

A photograph of Windmill Springs School. In the foreground, a concrete sign reads "WINDMILL SPRINGS SCHOOL" and "FRANKLIN-MCKINLEY SCHOOL DISTRICT". Behind the sign is a green fence, a dark car, and the school building. The school is a single-story building with a white roof and green trim. There are trees and a clear blue sky in the background.

**WINDMILL SPRINGS SCHOOL**  
FRANKLIN-MCKINLEY SCHOOL DISTRICT

# Windmill Springs School

2880 Aetna Way, San Jose, CA 95121





## Windmill Springs School - Master Planning Evaluation

### Evaluation Summary



Windmill Springs School, located at 2880 Aetna Way in San Jose, was constructed in 1984.

It should be noted that this school has transitioned from and K-6 school to a K-8 school and has become the districts English / Vietnamese Dual Immersion program site.

### Significant Historical Modernization

Since 2007, Windmill Springs has received funding for Heating and Ventilating upgrades at its campus for approximately \$1.3 million. Windmill Springs is one of Franklin-McKinley newer schools.

Since 2007, Windmill Springs received approximately \$600,000 in funding towards miscellaneous site improvements. A total of \$2,126,005

was spent at this site since 1999.

In 2018 portables were installed for use as interim housing while a campus wide modernization started.

In 2018-2019 a campus wide modernization occurred that included renovations to all classrooms, administration space, Kitchen, restrooms, multi purpose room, library, parking lot, play structures and asphalt playground.

In 2019 the kindergarten play structure was replaced with the use of a KaBOOM! Grant.

### **Site**

#### **1. Parking and Traffic**

The parking lot was slurry coated and resealed during the 2018 modernization. Entry gates were added. Stalls have been restriped and labeled. Signage was upgraded.

The parking lot was not replaced and there are signs of water damage. It is recommended that the parking lot be completely removed and replaced in the next 10 years.



#### **2. Site ADA Compliance**

Some flat work on the interior of the campus was replaced during the modernization. The drop off area and ADA curb cuts were replaced with new ADA compliant, reinforced concrete.

Replacing the remaining concrete would be cosmetic only and is not necessary.

There is no need for upgrades related to ADA compliance.





### **3. Play Equipment**

Both upper and lower play structure were replaced with new fall protection material under the modernization. The Kindergarten play structure was replaced with a KaBoom! grant.

No further work is needed.

### **4. Paved Play Area**

The entire play area was resealed and re-stripped during the modernization. Previous jagged edge transitions and sunken utility trenching were repaired, however some of the pavement was not completely replaced and there are signs of water damage. It should be completely removed and replaced in the next 10 years.



### **5. Turf Play Area and Synthetic Track**

The existing turf is in fair condition. The base of the turf area is uneven with several holes and

tripping hazards. The decomposed granite walking track has deteriorated.

It is recommended that the turf be leveled, removed of vermin, and replaced with new sod. The DG walkway should be replaced or at a minimum a new binding agent and sealant provided.



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

Landscaping for the interior courtyard have been replaced by synthetic turf and are in good condition. The kindergarten play field area has no irrigation and is in need of replacement.

The irrigation controller is outdated and should be replaced.

It is recommended that irrigation system be replaced with new zones identified.



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

The site is currently secured from the public and from the adjacent city park.

No other work is needed.

### **8. Trash Enclosure**

The existing trash enclosure meets the district standards. No other work is needed.

### **9. Site Utilities**

Most of the underground utilities are in good condition. There are no known issues related to the underground utilities.

There is no need for upgrades at this time.

### **10. Main Electrical Service**

The existing service is 120/240 volt 3 phase 4 wire, also known as a high leg delta. This is a service formerly used in residential neighborhoods to give three phase service to a client in a single phase area. An evaluation using a meter to check the power usage at the site was implemented. Additional research checking PG & E's records for power consumption was implemented which revealed that this site has adequate power supplying this site.

The power at this site is adequate at this time.

