



# Mt. Pleasant School District

## Facilities Master Plan

2025/2026



## Board of Education

Derek Grasty, Member  
Robert Ramirez, Member  
Melissa Got-Lopez, Member  
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## Administration

Dr. Elida MacArthur, Superintendent

2025/2026

*Prepared By:*

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## Introduction

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The Mt. Pleasant School District commissioned Finney Architects, Inc. to create a Master Plan Report for the District in 2025/2026. The objectives of this 2025/2026 Master Plan Report are to assess and update the needs at each of the school sites related to facilities and maintenance. This 2025/2026 Master Plan identifies projects that have been completed, mentions projects currently under construction, and highlights the successes of the past renovations as they relate to the funding which was made available in the past. The bond measure L in 2012 was approved by the voters and the measure J bond in 2018 and another Measure Q in 2020 which is actively supporting current construction projects.

Finney Architects visited all of the Mt. Pleasant campuses and support facilities, examined all past and current projects, and met with District personnel to develop an updated set of facility standards. This Needs Assessment attempts to evaluate and assess all campus buildings and site conditions in their current condition and create goals based on our observations and input from the community and administration.

The 2025/2026 Master Plan will provide a photographic site survey and field investigation to assist the District administration and Board of Trustees in determining which repairs, upgrades, and improvements would best serve the students, teaching environment, and community. It will also provide a road map for implementation.

Finney Architects, Inc., headed by Mark C. Finney specializes in educational facilities improvements and has been involved in many school projects in northern and central California for the past thirty-five years. Finney Architects has received input from District Administration staff and from the District's Maintenance and Operations department. Based on this input and our own observations, we have compiled this document to assist the District on how best to utilize and prioritize future funding for updating, upgrading, and maintaining existing facilities.



## Introduction

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This 2025/2026 Master Plan Report can be used as a tool for planning future improvement projects. This report will supplement the past master plan and provide suggestions for usage of funds under the newly passed bond measure and any supplemental State Bond matching dollars that become available.

We are extremely grateful to be working with the Mt. Pleasant School District. We are especially grateful for the warm accommodation brought before us from the school Principals, the Facilities Director, Administration, the District Superintendent and the School Board of Education.



## Executive Summary

### **FACILITIES FUNDING OVERVIEW**

For the most part, funding for the construction and repair of school facilities is separate from funding for operations. The bulk of capital costs are paid for through the issuance of school construction bonds.

For many years, particularly through the 1990s, public schools in California faced a serious facilities crisis. The number of students was increasing, many schools were overcrowded, and an alarming number of buildings needed renovation and modernization.

#### ***Major Sources of Facility Funds***

School districts rely on state and local general obligation bonds to raise money for construction and remodeling of school buildings and purchase of long-term equipment. Some districts also generate funds by levying developer fees and forming Mello-Roos Community Facility Districts.

#### ***Special Facility Elections***

Since 1982, school districts with new residential and commercial development within their boundaries have had the ability to form a special "Mello-Roos Community Facilities District" to build new schools in the area. To form such a district, approval was needed from two-thirds of the affected property owners who voted. Of the 64 Mello-Roos elections held since 1983, 31 have succeeded. However, this option is rarely used now. Of the five Mello-Roos elections held since 1999, only one has passed.

In 1998, a new law permitted the formation of School Facility Improvement Districts with a two-thirds vote, which was lowered to 55% (with some requirements) in July 2001. Through June 2014, 4 of 18 elections for the formation of such districts passed with a two-thirds vote, while 28 of the 36 under the 55% vote requirement passed.



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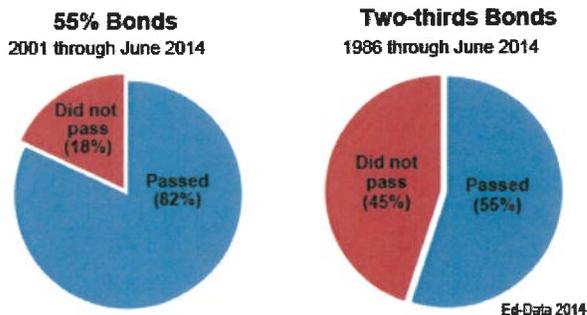
### **General Obligation Bond Elections**

California has a statewide school building program—the School Facilities Grant Program—supported by statewide bond measures. Statewide bond measures require a simple majority (50% plus one) to pass.

A 1986 voter-approved amendment to Proposition 13 permitted districts to seek approval for local general obligation bonds for school construction or renovation, to be repaid through property taxes. Until 2001, a two-thirds vote was required for passage.

In the November 2000 election, voters approved Proposition 39. It permits the voting threshold for general obligation bonds to be lowered to 55% if the school board so chooses. Then the district must abide by several administrative requirements, such as establishing a Citizens Bond Oversight Committee to oversee the use of the funds.

