



← PARKING

PLEASE KEEP
DOOR CLOSED

FMSD M.O.T. Yard

420 Tully Road, San Jose, CA



FMSD Maintenance Operations and Transportation (M.O.T) - Master Planning Evaluation

Evaluation Summary

The Franklin-McKinley School District maintenance, Operations and Transportation yard, or



better known as the Corp Yard, is shared on the existing Franklin Elementary School site at 420 Tully Road, San Jose, CA. The maintenance yard is a fully enclosed area that house a series of warehouses for maintenance and storage as well as a portable building housing of-office space for the employees.

Significant Historical Modernization

The only known bond money spent at this site was \$393,000 for the removal of an unsafe large building that was previously not used at the site. The removed building did not have an historical value nor was there any records of previous permitting or construction oversight. This building was removed and replaced with a

portable building to be used as support services.

The parking lot is currently being renovated.

Site

1. Parking and Traffic

The existing parking area is mainly used for parking the District Bus fleet. The existing pavement is in fair condition. There is some moisture damage to some areas of the pavement. The layout of the bus parking area is in need of better traffic flow. The parking area requires the bus drivers to back up



which can cause unsafe issues in the future.

It is recommended that the parking area for the buses be redesigned and reconfigured to allow buses to flow in and out safely and to allow parking without



backing up. There are several areas of the pavement that is recommended to be removed and replaced.

2. Site ADA Compliance

There are no known ADA compliance issues at this site that need to be updated at this time.

3. Play Equipment

This support service facility does not require a play apparatus.

4. Paved Play Area

This support service facility does not require a paved play area.

5. Turf Play Area and Synthetic Track

There is no need for Turf or a Track at this support services area.

6. Landscaping and Irrigation

Although it would be nice to have landscaping at this facility, it is unlikely that this would be a high priority of needs for this location.

7. Fencing and Security

Fencing and security is important to maintain at this location. The existing fencing is older and in need of repair at some locations. There are locations where an intruder might creatively be



able to climb the fence.

It is recommended that portions of the perimeter fence be removed and replaced with a taller no-climb fencing material.

8. Trash Enclosure

The existing trash facilities meets the needs of the District at this time.

9. Site Utilities



There are no known site utilities issues at this time.

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

There are no known site drainage issues at this location.



12. Site Lighting

There are no known site lighting issues at this location.

13. Concrete Walkways

The existing paths of travel meet the minimum requirements of staff at this

time.

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

There is no need for basketball or ball wall apparatus at this site.

15. Quality of Exterior Siding/Material

The quality of siding is appropriate and serves the purpose of the needs of this site.

16. Outdoor Learning

There is no need for an outdoor learning environment at this site.

Modernization

17. Existing Covered Eating Structure

There is no outdoor covered eating structure at this location.

18. Existing Covered Walkways

Although it would be ideal for staff to have covered walkways at this location, the need is unlikely important to the District in comparison to other important needs.

19. Electrical Wiring

There are no known electrical wiring issues at the MOT area.

20. Asbestos Abatement

Independent reports provided by the School District indicate that all known and tested exposed asbestos has been removed or encapsulated.

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



These maintenance buildings were installed complying with the code requirements at the time of installation.

It is recommended that should any of the existing be altered or relocated or reconstructed, that a structural engineer reevaluate the structural system and create a plan for voluntary seismic upgrades at that time.



22. Roofing

The existing roofing on the portable buildings will need to be repaired at the seams and as needed on the standing seam metal roofing. The storage buildings will need roof repairs as well. The larger storage warehouses will also need repairs and coating in the future for normal maintenance.

It is recommended that all roofs at the MOT be repaired, recoated, and reroofed as needed.

23. Exterior Painting

The existing exterior painting at the MOT is in fair condition.



It is recommended that all portable buildings and warehouses be painted in the next five years.

24. Building Insulation and Windows

The existing windows and insulation meet the needs of the District at this time.

25. Exterior Doors and Hardware

The existing doors and hardware meet the District needs at this time.

