

The image shows the exterior of a modern building with a light beige facade and green horizontal accents. A large, curved green pillar in the center of the entrance features the text "FRANKLIN-MCKINLEY SCHOOL DISTRICT" and "District Service Center" in white. To the left of the pillar is a set of glass doors, and to the right is another set of glass doors. A blue bulletin board is visible on the left wall, and a trash can is on the right. The foreground is a concrete sidewalk.

FRANKLIN-MCKINLEY
SCHOOL DISTRICT
District Service Center

District Service Center

645 Wool Creek Drive, San Jose, CA 95112



Franklin-McKinley School District Service Center - Master Planning Evaluation

Evaluation Summary

The existing District Service Center functions as all inclusive center servicing the needs of the District students. The record drawings indicate that this center was constructed into a existing warehouse building in 1990.

This complex consists of mostly single story spaces which include a printing dept., large



storage areas, large refrigeration spaces, the Business Center, Educational Center, textbook storage, a computer lab, several conference spaces and the Board room. There is a large two story area housing the Information Technology and other support facilities.

The Ed Service Department was recently modernized.



Significant Historical Modernization

The Service Center has received minimal maintenance upgrades since 1990. Monies spent from Measure J total \$652,340 for security and maintenance projects.

Site

1. Parking and Traffic

The existing parking areas consists of a shared parking lot with the next door warehouse building outside the District Business Center and another larger parking area on the Shirakawa School side. The smaller parking area is extremely worn and alligating due to lack of maintenance and heavy usage. In the past, large semi trucks used to cut through this smaller parking lot as means accessing one street

from another. The District has since closed off this route with a fence at the end of one side of the parking lot. As a consequence, the AC pavement is extremely damaged. This parking lot received a slurry several years ago to provide a temporary means of longevity. The smaller parking lot is in need of a complete repair and replace. The access to the secondary exits are not ADA compliant.

The larger parking space is shared by Shirakawa School and gets extremely congested at drop off and pick up times. The existing condition of the largest parking lot is fair. Striping is fading. There are two electric charging stations currently housed under the existing photovoltaic shade structures.

It is recommended that the smaller parking lot



next to the Business Center be replaced and restriped. The walkways need to be reconfigured to allow for ADA access to the secondary exits. Signage will need to be added to comply with current code requirements.

The larger parking area should be studied and reconfigured to allow for a better flow of traffic for the existing Shirakawa School that could be separated from the Service Center functions. The parking area should be slurry sealed and striped with new signage at a minimum. It would be desirable to add additional electric vehicle charging stations at this parking area.

2. Site ADA Compliance

The smaller parking lot site appears to confirm with current codes otherwise.

3. Play Equipment

Not applicable for this site.

4. Paved Play Area

Not applicable for this site.

5. Turf Play Area and Synthetic Track

Not applicable for this site.

6. Landscaping and Irrigation

Planting and irrigation have been repaired and

maintained for several years without improvements. There are dead area around the Pre-School Assessment Center (PAC) and should be landscaped. The landscaping on the creekside of the building should be thinned out or removed as the existing areas are ideal hiding places. The sprinklers on the creekside of the building are spraying onto the exist doors creating water spots on the glass and metal storefront system. The Shirakawa side of the Service Center is not currently landscaped to meet the District frontage improvement goals. All of the trees at this site have not been maintained or trimmed.

It is recommended that the landscaping and irrigation be added adjacent to the PAC and the Shirakawa side of the Service Center. The trees need to be fully trimmed and maintained. The sprinklers need to be reworked at the creekside of the building.

7. Fencing and Security

Gates were added to the existing parking lots to stop large vehicles from cutting through the District owned parking lots. The new gates are heavy and difficulty to open and close. A new security fence was added along the creekside of the fire road that encompasses the Shirakawa school. Security should be studied further at the Service Center.

New fencing may need to be added to fully enclose the Service Center to provide better security at all hours of the day. A new sliding or electric gate would be beneficial at the exit locations of the two parking lots closer to the creekside.

8. Trash Enclosure

Although there is no current trash enclosure, the large garbage bins are stored at the loading dock which is adequate for the needs of the



Service Center. There is no need for upgrades at this time.

9. Site Utilities

Underground utilities supplying gas and water to the site are over 30 years in age. These underground utilities are approaching their intended service life. Replacing the underground utilities will drastically reduce the need for ongoing



maintenance of these systems, however, there have been no known recent complaint about utilities servicing the site.

10. Main Electrical Service

This site has adequate electrical service to this site.

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

11. Storm Drainage

The only known issue is the smaller parking lot on the Business Center side is slow to drain. A study is needed with the likely result than additional storm drains are needed at this parking lot.



It is recommended that additional storm drains be installed at the smaller parking lot.

12. Site Lighting

Most of the area at the smaller parking lot is dark at night. The larger parking lot has adequately lighting at night.