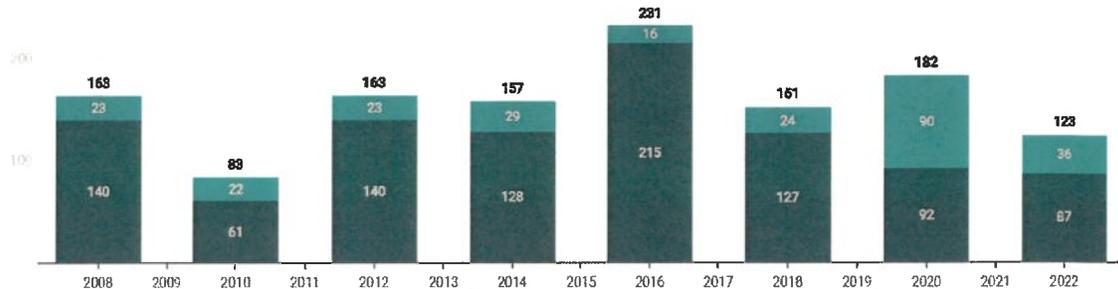
Based on the best available information, of the 796 elections held under this option from 2001 through June 2014, 655 (82.3%) succeeded. Of the 942 elections held under the two-thirds requirement from 1986 through June 2014, 516 (54.8%) succeeded.



Seventy two percent of the local school bonds were approved in California, based on “Ballotpedia”, from 2008 through 2022.



## Executive Summary



### *Developer Fees*

School districts also have the authority to levy developer fees on residential and commercial construction or reconstruction, but statewide these fees generate significantly less money than bonds. The money may be used only for school facilities, including portable classrooms. These fees are charged both to developers of new properties and to property owners who remodel. They are based on the concept that new construction will lead to additional students. Individual school districts decide whether to levy the fees and set the rate up to the maximum allowed. Districts are required to substantiate the financial impact of the new development and show that they have used the revenues to address that impact.

In January 2020, the State Allocation Board (“SAB”), pursuant to Government Code Section 65995(b)(3), authorized an increase in the allowable amount of statutory school facilities fees (“Level I School Fees”) to \$4.79 per square foot of assessable space for residential development, and \$0.78 per square foot of chargeable covered and enclosed space for commercial/industrial development. Therefore, school districts are now able to assess Level I School Fees at the newly established \$4.79 and \$0.78 rates, provided such rates are properly justified pursuant to law.

### *Maintenance Funding*

The ongoing maintenance of facilities comes out of district operating funds in ways that are partially determined by state law. Districts are required, for



## Executive Summary

example, to maintain a Routine Restricted Maintenance Fund that dedicates 3% of their general fund budget to this purpose.

The routine cleaning and upkeep of facilities – i.e., custodial work – cannot be funded from the above sources.

### NEEDS ASSESSMENT OVERVIEW

The Facilities Needs Assessment and Master Plan Report was prepared for the Mt. Pleasant School District with the intention of documenting critical modernization needs. However, the District-wide need for campus upgrades surpasses the ability of the community to fully fund all the required work based on the bonding capacity of the community. This 2025/2026 Report will provide a fresh study for all District facilities. The Board of Education requested this 2025/2026 Master Plan Report to identify and verify the ongoing needs within the District.

This 2025/2026 Master Plan Report will review the construction enhancements and modernizations done at existing campuses and document needs for all the sites. In the past, it was not possible to address all identified needs at each campus with the funding available from deferred maintenance.

The information contained in this 2025/2026 Report is the result of a series of inspections of the sites performed by Finney Architects as well as multiple meetings between the architect's team and staff at both the District and school sites. The architectural team worked closely and reviewed all recommendations of District staff.

Addressing goals for renovation, as well as establishing District-wide standards and providing solutions to bring all District facilities up to these standards, is the focus of this 2025/2026 Report. Many infrastructure items need renovation.



## Executive Summary

These proposed goals would include, but not be limited to:

### *Infrastructure*

- Underground utility replacement (water, sewer and gas): Some systems are over 70 years old and should be replaced.
- Window replacement: Existing single pane windows should be replaced with double pane glazing for energy efficiency.
- Upgrade existing HVAC systems.
- Expand parking and drop-off areas to enhance student safety.
- Create more outdoor eating and learning areas.
- Landscape and irrigation improvements.
- Add photovoltaic panels for onsite power generation and reduce energy costs.
- Replace all interior finishes that have surpassed their anticipated lifecycle.

### *Educational Program Issues / Campus Planning*

- Install covered walkways to existing portable classrooms and other isolated buildings on the campus.
- Upgrade classrooms to provide state-of-the-art technology.

### *Exterior Appearance*

- Replace cracked pavement and deteriorating cement plaster walls.
- Replace rotting wood siding trim and soffits with a more durable siding.
- Replace roofing, gutters and facias.

### *Site Security*

- There are many non-construction-related issues which will be an ongoing challenge for the District to address, in order to elevate the level of safety and security at all of the schools. This report will concentrate on the construction work necessary to make all of the schools safer, such as updating the fire alarm and public address/clock



## Executive Summary

systems and the installation of Closed-Circuit Visual Systems and other items related to safety such as parking lot improvements.

