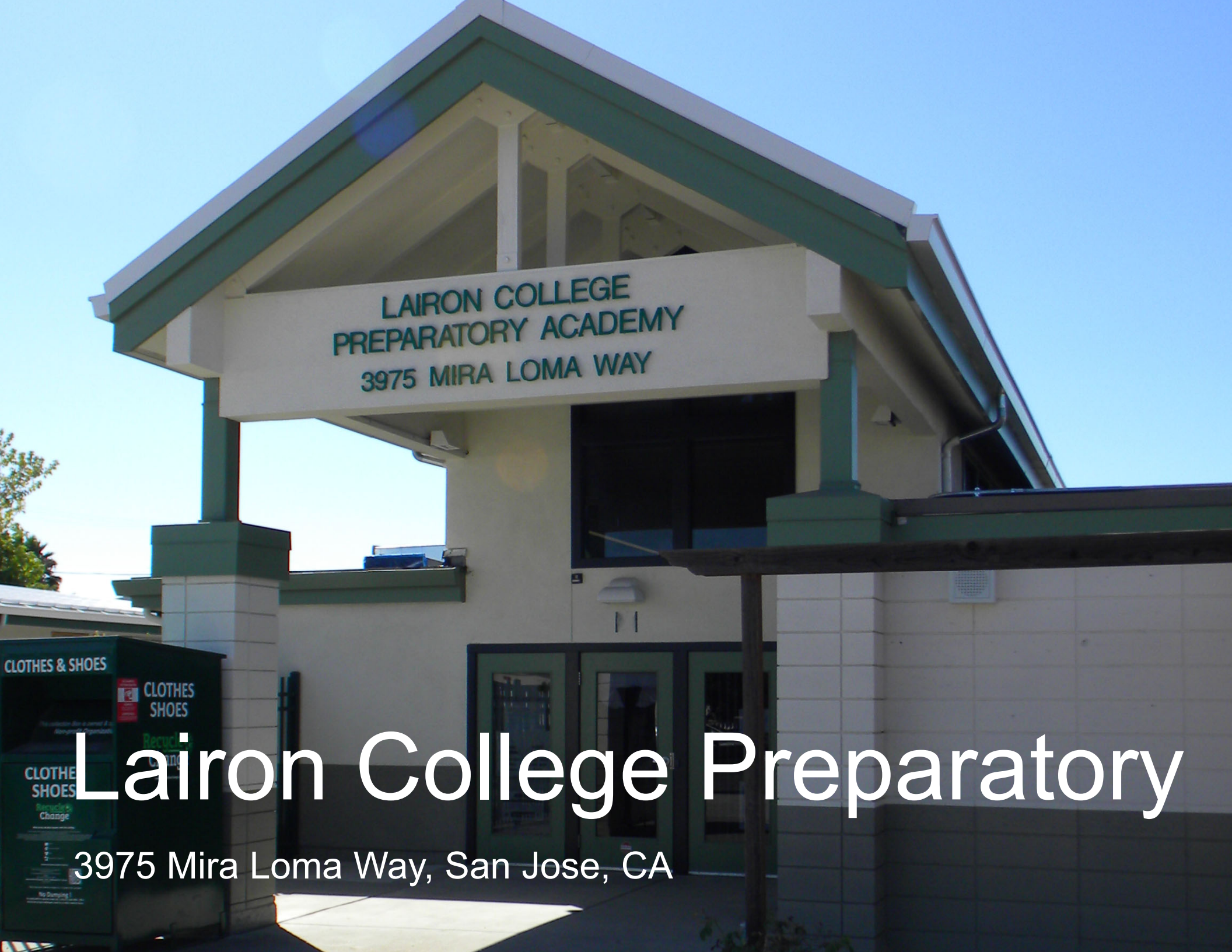


Lairon College Preparatory

3975 Mira Loma Way, San Jose, CA

Lairon College Preparatory Academy - Master Planning Evaluation

Evaluation Summary



Daniel Lairon School, located at 3975 Mira Loma way in San Jose, consists of single story wood framed buildings constructed in 1966. There have been several portable classrooms added to this site at various times through-out the years.