26. Restrooms/Partitions/Fixtures

The existing toilet rooms for staff are in fair condition and do not need to be updated at this time.

The flooring needs replacement.

27. Flooring

Most of the flooring is on good condition and



does not need upgrades at this time.

28. Tackable Walls

The modular building for staff was equipped with tackable wall surfaces. There is no need for additional tackable walls at this time.

29. Interior Wall Finishes



Interior wall finishes are in good condition at this time. There is no need for updating interior wall finishes at this time.

30. Ceilings

All existing ceilings meet the needs of the District at this time.



31. Cabinetry

The existing cabinetry is in good condition and does not need to be replaced at this time.

32. Drinking Fountains

There are currently no exterior drinking fountains at the MOT area. Water is provided in the lounge space for the employees.

33. Heating Ventilating and Air Conditioning

Many of the larger warehouse spaces do not require AC units. The smaller staff rooms have



heat pumps which are working in fair condition.

There is no known reason for replacing current HVAC systems at this site.

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

There are no known issues with the power distribution at this site.

36. Data Network

There are no known Data networking issues at this site.

37. Camera Surveillance

The existing surveillance system does not meet the needs of the District at this time.

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 meets the needs of the MOT yard at this time.



39. Fire Alarm

The existing fire alarm system meets the needs current code and local fire authorities. There is no need to update any fire alarms at this location at this time.

40. Alteration of Existing Portable Buildings

The existing portable buildings are in good con-



dition and do not need to be upgraded at this time.

41. Relocation of Existing Portable Buildings

The existing portable buildings are located in a fairly centralized location that makes sense at this time.

42. Library

There is no library space at the MOT yard.

43. Work Room/Lounge

The existing work room and lounge are in good condition. There is no need to update the work room or lounge at this time.



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

The MOT yard does not have a cafeteria, kitchen, gymnasium nor a music or weight room.

45. Existing Storage

At this time of the report there is adequate storage at this site to meet the current needs.

46. Clocks

The clock system at the MOT yard is adequate and meets the needs of the users.

47. Speakers

The speaker system does not exist at this site. It is recommended that a paging system be installed.

48. Computer Lab

There is no computer lab at this site.

49. Renovation of Administration

The administration area which is composed of office space and a reception area is in good



condition.

There is no need to upgrade finishes at the administrative spaces.

50. STEAM Lab

There is no STEAM lab at this site.

New Construction

51. Covered Walkways

Although there are no covered walkways at this site, it is unlikely that the need for covered walk-



ways ranks at the top of the list for needs within the District.

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 location of the existing portable buildings is adequate for this site. There is no known reason for replacing or relocating the existing portable buildings.

54. Administration

The existing administration space is adequate in size and does not need to be expanded or altered at this time.

55. Library

There is no need for a future library at this site.

56. Covered Eating Structure or Outdoor learning

There is an existing covered fabric structure



used by the staff as a lounge and work area outside. The structure appears to meet the needs of the site at this time.

57. Storage

The existing is adequate.

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

58. STEAM Lab

There is no need for a STEAM lab at this site.

59. Alternative Energy Source

The MOT is one of the few campus properties that does not take advantage of alternative energy sources such as Photovoltaic systems.

It is recommended that a new photovoltaic system with a battery back up be installed at this location that will offset the energy costs of daily operations.

60. Campus Layout

This MOT has potential safety issues related to busing whereas the buses must back up into parking spaces on site. The busses also must back into a space to turn around and be able to exit from the bus yard.

It is recommended that the bus yard be expanded slightly allowing for a rearrangement of drive through parking spaces for the busses and to allow for an on-site turnaround. It is recommended that photovoltaic arrays be installed at this location.