### *Other*

- Matching funds may become available for existing school campuses which have not received funding from the state modernization bond funds that have exceeded twenty-five years in age or older. .

## PROCESS

Finney Architects implemented the following process in preparing this Needs Assessment and Master Plan Report in 2025:

- Reviewed improvements from previous construction projects funded by other sources.
- Visited each of the sites and recorded our findings.
- Met with the District administrative staff.
- Drafted preliminary recommendations with the District Administration.
- Reviewed preliminary recommendations with the District staff.
- Prepared a prioritized cost estimate based on replacement needs of systems and expected lifecycle.
- Drafted a report for review as needed.

## CRITERIA FOR EVALUATION

Mt. Pleasant School District's goal is to provide similar facilities at all sites for all of the District's students based on standards established by past and current reports. In assessing each site, it is important to consider enrollment, staff size, available space on the site, and special programs offered at each site which may affect the original and updated master plan.



## Executive Summary

### SIGNIFICANT OBSERVATIONS SUMMARY

The following are some most significant observations of all of the District's facilities in a generalized summary.

#### *Infrastructure*

Underground utilities at all the older sites are between 40 to 60 years old. Maintaining these systems has been an ongoing maintenance issue and will continue to be if not replaced. This District average age is 50 years old. All of the campuses should replace all underground utilities including electrical.

Many of the sites have major energy efficiency concerns which include lack of insulation and single pane windows. Replacing antiquated systems, adding insulation, and changing window glazing from single to double panes will save the District energy costs over time. Most of the campuses need upgrades to windows and insulation.

The exterior doors and hardware are in good condition. There are some doors that will need to be replaced soon. Many doors do not comply with American Disabilities Act and should be updated as soon as possible.

#### *Educational Program Issues*

The Mt. Pleasant School District has three elementary schools, one middle school. The three schools, Ida Jew/ Valle Vista and Mt. Pleasant/Ida Jew were merged as two schools, at the existing Ida Jew Campus and the Mt. Pleasant Campus in 2022-2023 when the Vale Vista campus relocated. Classrooms throughout the Mt. Pleasant School District have received upgrades over the years which contribute toward a positive learning environment for students. The School Board is working feverishly to keep up with the ever-changing student population. It is difficult to predict the needs of each campus as programs and student demographics are constantly in flux.



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### ***Campus Planning***

Although most of the older campuses have had upgrades in the past, there is still a need for upgrades to items such as flooring and cabinetry tops and bathrooms at most of the schools. The interior lighting has been converted to LED lighting in lieu of the past fluorescent lighting for which the District has been converting over time. The advantages of LED allow for much less maintenance, less energy usage and the ability to dim the classrooms.

The cafeterias and kitchen are in need of renovation. The cafeterias were designed to function as a multi-purpose space but have never been upgraded for current programs and needs. The kitchen is small and cluttered with old finishes that should be renovated.

Because school populations have grown larger than those for which campus spaces were originally designed, the parking areas are likely too small at some of the campuses. Parent drop-off areas at some of the campuses are still not sufficient as vehicles may end up back up in the street. Expanding the parking lot or drop-off area is an incredible challenge at most campuses as the layout of existing buildings restricts the ability to expand.

Most of the campuses have heavily used outdoor shade structures. It was our observation that it would be desirable to add at least one more shade structure at some of the campuses.

### ***Exterior Appearance / Landscape***

As with any building that is between 40 to 60 years old, some of the schools in the Mt. Pleasant School District are showing their age. These facilities can be upgraded significantly by adding architectural features such as expanding entry areas, adding signage, recoating the existing textured cement plaster exterior walls which look dated, repainting walls with contemporary color schemes,



## Executive Summary

replacing exterior windows, expanding parking lots, repaving cracked pavement and upgrading landscaping around some of the campuses.

These interventions will make the facilities more pleasing to the neighborhoods in which they reside and will have a positive impact on staff, students, and the surrounding community.

### PROJECT COST PROCESS

This report contains an estimated project summary cost for each site. The Total Project Cost comprises the following components:

- Construction Cost – estimated cost for construction
- Escalation will not be incorporated into the estimates. The costs will be based on February 2025 current construction costs.
- Construction Contingency – to cover the cost of unforeseen items or design scope changes
- Soft Costs – Architect's fees, Department of the State Architect plan check fees, Testing and Inspections, Project Management, Reports, Surveys, Printing, and other reimbursable costs
- Interim Housing – Temporary Housing for students and staff displaced during construction which may not be necessary for any of the suggested construction recommendations in this report.