After 2007, this campus received approximately $7.3 million toward major construction modernization. Site safety issues were resolved as new pavement replaced the old pavement at the center of the campus and was expanded outward to all sides of this campus. The paved play area was expanded and new playgrounds replaced the old. A new garbage area was installed and the parking lot was enlarged and designed to better accommodate drop off and pick up. The parking lot entry was reconfigured to separate the Santa clara Office of Education special Education Dept. area from the main campus. A new staff parking lot was added at the back of the campus to further relieve traffic congestion.

New trees and landscaping were added to improved the curb appeal and pride of the campus. New perimeter fencing was installed to provide better safety to the students and staff.

Energy conservation, more important than ever, the District worked in conjunction with Chevron toward the installation of a new 197.1 kW system of photovoltaics installed on new covered structures at this site.

Significant Historical Modernization

Lairon has received funding for modernization of approximately $1.9 million in 2005. Head Start pre-school leases three classrooms on the campus. A two story building for Santa Clara County Office of Education Special Education was built adjacent the campus on the site.

In 2017 Lairon under went a complete modernization a total cost of $11.6 million dollars.

Site



1. Parking and Traffic

There are two parking lots on site. The main parking lot also includes a small drop off area that was expanded in 2010 to its maximum possible size. The secondary parking lot was altered when the two story classroom building was added to this site. There is a third parking lot that should be mentioned that is used by Santa Clara County Office of Education Special



Education Department exclusively.

During 2019 the main parking lot received a refresh with new wheel stops, signage, entry gates and a new parking stalls to drop off lane divider.

2. Site ADA Compliance

During the 2018 underground infrastructure upgrade the concrete walkway through the campus was removed and replaced.

There is no need for site ADA upgrades.



3. Play Equipment

The site had new play structure installed in 2014 with district standard rubberized fall protection material.

There is no need for any changes at this time.





4. Paved Play Area

During the 2014 photovoltaic installation the playground area was expanded. During the 2019 modernization the asphalt playground was resurfaced.

The playground itself is in good shape. There is no need for major replacement work needed.

5. Turf Play Area and Synthetic Track

The play field was replaced and new irrigation was added. In 2019 the field was aerated and reseeded and is overall in good shape. There is a district standard decomposed granite walking path.

A synthetic track is not needed for this campus but the DG pathway should be maintained by added new stronger DG.

6. Landscaping and Irrigation

All of the interior landscape areas are artificial turf installed in 2019. All exterior landscape areas and the rear play field are sod with irrigation. In general all existing sod areas are in good shade but are on domestic water. Recycled water is not available in this area.



7. Fencing and Security

The entire campus is enclosed with decorative fencing on the frontage side and chain link fencing on the rear perimeter. Gates and lock sets were replaced during the 2019 modernization.

No additional fencing is needed at this time.



8. Trash Enclosure

The trash enclosure was brought to the district standards during the 2010 frontage improvements project.

No additional work is needed at this time to the trash enclosure area.

9. Site Utilities

All existing overheard utilities were upgraded and relocated to underground during the 2018 renovation. There were enough spares installed to provide for the foreseeable future.

There is no need for additional site utilities work at this 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 roof drainage is connected to the underground infrastructure. The underground storm drainage was not upgraded during the recent modernization. It should be investigated and monitored for preventative maintenance needs.

12. Site Lighting

The lighting under the covered walkway and at the exterior doors was upgraded during the modernization. There is no site lighting to the rear playground.

A sight lighting analysis should be completed to evaluate the options available.

13. Concrete Walkways

During the 2018 underground infrastructure upgrade the concrete walkways through the campus was removed and replaced. There are some concrete courtyard location where the concrete was not replaced but is still on overall good shape.

There is no need to replace the remaining concrete.

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

During the 2019 modernization the classroom wings were resurfaced with cement plaster painted. The administration / cafeteria building was omitted from the scope.

The administration / cafeteria building should have the exterior siding material replaced with stucco to match the classroom wings.