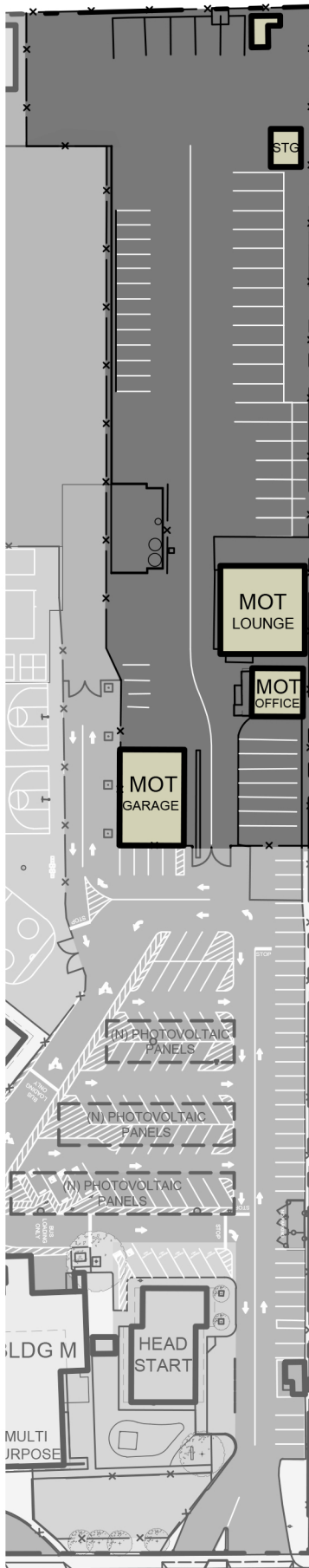
61. Furnishings and Equipment

This site has older furnishings that do not meet

the current District standards.

It is recommended that the student support spaces be retrofitted to receive all new furnishing.