## Project Cost Summary Per Site

		<i>Needs Assessment/ Master Plan Modernization</i>
<b>Campus</b>		
Ida Jew Valle Vista School		<b>\$43,565,423</b>
Mt. Pleasant Ida Jew Academy		<b>\$32,110,833</b>
Robert Sanders Elementary		<b>\$36,266,769</b>
August Boeger Middle School		<b>\$38,806,955</b>
<b>SubTotal Amount</b>		<b>\$150,749,980</b>
Inflation to Midpoint of 5 years (4%)		<b>\$30,149,996</b>
<b>Total Amount</b>		<b>\$180,899,976</b>



# Boeger Middle School - Master Planning Evaluation

renovation of four bathrooms, the renovation of the science classrooms and roofing of the overhangs in 2018. Some quad improvements and a shade structure was added at the end of 2015.

## Site

### 1. Parking and Traffic Flow and Paving

The existing parking lot is too small for this campus student population in our opinion. The parking lot appears to have been designed to affront the front of the school. Drop off and pick up areas



within the parking lot are insufficient. The existing parking lot is in fair condition. There is a strong desire to add a track and field complex at this site but is not shown as this is not feasible at this time. Parking would need to be added should a track be added in the future should that project seek funding. The condition of the pavement is in poor condition. There are signs of past trenching through the parking lot.

The existing parking lot is landlocked but can be expanded toward the street corner, and because the existing pavement of the parking lot is in poor condition, the recommendation is to expand the parking lot toward the corner, remove and repave and restripe the existing parking lot in the next five



## Modernization History

August Boeger Middle School is location at 1944 Flint Avenue in San Jose, California. The permanent buildings are single story wood framed buildings mostly constructed in 1961. Wing three has a pre-cast concrete panel structure. The Gymnasium is the newest buildings recently constructed in the summer of 2015 using past bond funding. The Mt. Pleasant school district has performed several upgrades to this campus. The most notable is the addition of a full size gymnasium complex. Past significant upgrades also included the installation of carpeting, cabinetry and tackable wall materials, teaching wall cabinetry, the



Mt. Pleasant School District



Boeger Middle 1

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years. A new parking lot adjacent to the new track and field would be required and desirable.

## 2. Site ADA Path of Travel Compliance

The site ADA compliance requires path of travel level and clear from the parking lot to the administration and to all significant locations throughout this campus. Most drinking fountains and all bathrooms are required to be accessible. Door and hardware and gates are required to be accessible. The parking lot must have current code compliant accessible parking stalls.

It is recommended that the path of travel areas that are obstructed by pavement cracks and unlevel cross slopes be altered to comply with current code. It is recommended that all ADA issues be upgrades during future maintenance project and future modernizations.



## 3. Play Equipment

This campus has special play apparatus suitable for



Mt. Pleasant School District

Middle School aged students and is in fairly good condition. The current ball fields are maintained by outside users of the fields. The outdoor bleachers are in poor condition. The basketball backstops are in poor condition. The basketball backstop poles are in need of paint. The users are wanting pickleball to be added to the play area.

It is recommended that the basketball backstops and the existing bleachers be replaced. It is recommended that pickle ball courts be added. The basketball backstop poles should be painted.

## 4. Paved Hardcourt Play Area

The paved play area is in poor condition.

It is recommended that the play area pavement be replaced and restriped.

## 5. Turf/Field Play Area

The existing turf play areas are in poor condition. This middle school has a desire to have a track for the students to use.

For a middle school, it would be desirable to install a new synthetic track and football field. At a minimum, it is recommended that the turf areas be regraded, irrigation be reconstructed and new sod be installed.



## 6. Landscaping and Irrigation

Landscaping is well maintained but is very old.

It is recommended that the landscaping be replaced with new irrigation.

## 7. Fencing and Security

New perimeter fencing was completed at the beginning of 2023. There is no need for additional fencing at this time.

## 8. Trash Enclosure

The existing trash enclosure is located adjacent to the cafeteria however the location is



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not ideal for users and trash removal.

It is recommended that the Architect meet with staff to design a new location that meets the needs for the District.

### 9. Site Utilities

The site utilities are mostly original from 1961. There have been years of trenching for new connections and repairs. The sewer is reported to back up at the bathrooms. It is recommended that all underground utilities be replaced.



### 10. Main Electrical Service

There are no issues reports replated to the main electrical service.

### 11. Storm Drainage

There are no reported issues related to the storm drainage at this time.

### 12. Site Lighting

The site lighting is good around this campus except around the cafeteria toward the quad area and the parking lot.

It is recommended that parking lot lighting be altered and added as needed for safety and



that more lighting be added around the cafeteria quad area.

### 13. Concrete Walkways

Walkways are newer in the quad area and around the newer gymnasium. Most of the existing older concrete walkways are cracked and lifting.

It is recommended that all older walkways be removed and replaced except at the quad area and the parking lot area.

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

Play Apparatus: Backstops are in good condition.

### 15. Bleachers/Stadiums/Dugouts/Synthetic Track and Field

There is no need for updates as this is not a District provided mandate at this time.



### 16. Shade Structure

The existing shade structure is in good condition. The material will last for about ten years. There is a need for additional shade structures at this campus.

Anticipate replacing the material on the existing structure in about four years. There should be two more shade structure installed at this campus.