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 add existing outdoor furnishings.

Modernization

17. Existing Covered Eating Structure

This campus currently does not have an exterior covered eating area.

The site should be evaluated for a location for a covered eating area.

18. Existing Covered Walkways

The campus currently has an adequate covered walkway system.

There is no need to modernize the covered walkway system at this site.



19. Electrical Wiring

Electrical wiring in the educational spaces was upgraded during the 2019 modernization.

The administration / cafeteria areas were omitted from the modernization and should be upgraded to meet the requirements of modern technology.

20. Asbestos Abatement

During the 2018 and 2019 modernization all known asbestos containing materials were removed from the site.

21. Seismic Upgrade and Dry rot

A voluntary seismic upgrade was implemented during the recent modernization. There is no need to do additional seismic upgrades. It is likely that in a future large modernization that the DSA will require additional upgrades.

22. Roofing

During the 2019 modernization the roofing for all permanent structures was converted from built up roofing to metal roofing. The covered walk way was renovated to provide positive drainage and a new built up roofing system was added. There is no work needed outside of preventative maintenance for the foreseeable future.

The portable roofs should be evaluated for preventative maintenance.

23. Exterior Painting

The existing exterior of this campus was painted in the 2019 modernization.

There is no need for exterior painting at this site.

24. Building Insulation and Windows

During the 2019 modernization the building insulation and exterior window systems were replaced for all classroom wings. The administration / cafeteria building were omitted.

It is recommended that the administration / cafeteria building be renovated with new building insulation and windows.



25. Exterior Doors and Hardware

During the 2019 modernization all locksets through the campus were brought to current district standards.

There are some high traffic exterior doors on the administration / cafeteria building that should be replaced due to wear and tear.

26. Restrooms/Partitions/Fixtures

The staff and student restrooms located in the classroom wings were brought to current code compliance during the 2019 modernization.

The restrooms in the administration / cafeteria



building were renovated in 2000 and are still in need of a complete refurbishment.

It is recommended that the administration and cafeteria bathrooms be renovated completely.

27. Flooring

All flooring materials in the classroom wings were replaced during the 2019 modernization.

The flooring in the administration was upgraded in the 2019 modernization.

The cafeteria building was renovated in 2000 and in need of a replacement.



It is recommended that the flooring in the cafeteria space be removed and replaced with new flooring.

28. Tackable Walls

Two of the four walls in the classroom wings were covered in tackable wall panels during the 2019 modernization.

The administration has little to no tackable wall

surfaces. Most walls are covered with vinyl wall coverings. The cafeteria has as impact resistant paintable surfaces.

It is recommended that the administration area and associated offices be retrofitted with tackable wall panels throughout.

29. Interior Wall Finishes

The classroom wing interior wall finishes were upgraded in the 2019 moderation.

Other than the recommendation of vinyl walls above, the cafeteria walls should be replaced with new high impact panels.



30. Ceilings

All suspended ceilings in the classroom wings are new. The administration and cafeteria ceilings are either hard lid or glue up ceiling tiles that are in need of replacement.

It is recommended that all ceilings in the administration and cafeteria spaces be replaced with new ceiling systems. It is recommended that all hard lid ceilings be painted.



31. Cabinetry

The classroom cabinetry was upgraded in the 2019 modernization for all classroom wings.

The administration / cafeteria building cabinetry was replaced during the 2000 modernization and are in need of replacement.

32. Drinking Fountains

All exterior drinking fountains have been upgraded or replaced to meet ADA requirements. As well as a bottle filler drinking system installed in the cafeteria building.

33. Heating Ventilating and Air Conditioning

The existing HVAC system for the entire campus was replaced during the 2019 modernization.

34. Interior Lighting

The existing lighting system for the entire campus was replaced during the 2019 modernization.

35. Electrical Power Distribution

The classrooms electrical distribution was upgraded during the 2019 modernization.

The administration area should be evaluated for renovation to bring it up to current technology standards.

36. Data Network

The IDF and WAPs within the classrooms wings was upgraded during the 2019 modernization.