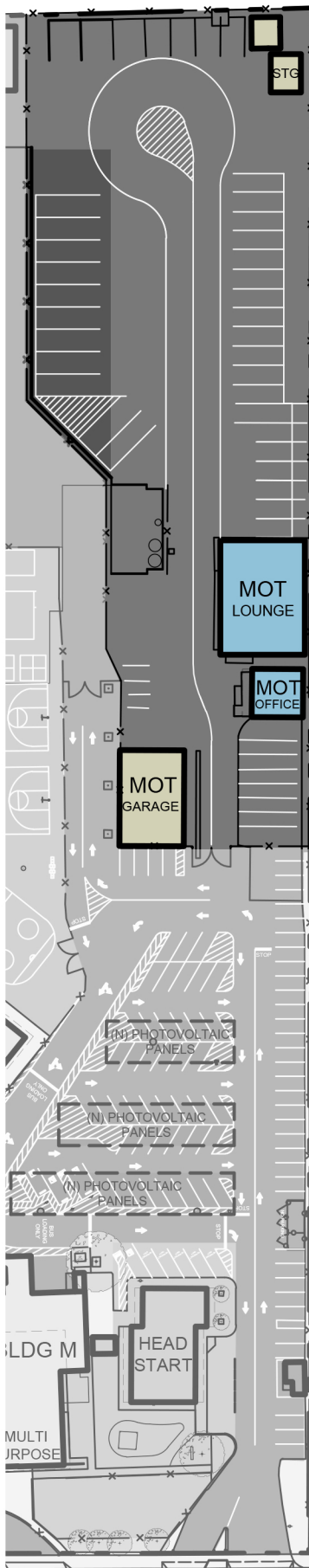
EXISTING BUILDING



Franklin School - MOT Yard
420 Tully Road
San Jose, CA 95111

Franklin-McKinley School District

EXISTING 2019



Franklin School - MOT Yard
 420 Tully Road
 San Jose, CA 95111

Franklin-McKinley School District

EXISTING BUILDING
 RENOVATED BUILDING

PROPOSED 2019

FMSD M.O.T. Cost Estimate

1.40

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
Site				
1. Parking and Traffic	66,000	sf	35.00	\$2,310,000
2. Site ADA Compliance	0	ls	21,000.00	\$0
3. Play Equipment	0	ls	49,000.00	\$0
4. Paved Play Area	0	sf	16.80	\$0
5. Turf Play Area and Synthetic Track	0	sf	16.80	\$0
6. Landscaping and Irrigation	0	ls	21,000.00	\$0
7. Fencing and Security	540	lf	350.00	\$189,000
8. Trash Enclosure	0	ls	91,000.00	\$0
9. Site Utilities	0	ls	14,000.00	\$0
10. Main Electrical Service	0	ls	140,000.00	\$0
11. Storm Drainage	0	sf	0.70	\$0
12. Site Lighting	0	ls	91,000.00	\$0
13. Concrete Walkways	0	sf	49.00	\$0
14. Basketball Backstops/Ballwalls/Misc.	0	ea	3,920.00	\$0
15. Quality of Exterior Siding/Material	0	sf	21.00	\$0
16. Outdoor Learning	0	ls	28,000.00	\$0
Total Site				\$2,499,000
Modernization				
17. Existing Covered Eating Structure	0	ls	-	\$0
18. Existing Covered Walkways	0	lf	700.00	\$0
19. Electrical Wiring	0	sf	15.40	\$0
20. Asbestos Abatement	1	ls	28,000.00	\$28,000
21. Seismic Upgrade/Dry Rot	6,000	sf	49.00	\$294,000
22. Roofing	6,000	sf	7.00	\$42,000
23. Exterior Painting	6,000	sf	11.20	\$67,200
24. Building Insulation and Windows	0	sf	56.00	\$0
25. Exterior Doors and Hardware	0	ea	7.00	\$0
26. Restrooms/Partitions/Fixtures	0	ea	175,000.00	\$0
27. Flooring	0	sf	12.60	\$0
28. Tackable Walls	0	sf	25.20	\$0
29. Interior Wall Finishes	0	sf	16.80	\$0
30. Ceilings	0	sf	7.70	\$0
31. Cabinetry	0	sf	63.00	\$0
32. Drinking Fountains	6	ea	9,100.00	\$54,600
33. Heating Ventilating & Air Condit.	0	ls	42.00	\$0
34. Interior Lighting	0	sf	60.20	\$0
35. Electrical Power Distribution/Outlets	0	sf	14.00	\$0
36. Data Network	0	sf	5.60	\$0
37. Camera Surveillance	0	sf	0.49	\$0
38. Communication System	0	sf	3.50	\$0
39. Fire Alarm	0	sf	119.00	\$0
40. Alteration of Existing Portable Buildings	0	sf	210.00	\$0

Project is on hold

They don't have on

They don't have on

They don't have on

Project is on hold

Completed in 2023

Construction Item	Quantity	Unit	Cost	Total Estimated Cost	
41. Relocation of Existing Portable Buildings (refer to Section 60)	0	ea	35,000.00	\$0	
42. Library	0	sf	350.00	\$0	
43. Office/Work Room/Lounge	0	sf	700.00	\$0	
44. Cafeteria/Kitchen/Gym/Music/Weight rooms (refer to Section 60)	0	sf	490.00	\$0	
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 (refer to Section 54)	0	sf	700.00	\$0	
50. STEAM Lab (refer to Section 48)	0	sf	840.00	\$0	
Total Modernization				\$485,800	
New Construction					
51. Covered Walkways	0	lf	700.00	\$0	
52. Restrooms	0	sf	1,050.00	\$0	
53. Portable or Modular Classrooms	2,000	sf	1,050.00	\$2,100,000	replacement of the
54. Administration	0	sf	1,050.00	\$0	
55. Library	0	ea	-	\$0	
56. Covered Eating Structure	0	ea	630,000.00	\$0	
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	4,060,000.00	\$4,060,000	
60. Campus Layout	0	sf	1,050.00	\$0	
61. Furnishings and Equipment	6	ea	28,000.00	\$168,000	
Total New Construction				\$6,328,000	
Technology Allowance				\$70,000	
Subtotal Construction Costs				\$9,382,800	
Construction Contingency 10%				\$938,280	
Soft Costs 18%				\$1,857,794	
Total Master Planning Needs at the FMSD M.O.T.				\$12,178,874	