### 17. Signage

The existing signage is not per the District standards and should be upgraded. The existing Marquee is antiquated and should be replaced.

There should be new directional signage and functional spaces identification added to this campus. The existing Marquee should be replaced.



## Building Exterior

### 18. Exterior Building Finishes

Most all building exteriors are stucco or cement plaster with the exception for some wood siding. The wood siding requires more maintenance with ongoing decay and more frequent painting.



It is recommended that all wood siding, soffits and trim be replaced with a more long lasting material such as cement plaster or cementitious siding.

### 19. Roofing Facias, Gutters and Soffits

The roofing report states that the flat roofing should be torn off and replaced with a new built-up modified roof system to match the science building. It recommends that the library roof be replaced with standing seam metal roofing for a new 30 year warrantee. The roof should be replaced as soon as possible.

### 20. Exterior Painting

Paint is in poor condition at the time of this report. The campus is anticipated to be painted summer 2024.

### 21. Exterior Windows

The exterior windows are in good condition. There are several windows covered with louvers.



It is recommended that the louvers be removed and instead light be controlled from interior shading devices.

### 22. Exterior Doors and Hardware

The existing doors and hardware are in good condition. There are several doors and hardware situations that need to be upgraded.



It is recommended that 25% of all doors and hardware be replaced at this campus

### 23. Drinking Fountains

There are a number of ADA complaint stainless steel hi/low drinking fountains on site which are in good condition. There is a need for more bottle fillers at this campus.



## Building Interior

### 24. Student Restrooms Finishes/Accessories/Fixtures

There are numerous sets of large student restrooms that are ADA compliant and in good condition. They have tile floors and walls with painted gyp board ceiling. The partitions are plastic urethane and fixtures are in good condition with ADA compliant hardware at doors. The hallway in the cafeteria and the library restrooms are in poor condition. There is a lack of designated Gender Neutral restrooms.

It is recommended that the restroom in the cafeteria hallway and the library restroom be refurbished.



## 25. Staff Restrooms Finishes/Accessories/ Fixtures

The staff bathrooms at this campus appear to be in good condition. The bathroom in the library is in poor condition.

It is recommended that the staff bathroom in the library be refurbished.



## 26. Heating, Ventilation, and Air Conditioning

The newest HVAC systems at this campus at least ten years old. The HVAC systems in rooms 16, 17, 18, 19, and 27 through 33 and the science buildings are in poor condition and are older than 15 years old.

It is recommended that all HVAC systems be replaced that are over 15 years old. The units that are ten years old should be replaced in five years. The cost estimate will include the cost of replacing all units at the entire campus.

## 27. Interior Lighting

The existing lighting fixtures are in good condition



and have retrofitted recently.

## 28. Electrical Power Distribution

The existing number of outlets is not adequate throughout this campus.

It is recommended that more outlets be added with dedicated circuit breakers throughout all classrooms.

## 29. Data Network

WIFI works well at this campus. There should be some funding set aside to add additional data as needed for this campus.

## 30. Camera Surveillance

Camera coverage is generally good but more cameras would be beneficial to meet growing concerns related to crime.

## 31. Communication System

The communications system is in poor condition. Some of the phone and intercom systems were updated in the recent administration renovation.

It is recommended that the communications system be upgraded throughout the campus except the administration building.

## 32. Fire Alarm

The existing fire alarm was upgraded during the recent renovation.

### 33. Clocks

The existing clock system is antiquated and in need of upgrades.

The existing clock system should be upgraded to incorporate the data system.

### 34. Speakers/Bell/PA

The existing speakers/bell/PA system is antiquated and in need of upgrades.

The existing speakers/bell/PA system should be upgraded to incorporate the data system.

### 35. Interior Wall Finishes

The administration is planning on being renovated beginning in 2024. No upgrades are needed at this time.

### 36. Flooring

The administration is planning on being renovated beginning in 2024. No upgrades are needed at this time.



Mt. Pleasant School District

### 37. Tackable Walls

The administration is planning on being renovated beginning in 2024. No upgrades are needed at this time.

### 38. Ceilings

The administration is planning on being renovated beginning in 2024. No upgrades are needed at this time.

### 39. Interior Doors and Hardware

The administration is planning on being renovated beginning in 2024. No upgrades are needed at this time.



### 40. Casework

The administration is planning on being renovated beginning in 2024. No upgrades are needed at this time. The cabinetry at most locations are in good condition.

It is recommended that about 25% of the casework at this campus be removed and replaced with new casework.

### 41. Interior Windows

The existing interior windows are in good condition.

### 42. Specialty Partitions

Not applicable.

### 43. Other Restrooms Finishes/Accessories/Fixtures

The administration is planning on being renovated beginning in 2024.



### 44. Drinking Fountains

The existing sinks should have drinking fountains in the classrooms.

### 45. Electrical Power Distribution

The administration is planning on being renovated

beginning in 2024. No upgrades are needed at this time.