### **11. Storm Drainage**

A more thorough storm drainage loading calculation is needed for this site to further evaluate the current underground storm water system. There are no known drainage issues otherwise.

### **12. Site Lighting**

Although most of the exterior lighting has been



upgrade some of the existing exterior lighting is inadequate at the rear of the campus.

It is recommended that new site lighting be added as necessary to make the campus safer at night.



### **13. Concrete Walkways**

Most concrete walkways have been replaced. There is no need for upgrades to concrete walkways at this time.

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

The basketball backstops and rims are in need of replacement.

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

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

The stucco and paint are overall in good condition. The wood fascia was replaced and painted during the modernization. Wood siding is not a long lasting material.

It is recommended that the upper wood siding fascia be replaced with a long lasting material



throughout the campus.

### **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 is only one potential location of outdoor learning at this site.

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

### **Modernization**

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

This campus does not currently have a covered eating area.

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

This campus does not currently have existing



covered walkways but instead has large overhangs.

### **19. Electrical Wiring**

The existing electrical wiring is adequate. No upgrades are recommended.

### **20. Asbestos Abatement**

All known asbestos containing materials have been removed from this site.

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

A preliminary structural review of this campus has determined that this campus is not deficient and does not need any structural upgrades at this time. Should a future significant modernization occur in the future at this campus, the State Architect may require additional voluntary structural upgrades.

### **22. Roofing**

Roofing for all permanent structures has been replaced during the 2018-2019 modernization.

There is no need for roofing upgrades to this



campus at this time.

### **23. Exterior Painting**

The existing exterior of this campus was painting in the summer of 2019.

There is no need for exterior painting at this site.



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

The campus was constructed in an era where energy standards were becoming more aware of the energy consumption. Windows are not single glazed.

There is no significant changes needed related to insulation and windows at this time.

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

Some exterior doors have signs of damage from vandalism and could be replaced but it not required. All hardware meets the current district standards.

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

The existing toilet rooms finishes were modernized in 2019.

There was one staff single accommodation restroom that was not included in the modernization that should be upgraded.



It is recommended that the single staff toilet room be fully modernized.

### **27. Flooring**

The existing flooring finishes are in good condition.

There is no need to replace floor finishes at this time.



### **28. Tackable Walls**

Interior wall finishes were upgraded during the 2018-2019 modernization. During the modernization, two of the classroom walls were replaced with tackable wall surfaces while the

other two are only painted sheet rock. Due to budget restraints

It is recommended to add tackable wall panels to all of the wall surfaces at all of the classrooms.

### **29. Interior Wall Finishes**

Interior wall finishes were upgraded during the 2018-2019 modernization.

### **30. Ceilings**

The existing ceilings are in good condition.

There is no need for ceiling upgrades at this time.



### **31. Cabinetry**

All cabinetry at this campus were replaced in the 2018-2019 modernization with the exception of the staff lounge casework and the mail slots.

It is recommended that the mail slot and all cabinetry in the staff lounge area be replaced with new cabinetry.





### **32. Drinking Fountains**

The existing drinking fountains are currently code compliant and meet the needs of the District. There is no need for upgrades or replacement of the drinking fountains at this time.

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

The existing HVAC system was not replaced during the 2019 modernization. EMS was added to all units.

The system should be monitored for early failures.

It is recommended that all HVAC systems be replaced in the next 10 years.

### **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**

The existing electrical infrastructure is adequate at this site.

There is no known need for upgrades at this time.

### **36. Data Network**

The existing MDF and IDF's were replaced during the 2018-2019 modernization.

There is no need for additional upgrades at this time.

### **37. Camera Surveillance**

It is recommended that a camera system be installed using a 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 staff and students.

There is no need for changes to the existing communication system.

### **39. Fire Alarm**

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

There is no need for changes to the existing fire alarm system.



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

This campus has six existing portable classroom buildings at this campus. Two of the portables are 20 years old and the others average 15 years old. They are aging well but are approaching their life expectancy.