It is recommended that additional exterior lights be added to the smaller parking lot.

13. Concrete Walkways

The existing concrete walkway system appears to handle foot traffic well at the site although most foot traffic entering this site must travel through the parking lot as there is no direct path of travel from the street to the main entry.

It is recommended that a new walkway be added from the main street to the main entrance.

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

There is no need for play apparatus for the Service Center.

15. Quality of Exterior Siding/Material

There are several locations of the exterior cement plaster decaying above the existing windows.



It is recommended that the cement plaster be removed and patched to match the existing cement plaster above all of the windows at this site.

16. Outdoor Learning

The District has an existing outdoor area that could be used for outdoor education functions. There is no shade structure nor security to this space.

Should the District want to utilize this outdoor area for future educational functions, it is recommended that the larger space be enclosed with a decorate fence at least 7 feet high and a shade structure be added. Outdoor furniture conducive of outdoor learning is recommended with appropriate Wi-Fi. Refer to Section 56.

Modernization

17. Existing Covered Eating Structure

This complex does not have an existing covered eating structure.

18. Existing Covered Walkways

This complex does not have existing covered walkways.

19. Electrical Wiring

It is highly desirable to add USB into the existing electrical wall outlets at the Service Center.

It is recommended that a moderate number of existing electrical outlets be converted to incorporate USB power plugs especially at conference and meeting rooms.

20. Asbestos Abatement

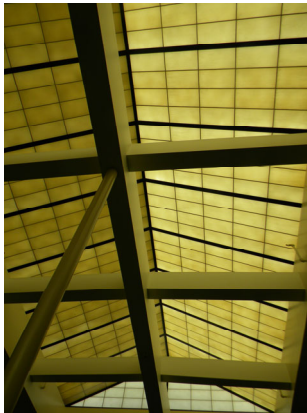
There is no known abatement issues at this complex.

21. Seismic Upgrade and Dry rot

As the Service Center has not received any modernization since its inception, there is no known structural evaluation related to alterations. There is no known structural issues at this complex.

22. Roofing

This complex has been re-roofed and is under warrantee. The two tory section of the Service Center has a skylight system which has surpassed its life expectancy. This system, known as a KalWall proprietary system is in need of replacement. The roofing inspection service suggested ongoing preventative maintenance to ensure longevity.



It is recommended that the KalWall system be replaced and money be set aside for minor yearly upgrades and maintenance especially at flashing areas, curbs and roof penetrations.

23. Exterior Painting

The exterior paint at the complex has surpassed its life expectancy and needs to be repainted. There is no clear address defining this complex as a separate educational facility as this complex blends in with the surrounding warehouses.

It is recommended that a large clearly defined



address and logo be painted at the front of the building defining the entry and what type of facility this is. It is recommended that the paint scheme be more creative.

24. Building Insulation and Windows

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

It is recommended that insulation be added to



all exterior walls and added to all ceiling cavities. Windows should be replaced with double glazed window systems. Windows at the south side should be heavily tinted. Roller blinds should be added for security and direct sun.



25. Exterior Doors and Hardware

Generally the existing doors and hardware meet the minimal needs of the District. The main doors to the Service Center should be updated using the District Standard key pad and/or badge system.

It is recommended that the main front doors be retrofitted with new key pad per the District Standards.

26. Restrooms/Partitions/Fixtures

The existing toilet rooms have not been updated or modernized since the Service Center was constructed in 1990. The counter-



tops in all bathrooms have surpassed their intended life span. Wall surfaces, faucets, toilet paper dispensers have all surpassed their intended lifespan. The bathrooms have not been updated with the current services of bathroom facilities. The second floor bathroom floors need to be replaced.

It is recommended that the second floor bathrooms surfaces should be removed and replaced. All walls in all bathrooms should be painted. It is recommended that all faucets and toilet paper holders be replaced. Changing stations should be added to all of the ground floor



Franklin-McKinley School District

bathrooms. Shelves and coat hooks should be added to all bathrooms.

27. Flooring

Most of the floor carpet have surpassed their intended lifespan.

It is recommended that most of the floor carpet be replaced.

28. Tackable Walls

Tackable wall surfaces are not required for the Service Center.

29. Interior Wall Finishes

Most of the interior walls have been painted in the last two years. The elevator cab interior finishes are original and need to be updated.



It is recommended that the interior elevator wall surfaces be replaced.

30. Ceilings

Several rooms in the Service Center have ceilings that have damaged ceiling tile.

It is recommended that all damaged ceiling tile be replaced.

31. Cabinetry

Although most cabinetry have aged, they are generally functioning adequately.

32. Drinking Fountains

There are two drinking fountains available to the public at the ground floor of the Service Center.

It is recommended that two drinking fountains at the ground level be replaced with a combination drinking fountain with bottle filler.