**46. Data Network**

The administration is planning on being renovated beginning in 2024. No upgrades are needed at this time.

**Functionality Assessment**



**47. Administration Office**

The administration building location is difficult to locate and has been designed to be relocated to the front of the Boeger campus. The District has designed a new administration to be relocated into an existing older builder at the front of the campus. There is no need for additional changes related to the administration space.

**48. Teacher Workroom/Lounge**

This space is in good condition adjacent to the future relocated administration building.

**49. Cafeteria and Kitchen**

The campus has a very small cafeteria for the current student population with serving kitchen.

It would be ideal if the cafeteria could be enlarged for this large middle school campus but will not be shown or explored in this master plan. The existing spaces should be fully renovated.



**50. Library**

The existing library is in poor condition. It is recommended that the library be upgraded and reconfigured to meet the District standard for a collaborative space with the addition of a wellness center.

**51. General Classrooms**

There appears to be an adequate amount of classrooms that are properly sized. The location of the classrooms are adequate.



**52. Science Rooms**

The location of the science classrooms could be located in a better location at the campus. Over the years, it appears that science classrooms were added at a location conducive of convenience rather than ideally located on the campus itself.

### 53. Art Rooms

It would be ideal to have a new art room at this campus.

### 54. CTE and Specialty Rooms

There are no CTE classrooms at this campus. It would be ideal to add a culinary classrooms at this campus.



### 55. Auditorium/Theater/Gymnasium

There is no auditorium or theater at this campus.

### 56. Music/Band Rooms

The Music Building room is in the large gymnasium complex and is in good condition and located in a place that has been working for this campus.

### 57. Student Restrooms

There are an adequate number of restrooms and fixtures disbursed through the campus. Most are accessible and in good condition.

### 58. Staff Restrooms

There appear to be an adequate number of restrooms distributed through the campus and they are in good condition with most recently renovated

### 59. Portable or Modular Classrooms

There are a few portable classrooms being used as classrooms adjacent to the District office area. These portables were added at this location without thought of ideal location and should not be in this location. The parking lot was broken up and



awkward with these portables located at this location. These portables are at least 25 years old and have surpassed their intended lifecycle.

It would be ideal to remove these portable and add new portable classrooms at another location at this campus

### 60. Covered Walkways

Most of the buildings at this campus have covered walkways. There are very few areas that would require added covered walkways.



### 61. Other Rooms/Spaces

Nothing to report.

### 62. Campus Layout

The campus has existing buildings that are close together and were laid out at an odd angle to the

street. The administration was relocated strangely to the Ida Jew side of the campus. Ida Jew elementary school is closely adjacent to the Boeger Middle School campus which results in unclear location of boundaries for each campus. Security fencing was a challenge separating these two campuses. The parking lot is not ideal and cuts the corner of the school between Marten Ave and Flint Ave. There is a large unused field at the rear of the campus.

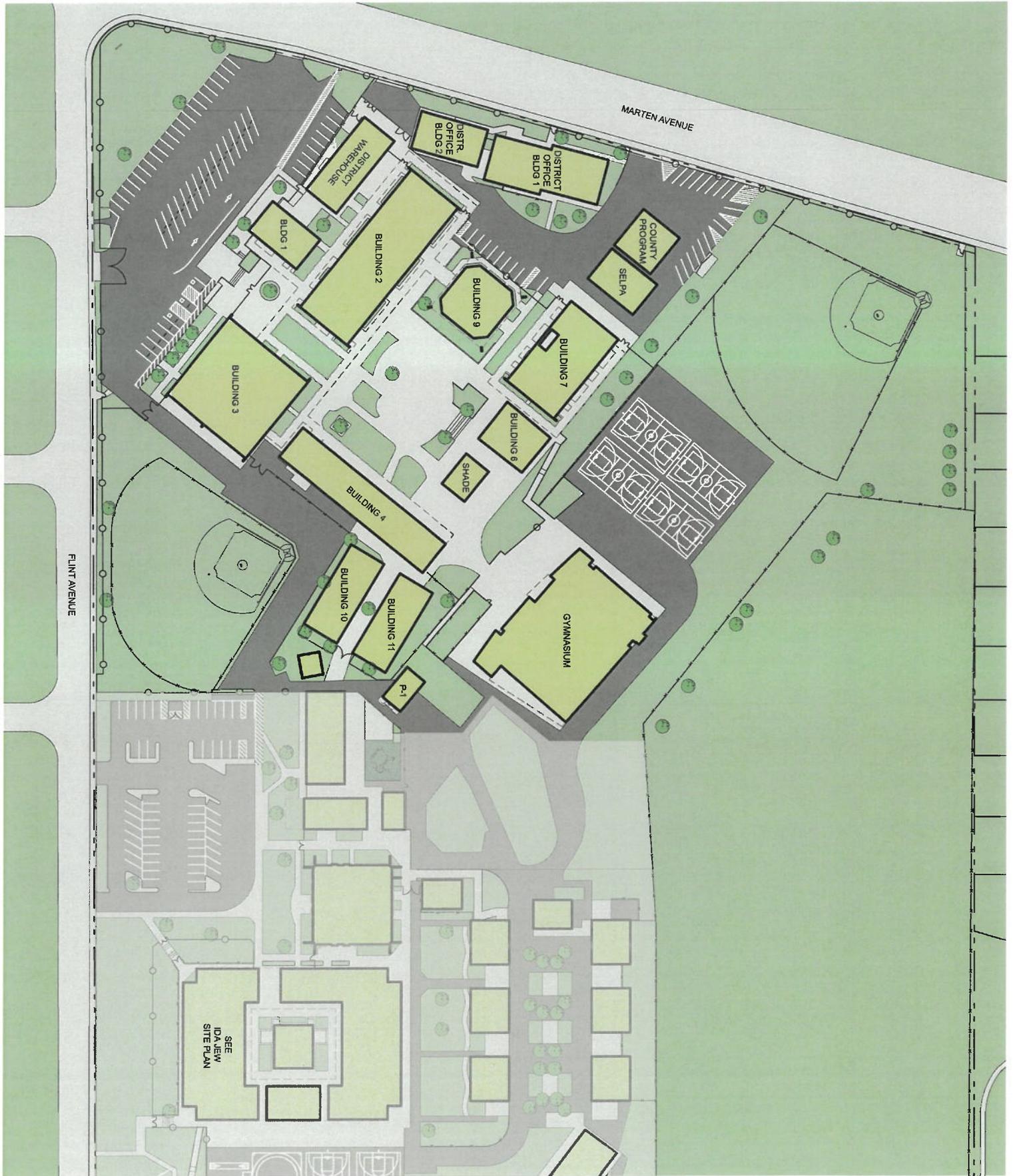
The playfields are separated at the front and sides and back of the school. There is a strong desire to add a track and field complex at this site but is not shown as this is not feasible at this time. Parking would need to be added should a track be added in the future should that project seek funding.