It is recommended that all portable classrooms be replaced with permanent classroom buildings.

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

The existing portable classrooms are set in a location that not conducive of using the exterior play area in a efficient way.

It is recommended that the existing portable classrooms be replaced with permanent classrooms in a more logical location that better utilizes the asphalt playground.

### **42. Library**

The library was modernized during the 2018-2019 modernization. The current Library space



is adequate and meets the minimum size for the Franklin-McKinley School District. Library space is now a more social learning space and computer labs are not a function of a classroom space.

No additional work is needed at this time.



#### **43. Work Room**

The teacher's workroom was not renovated during the modernization.

Because the existing teacher's workroom is in one of the portable buildings that should be re-located into a permanent building.

#### **44. Cafeteria / Kitchen**



The kitchen and cafeteria were renovated during the 2018-2019 modernization.

It is recommended that in the future, the walls in the cafeteria be surfaced with a more durable material.

#### **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.

There is no need for additional storage.

#### **46. Clocks**

The existing clock system meets the needs of staff and students.

There is no need for changes to the existing clock system.



#### **47. Speakers**

The existing speaker system meets the needs of staff and students.

There is no need to replace the PA system at this time.

#### **48. Computer Lab**

The Franklin-McKinley School District is not in need of computer labs in the future. There is no computer lab at this campus. There is no need for upgrades or conversions at this time.

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

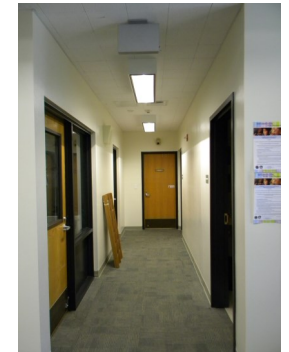
The existing administration space was renovated during the 2018-2019 modernization.



No work is needed to the administration area.

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

It would be ideal to renovate one of the existing classrooms into a STEAM lab. Since there are no extra classrooms at this campus refer to Section 58 recommending new construction.



### **New Construction**

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

The site has large overhangs where students can travel from some classrooms to other classrooms without getting wet from inclement weather. There are several isolated portable 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 is a need for additional toilet facilities at





this site as the campus has grown without the additional of toilet facilities in the past.

It is recommended that new toilet rooms be constructed at this site.

### **53. Portable or Modular Classrooms**

The modular classrooms should be replaced with a new stick framed permanent structure. (Refer to Section 41).



### **54. Administration**

The existing administration space is adequate in size.

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

### **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**

Windmill Springs School is in great need of covered eating areas to protect against the sun and possibly light rains.

It is recommended that new outdoor covered eating structures be added to accommodate a portion of the student populations during the lunch break and to create a potential outdoor learning space.

### **57. Storage**

The existing storage space is adequate.

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

### **58. STEAM Lab**

The FMSD is in need of STEAM classroom at all of their sites. A library space, a science classroom or computer lab space could be an ideal to convert into a STEAM lab.

It is recommended that one of the new permanent classrooms being added to the site be constructed into a space conducive of a current teaching style incorporating the latest ideas related to STEAM methodology.

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

This campus was retrofitted to house new photo-

voltaic structures in 2014. The District worked in conjunction with Chevron toward the installation of a new 120.8 kW system of photovoltaics installed on new covered structures at this site.

It is recommended that battery storage be added to the existing photovoltaic system at this campus.

### **60. Campus Layout**

To summarize the campus needs, refer to the proposed site plan included in this Needs Assessment report. New covered walkways are recommended to tie the buildings together. It is recommended that the existing older portable classrooms be replaced with new permanent classrooms to be relocated closer to the property line. It is unknown whether a new expanded parking lot is needed at this site based on current needs.