The administration area and cafeteria should be evaluated for renovation to bring it up to current technology standards.

37. Camera Surveillance

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 for the entire campus was replaced during the 2019 modernization.



39. Fire Alarm

The existing fire alarm system for the entire campus was replaced during the 2019 modernization.

40. Alteration of Existing Portable Buildings

This campus currently has seven portable buildings on site.

Two 24x40 units and one 12x40 restroom unit were renovated in 2018 for use as the Franklin McKinley Children's Initiative facility.



One 24x40 classroom was renovated in 2018 and is currently being used as the Wellness Center for the Community by the District .

The remaining three units are from the 1997 class size reduction mandate from the state and are not currently being used for classroom instruction.

It is recommended that any of the Portable units not being used be removed to avoid any future ongoing maintenance issues.

41. Relocation of Existing Portable Buildings

The existing location of the existing portable cluster is located in an area that works well for this campus.

There is no need for relocating the portable buildings. However it is recommended that any unused older portable classrooms be removed from this campus.

42. Library

The library space was completely renovated during the 2019 modernization and included a new student media center.



43. Work Room/Lounge

The current work room and lounge has not renovated and needs to be modernized.

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

44. Cafeteria / Kitchen

The current cafeteria and kitchen needs to be modernized and has an existing inefficient space that is dark and not conducive of the Districts desires.

It is recommended that this space be studied to be enhanced and renovated to meet the School's needs.

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 existing clock system for the entire campus was replaced during the 2019 modernization.

47. Speakers

The existing speaker system for the entire campus was replaced during the 2019 modernization.

48. Computer Lab

This site does not have a dedicated computer lab and one was intentionally not provided during the 2019 modernization.

49. Renovation of Administration

The existing administrative spaces were renovated in 2000. 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. A student wellness center should be considered in the new layout of the administrative spaces.

50. STEAM Lab

This site has a dedicated STEAM lab that was provided during the 2019 moderation. If there is no change in the current curriculum there is no need to add another dedicated space.

New Construction

51. Covered Walkways

This site has covered walkways between all major education spaces. There are no covered walkways to the existing portable classrooms.

It is recommended that new covered walkways be installed to tie the existing portable classroom cluster with the main 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 additional portables on this campus.

54. Administration

The existing administration space is adequate in size but is outdated and needs renovation to current standards.

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

This site does not have an outdoor eating area or outdoor learning space.

It is recommended that a new covered shade structure be installed adjacent to the cafeteria that can be used as an outdoor eating area and double up as an outdoor learning area.



57. Storage

The existing storage is adequate.

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

58. STEAM Lab

If there is no change in the current curriculum there is no need to add another dedicated space.

59. Alternative Energy Source

This campus was retrofitted to house new 155.8kW 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 current campus layout is sufficient for the student body population and use of the property.

No changes are needed at this time.

61. Furnishings and Equipment

New furnishings were purchased to meet the current District standards.