33. Heating Ventilating and Air Conditioning

The current HVAC system was replaced with Prop 39 monies in 2012 and 2016. There are no known major issues with the existing system.

34. Interior Lighting

The current interior lighting adequately performs and meets the minimum requirements expected. However, the switching for the existing lighting, especially at the lobby, board room and atrium area are illogically located.

It is recommended that the switching for all interior lighting be re-designed and configured. It would be desirable to switch out the existing atrium lighting with a different design.

35. Electrical Power Distribution

There are no known issues related to the power distribution at this complex.

36. Data Network

The current number of data drops does not meet the minimum district standards.

It is recommended that data drops be added to meet the District Standards.



37. Camera Surveillance

The existing surveillance system is minimal and does not meet the current District standards.

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.

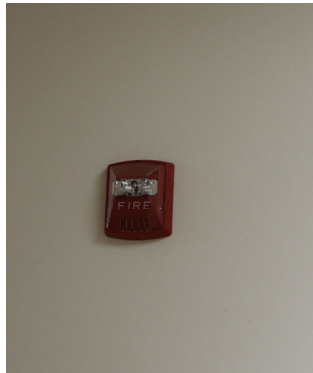
38. Communication System

The existing communication system is antiquated and should be replaced.

It is recommended that the communication system be updated to a new system meeting the District Standards. The Board rooms should be updated using the latest in technological advancements.

39. Fire Alarm

The existing fire alarm system meets the needs of current code and local fire authorities, however it does not meet the District Standards for maintenance. 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. The chemical in the MDF fire suppression system needs to be replaced with a new fire suppression system that can be properly maintained.

40. Alteration of Existing Portable Buildings

There are some District owned portable classrooms outside the Service Center which have far surpassed their expected life span.

It is recommended that all existing portable buildings be replaced with new portable classrooms. (Refer to Section 53).

41. Relocation of Existing Portable Buildings

The existing portable classroom are located in a location that is acceptable to the users at this time. There is no need to relocate the portable buildings at this time.

42. Library

There is no need for the Service Center to have a traditional library.

43. Work Room/Lounge

There are several work rooms scattered to serve independent office spaces and appear to be in fair condition. There is an existing lounge central to the Service Center which was renovated about five years ago.

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

The existing walk-in freezer system has doors that are not properly closing creating a seal issue.

It is recommended that the Freezer doors be either replaced or repaired to properly seal.

45. Existing Storage

There appears to be adequate storage at the Service Center.

46. Clocks

There is no centralized clock system for the Service Center. There is no need for updates to the clock system at this time.

47. Speakers

The Service Center is in need of a central wide PA system.

48. Computer Lab

There is a computer lab set up in a central location. Computer labs were originally intended to allow for accessibility to the web and to teach keyboarding. The computer lab is not currently being utilized as a computer lab but being used more as a lecture conference center.

It is recommended that the computer lab be converted to a conference center utilizing the latest furnishings and technology that will serve the existing space more effectively.



49. Renovation of Administration

The existing administrative spaces have never been fully renovated at the Service Center. The spaces serve the needs adequately however carpeting, paint and other forms of renovations are needed. Refer to other sections of this report for those specific finishes and standards that are recommended to be updated.

50. STEAM Lab

This complex is not in need of STEAM facility at this time.

New Construction

51. Covered Walkways

The Service Center has no need for covered walkways at this time.

52. Restrooms

There appears to be an adequate number of restrooms at this complex located in relatively

ideal locations.

There is need to add a unisex family restroom at this facility.

53. Portable or Modular Classrooms

It is recommended that all four portable buildings be replaced.

54. Administration

The existing administration spaces are adequate in size.

55. Library

There is no need to add a library space to the Service Center at this time.

56. Covered Eating Structure or Outdoor learning

A covered outdoor shade structure would be desirable at the existing outdoor space at the front of the Service Center.

It is recommended that some outdoor furniture with added Wi-Fi be added to the outdoor space.

57. Storage

The existing storage is adequate.

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

58. STEAM Lab

There is no need to create a new STEAM lab at this site.

59. Alternative Energy Source

Although the District has existing sufficient pho-



tovoltaic systems at the Service Center and the adjacent Shirakawa School, the system for backup power using a natural gas generator has not been reliable.

It is recommended that an updated backup system be added to the complex.

60. Campus Layout

It would be desirable to add professional photographs of all of the District owned facilities and campuses in the board rooms and scattered at public spaces throughout the Service Center. It would be ideal to add a covered shade structure near the front of the DSC.



61. Furnishings and Equipment

This DSC is in no need of new furniture at this time.