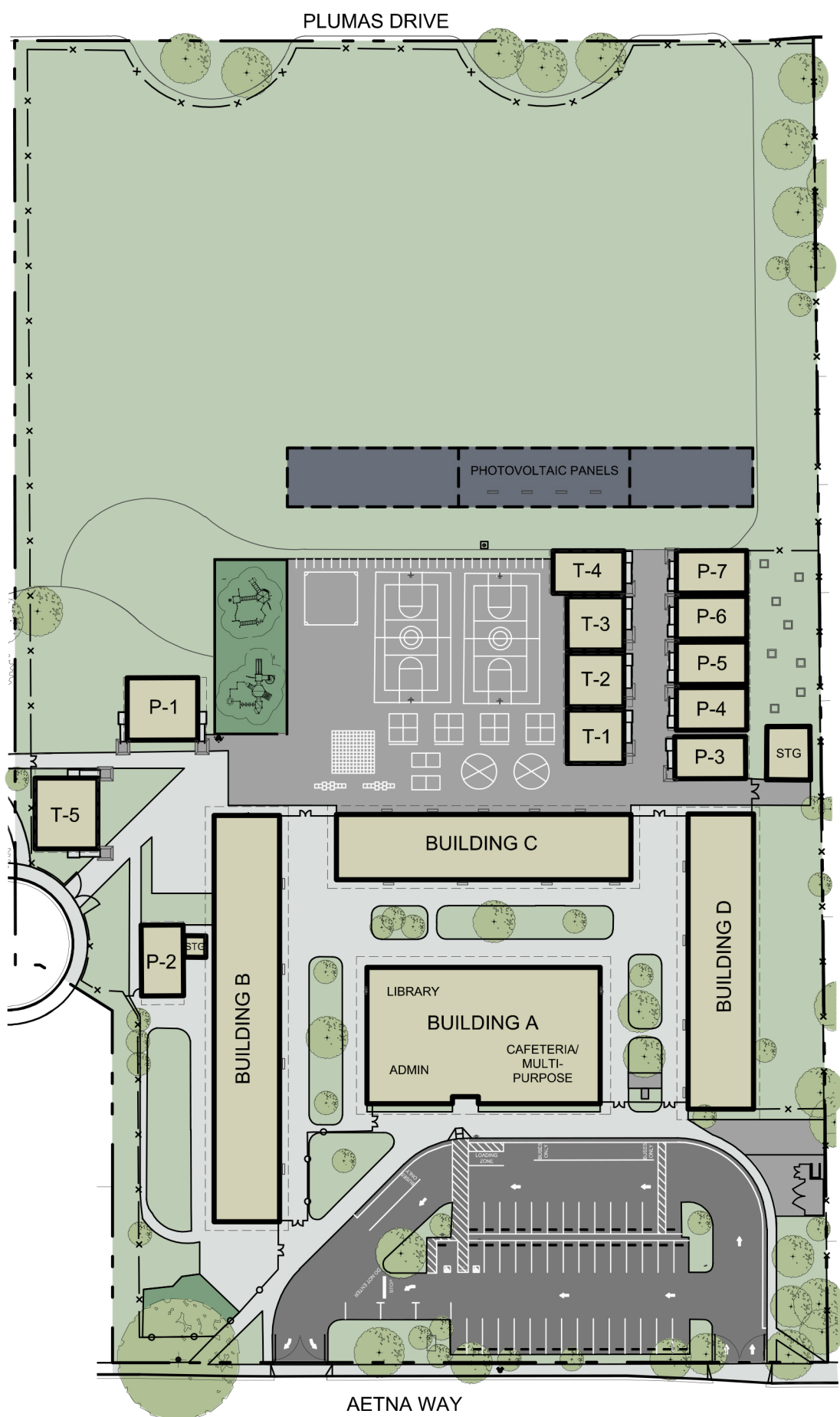
### **61. Furnishings and Equipment**

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

It is recommended that the entire campus be retrofitted











## Windmill Springs Cost Estimate

<b>Construction Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Cost</b>	<b>Total Estimated Cost</b>
<b>Site</b>				
1. Parking and Traffic	32,000	sf	25.00	\$800,000
2. Site ADA Compliance	0	ls	85,000.00	\$0
3. Play Equipment	0	ls	65,000.00	\$0
4. Paved Play Area	34,000	sf	12.00	\$408,000
5. Turf Play Area and Synthetic Track	145,000	sf	40.00	\$5,800,000
6. Landscaping and Irrigation	145,000	sf	0.50	\$72,500
7. Fencing and Security	0	ls	15,000.00	\$0
8. Trash Enclosure	0	ls	65,000.00	\$0
9. Site Utilities	0	sf	15.00	\$0
10. Main Electrical Service	0	ls	25,000.00	\$0
11. Storm Drainage	0	sf	0.50	\$0
12. Site Lighting	1	ls	45,000.00	\$45,000
13. Concrete Walkways (see Section 2)	0	sf	35.00	\$0
14. Basketball Backstops/Ballwalls/Misc.	6	ea	2,800.00	\$16,800
15. Quality of Exterior Siding/Material	40,000	sf	10.00	\$400,000
16. Outdoor Learning (refer to Section 56)	0	ls	20,000.00	\$0
<b>Total Site</b>				<b>\$7,542,300</b>
<b>Modernization</b>				
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	75,000.00	\$0
21. Seismic Upgrade/Dry Rot	0	sf	35.00	\$0
22. Roofing	0	sf	35.00	\$0
23. Exterior Painting	0	sf	8.00	\$0
24. Building Insulation and Windows	0	sf	40.00	\$0
25. Exterior Doors and Hardware	0	ea	2.00	\$0
26. Restrooms/Partitions/Fixtures	1	ea	125,000.00	\$125,000
27. Flooring	0	sf	9.00	\$0
28. Tackable Walls	40,000	sf	18.00	\$720,000
29. Interior Wall Finishes	0	sf	12.00	\$0