It would be ideal to sense a better separation between the Middle School and the Elementary School. It is recommended that that parking lot be expanded to the corner and reconfigured to have a better drop off.

It is recommended that two more shade structures are added to this campus.

The District would benefit from adding solar panels on solar shade structures installed in the parking lot.



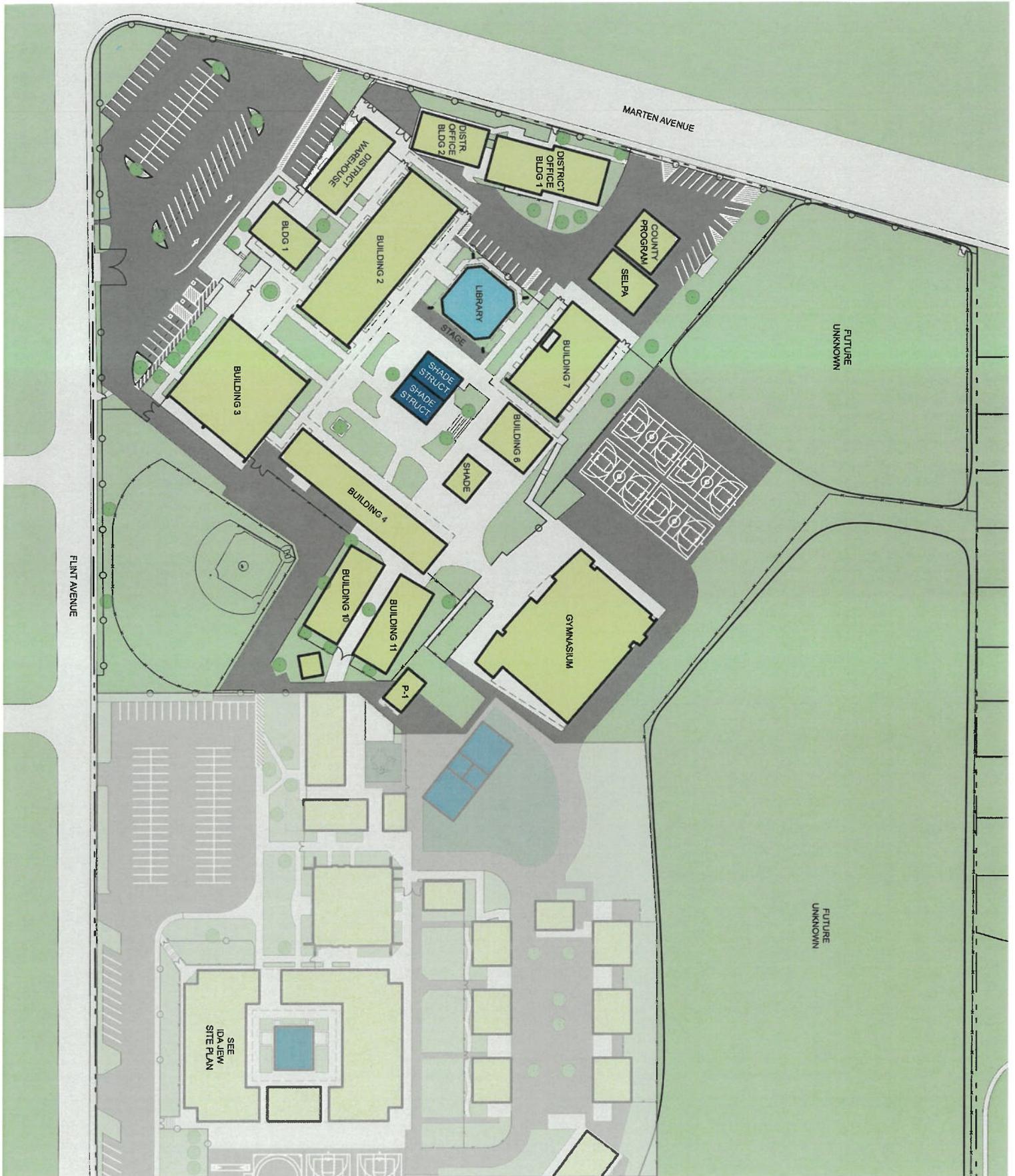


# Existing August Boeger Middle School

1944 Flint Avenue  
San Jose, CA 95148

Mount Pleasant Elementary School District

EXISTING BUILDING  
 NON-DISTRICT



# Proposed August Boeger Middle School

1944 Flint Avenue  
San Jose, CA 95148

Mount Pleasant Elementary School District

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

## August Boeger Middle School Cost Estimate

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
<b>Site</b>				
1. Parking and Traffic Flow and Paving	57,000	sf	25.00	\$1,425,000
2. Site ADA Path of Travel Compliance	1	ls	25,000.00	\$25,000
3. Play Equipment	1	ls	55,000.00	\$55,000
4. Paved Hardcourt Play Area	35,000	sf	15.00	\$525,000
5. Turf/Field Play Area	100,000	sf	23.00	\$2,300,000
6. Landscaping and Irrigation	60,000	sf	2.00	\$120,000
7. Fencing and Security	0	lf	300.00	\$0
8. Trash Enclosure	1	ls	85,000.00	\$85,000
9. Site Utilities	250,000	sf	20.00	\$5,000,000
10. Main Electrical Service	0	ls	200,000.00	\$0
11. Storm Drainage	0	sf	0.50	\$0
12. Site Lighting	1	ls	65,000.00	\$65,000
13. Concrete Walkways	15,000	sf	35.00	\$525,000
14. Basketball Backstops/Ballwalls/Misc. Play Apparatus	0	ea	3,500.00	\$0