Lairon College Preparatory Academy

3975 Mira Loma Way
San Jose, CA 95111

Franklin-McKinley School District

EXISTING BUILDING
NON-DISTRICT



Lairon College Preparatory Academy

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San Jose, CA 95111

Franklin-McKinley School District

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

Lairon College Preparatory Academy Cost Estimate

1.40

Construction Item	*Quantity*	*Unit*	*Cost*	*Total Estimated Cost*	
Site					
1. Parking and Traffic	0	sf	16.80	$0	
2. Site ADA Compliance	0	ls	21,000.00	$0	
3. Play Equipment	0	ls	21,000.00	$0	
4. Paved Play Area	0	sf	35.00	$0	
5. Turf Play Area and Synthetic Track	16,000	sf	7.00	$112,000	
6. Landscaping and Irrigation	0	sf	7.00	$0	
7. Fencing and Security	0	lf	70.00	$0	
8. Trash Enclosure	0	ls	91,000.00	$0	
9. Site Utilities	0	sf	28.00	$0	
10. Main Electrical Service	0	ls	140,000.00	$0	
11. Storm Drainage	0	sf	0.70	$0	
12. Site Lighting	1	ls	91,000.00	$91,000	
13. Concrete Walkways	0	sf	49.00	$0	
14. Basketball Backstops/Ballwalls/Misc.	8	ea	3,920.00	$31,360	
15. Quality of Exterior Siding/Material	11,000	sf	21.00	$231,000	
16. Outdoor Learning (see new covered eating structures)	0	ls	28,000.00	$0	
Total Site				**$465,360**	
Modernization					
17. Existing Covered Eating Structure	0	ls	-	$0	
18. Existing Covered Walkways (refer to Section 51)	0	lf	490.00	$0	
19. Electrical Wiring	11,000	sf	15.40	$169,400	
20. Asbestos Abatement	0	ls	56,000.00	$0	
21. Seismic Upgrade/Dry Rot	0	sf	49.00	$0	
22. Roofing	7,000	sf	35.00	$245,000	
23. Exterior Painting	0	sf	11.20	$0	
24. Building Insulation and Windows	11,000	sf	56.00	$616,000	
25. Exterior Doors and Hardware	11,000	ea	7.00	$77,000	
26. Restrooms/Partitions/Fixtures	4	ea	175,000.00	$700,000	
27. Flooring	6,000	sf	12.60	$75,600	
28. Tackable Walls	5,000	sf	25.20	$126,000	
29. Interior Wall Finishes	6,000	sf	16.80	$100,800	
30. Ceilings	11,000	sf	7.70	$84,700	
31. Cabinetry	56,000	sf	63.00	$3,528,000	
32. Drinking Fountains	1	ea	9,100.00	$9,100	
33. Heating Ventilating & Air Condit.	0	ls	28.00	$0	
34. Interior Lighting	0	ls	60.20	$0	
35. Electrical Power Distribution/Outlets	5,000	ls	14.00	$70,000	
36. Data Network	5,000	sf	2.80	$14,000	
37. Camera Surveillance	0	sf	0.49	$0	Done in 2023
38. Communication System	0	sf	3.50	$0	
39. Fire Alarm	0	sf	119.00	$0	
40. Alteration of Existing Portable Buildings	0	ea	35,000.00	$0	

Construction Item	*Quantity*	*Unit*	*Cost*	*Total Estimated Cost*
41. Relocation of Existing Portable Buildings	3	ea	35,000.00	$105,000
42. Library	0	sf	560.00	$0
43. Office/Work Room/Lounge	2,000	sf	700.00	$1,400,000
44. Cafeteria/Kitchen/Gym/Music/Weight rooms	6000	ls	350.00	$2,100,000
45 Existing Storage	0	ls	49,000.00	$0
46. Clocks	0	sf	2.45	$0
47. Speakers	0	sf	2.10	$0
48. Computer Lab	0	sf	770.00	$0
49. Renovation of Administration	5,000	sf	700.00	$3,500,000
50. STEAM Lab	0	sf	840.00	$0
Total Modernization				**$12,920,600**
New Construction				
51. Covered Walkways	300	lf	630.00	$189,000
52. Restrooms	0	sf	1,050.00	$0
53. Portable or Modular Classrooms (refer to Campus Layout)	0	ea	385,000.00	$0
54. Administration	0	ls	1,050,000.00	$0
55. Library	0	ea	-	$0
56. Covered Eating Structure	1	ea	630,000.00	$630,000
57. Storage	0	ls	105,000.00	$0
58. STEAM Lab (Music and Arts) - See Campus layout below	0	sf	1,050.00	$0
59. Alternative Energy Source	1	ls	560,000.00	$560,000
60. Campus Layout	0	sf	1,050.00	$0
61. Furnishings and Equipment	40	ea	28,000.00	$1,120,000
Total New Construction				**$2,499,000**
Technology Allowance				$350,000
Subtotal Construction Costs				**$16,234,960**
Construction Contingency 10%				**$1,623,496**
Soft Costs 18%				**$3,214,522**
Total Master Planning Needs at Lairon Preparatory Academy				**$21,072,978**