf	8.00	\$0
24. Building Insulation and Windows	88,000	sf	40.00	\$3,520,000
25. Exterior Doors and Hardware	88,000	ea	2.00	\$176,000
26. Restrooms/Partitions/Fixtures	10	ea	30,000.00	\$300,000
27. Flooring	88,000	sf	9.00	\$792,000
28. Tackable Walls	22,000	sf	18.00	\$396,000
29. Interior Wall Finishes	66,000	sf	12.00	\$792,000
30. Ceilings	88,000	sf	5.50	\$484,000
31. Cabinetry	88,000	sf	45.00	\$3,960,000
32. Drinking Fountains	8	ea	6,500.00	\$52,000
33. Heating Ventilating & Air Condit.	0	ls	30.00	\$0
34. Interior Lighting	0	ls	43.00	\$0
35. Electrical Power Distribution/Outlets	88,000	ls	10.00	\$880,000
36. Data Network	88,000	sf	1.50	\$132,000
37. Camera Surveillance	88,000	sf	0.35	\$30,800
38. Communication System	88,000	sf	2.50	\$220,000
39. Fire Alarm	88,000	sf	1.50	\$132,000
40. Alteration of Existing Portable Buildings	5,000	ea	150.00	\$750,000

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	3,500	sf	250.00	\$875,000
43. Office/Work Room/Lounge	3,000	sf	500.00	\$1,500,000
44. Cafeteria/Kitchen/Gym/Music/Weight rooms	24000	sf	150.00	\$3,600,000
45 Existing Storage	0	ls	35,000.00	\$0
46. Clocks	88,000	sf	1.75	\$154,000
47. Speakers	88,000	sf	1.50	\$132,000
48. Computer Lab	960	sf	550.00	\$528,000
49. Renovation of Administration	6,000	sf	500.00	\$3,000,000
50. STEAM Lab (refer to Section 48)	4,500	sf	600.00	\$2,700,000
Total Modernization				\$29,228,800
New Construction				
51. Covered Walkways	350	lf	500.00	\$175,000
52. Restrooms	0	sf	750.00	\$0
53. Portable or Modular Classrooms to New Classroom Complex	0	ea	750.00	\$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	1	ls	450,000.00	\$450,000
61. Furnishings and Equipment	65	ea	20,000.00	\$1,300,000
Total New Construction				\$2,775,000
Technology Allowance				\$250,000
Subtotal Construction Costs				\$39,426,400
Construction Contingency 10%				\$3,942,640
Soft Costs 18%				\$7,806,427
Total Revised Master Planning Needs at Sylvandale Middle School				\$51,175,467