30. Ceilings	0	sf	5.50	\$0
31. Cabinetry	2,500	sf	45.00	\$112,500
32. Drinking Fountains	0	ea	6,500.00	\$0
33. Heating Ventilating & Air Condit.	40,000	sf	25.00	\$1,000,000
34. Interior Lighting	0	ls	43.00	\$0
35. Electrical Power Distribution/Outlets	0	ls	10.00	\$0
36. Data Network	0	sf	1.50	\$0
37. Camera Surveillance	40,000	sf	0.35	\$14,000
38. Communication System	0	sf	2.50	\$0
39. Fire Alarm	0	sf	1.50	\$0
40. Alteration of Existing Portable Buildings (refer to Section 53)	0	ea	150.00	\$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 (refer to Section 53)	0	ea	25,000.00	\$0
42. Library	0	sf	250.00	\$0
43. Office/Work Room/Lounge	0	sf	500.00	\$0
44. Cafeteria/Kitchen/Gym/Music/Weight rooms	5500	sf	50.00	\$275,000
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	0	sf	550.00	\$0
49. Renovation of Administration	0	sf	500.00	\$0
50. STEAM Lab (refer to Section 48)	0	sf	600.00	\$0
<b>Total Modernization</b>				<b>\$2,246,500</b>
<b>New Construction</b>				
51. Covered Walkways	250	lf	500.00	\$125,000
52. Restrooms	1,500	sf	750.00	\$1,125,000
53. Portable or Modular Classrooms to New Classroom Complex	10,000	ea	750.00	\$7,500,000
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	1,200	sf	750.00	\$900,000
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	40	ea	20,000.00	\$800,000
<b>Total New Construction</b>				<b>\$11,750,000</b>
Technology Allowance				\$250,000
<b>Subtotal Construction Costs</b>				<b>\$21,788,800</b>
<b>Construction Contingency 10%</b>				<b>\$2,178,880</b>
<b>Soft Costs 18%</b>				<b>\$4,314,182</b>
<b>Total Revised Master Planning Needs at Windmill Springs School</b>				<b>\$28,281,862</b>