FMSD District Service Center Cost Estimate

1.40

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
Site				
1. Parking and Traffic	137,000	sf	23.52	\$3,222,240
2. Site ADA Compliance	1	ls	29,400.00	\$29,400
3. Play Equipment	0	ls	107,800.00	\$0
4. Paved Play Area	0	sf	49.00	\$0
5. Turf Play Area and Synthetic Track	0	sf	45.08	\$0
6. Landscaping and Irrigation	670,000	sf	0.98	\$656,600
7. Fencing and Security	500	lf	588.00	\$294,000
8. Trash Enclosure	0	ls	127,400.00	\$0
9. Site Utilities	0	sf	39.20	\$0
10. Main Electrical Service	0	ls	196,000.00	\$0
11. Storm Drainage	31,000	sf	1.47	\$45,570
12. Site Lighting	1	ls	88,200.00	\$88,200
13. Concrete Walkways	3,300	sf	68.60	\$226,380
14. Basketball Backstops/Ballwalls/Misc.	0	ea	5,488.00	\$0
15. Quality of Exterior Siding/Material	82,000	sf	1.96	\$160,720
16. Outdoor Learning (see new covered eating structures)	0	ls	833,000.00	\$0
Total Site				\$4,723,110
Modernization				
17. Existing Covered Eating Structure	0	ls	-	\$0
18. Existing Covered Walkways (see new covered walks)	0	ls	882,000.00	\$0
19. Electrical Wiring	82,000	sf	6.86	\$562,520
20. Asbestos Abatement	0	ls	78,400.00	\$0
21. Seismic Upgrade/Dry Rot	0	sf	68.60	\$0
22. Roofing	82,000	sf	5.88	\$482,160
23. Exterior Painting	82,000	sf	7.84	\$642,880
24. Building Insulation and Windows	82,000	sf	39.20	\$3,214,400
25. Exterior Doors and Hardware	8	ea	14,700.00	\$117,600
26. Restrooms/Partitions/Fixtures	0	ea	294,000.00	\$0
27. Flooring	41,000	sf	17.64	\$723,240
28. Tackable Walls	0	sf	35.28	\$0
29. Interior Wall Finishes	41,000	sf	23.52	\$964,320
30. Ceilings	41,000	sf	1.96	\$80,360
31. Cabinetry	0	ls	88.20	\$0
32. Drinking Fountains	2	ea	12,740.00	\$25,480
33. Heating Ventilating & Air Condit.	0	ls	107.80	\$0
34. Interior Lighting	1	ls	980,000.00	\$980,000
35. Electrical Power Distribution/Outlets	0	ls	980,000.00	\$0
36. Data Network	82,000	sf	4.90	\$401,800
37. Camera Surveillance	0	sf	0.69	\$0
38. Communication System	1	ls	686,000.00	\$686,000
39. Fire Alarm	87,600	sf	166.60	\$14,594,160
40. Alteration of Existing Portable Buildings	0	sf	294.00	\$0

Completed
partially completed
partially completed
partially completed
partially completed
Completed 2023

Construction Item	Quantity	Unit	Cost	Total Estimated Cost	
41. Relocation of Existing Portable Buildings	0	ea	215,600.00	\$0	partially completed
42. Library	0	sf	686.00	\$0	
43. Office/Work Room/Lounge	1,250	sf	980.00	\$1,225,000	
44. Cafeteria/Kitchen/Gym/Music/Weight rooms	1	ls	68,600.00	\$68,600	
45 Existing Storage	0	ls	68,600.00	\$0	
46. Clocks	0	sf	3.43	\$0	Completed 2023
47. Speakers	0	sf	2.94	\$0	
48. Computer Lab	1,800	sf	1,078.00	\$1,940,400	
49. Renovation of Administration	0	sf	980.00	\$0	
50. STEAM Lab (See Computer Lab)	0	sf	1,176.00	\$0	
Total Modernization				\$26,708,920	
New Construction					
51. Covered Walkways	0	lf	882.00	\$0	Completed
52. Restrooms	0	sf	1,470.00	\$0	
53. Portable or Modular Classrooms	0	ea	539,000.00	\$0	
54. Administration	0	ls	1,470,000.00	\$0	
55. Library	0	ea	-	\$0	
56. Covered Eating Structure (see outdoor learning)	1	ea	813,400.00	\$813,400	
57. Storage	0	ls	147,000.00	\$0	
58. STEAM Lab (Music and Arts) - See Campus layout below	0	sf	1,470.00	\$0	
59. Alternative Energy Source	0	ls	4,704,000.00	\$0	
60. Campus Layout	1	ls	19,600.00	\$19,600	
61. Furnishings and Equipment	60	ea	39,200.00	\$2,352,000	
Total New Construction				\$3,185,000	
Technology Allowance				\$350,000	
Subtotal Construction Costs				\$34,967,030	
Construction Contingency 10%				\$3,496,703	
Soft Costs 18%				\$6,923,472	
Total Master Planning Needs at the District Service Center				\$45,387,205	