15. Bleacher/Stadiums/Dugouts/Synthetic Track and Field	0	ls	0.00	\$0
16. Shade Structures	2	ea	300,000.00	\$600,000
17. Signage	1	ls	70,000.00	\$70,000
<b>Total Site</b>				<b>\$10,795,000</b>
<b>Building Exterior</b>				
18. Exterior Building Finishes	50,000	sf	20.00	\$1,000,000
19. Roofing Facias, Gutter and Soffits	50,000	ls	35.00	\$1,750,000
20. Exterior Painting	50,000	sf	9.00	\$450,000
21. Exterior Windows	50,000	sf	11.00	\$550,000
22. Exterior Doors and Hardware	25	ea	3,500.00	\$87,500
23. Drinking Fountains	2	ea	15,000.00	\$30,000
<b>Total Building Exterior</b>				<b>\$3,867,500</b>
<b>Building Interior</b>				
24. Student Restrooms Finishes/Accessories/Fixtures	6	ea	120,000.00	\$720,000
25. Staff Restrooms Finishes/Accessories/Fixtures	2	ea	120,000.00	\$240,000
26. Heating Ventilating and Air Conditioning	50,000	ea	50.00	\$2,500,000
27. Interior Lighting	0	sf	14.00	\$0
28. Electrical Power Distribution	1	ls	50,000.00	\$50,000
29. Data Network	0	ls	125,000.00	\$0
30. Camera Surveillance	50,000	sf	3.00	\$150,000
31. Communication System	1	ls	250,000.00	\$250,000
32. Fire Alarm	0	sf	45.00	\$0
33. Clocks	50,000	sf	3.50	\$175,000
34. Speakers/Bell/PA	50,000	sf	3.50	\$175,000
35. Interior Wall Finishes	0	sf	19.50	\$0
36. Flooring	0	sf	14.00	\$0
37. Tackable Walls	0	sf	20.00	\$0
38. Ceilings	0	sf	9.50	\$0
39. Interior Doors and Hardware	0	ea	3,500.00	\$0
40. Casework	12,500	sf	14.00	\$175,000
41. Interior Windows	0	sf	25.00	\$0
42. Specialty Partitions	0	sf	0.00	\$0
43. Office/Work Room/Lounge	0	sf	600.00	\$0
44. Drinking Fountains at Sinks	20	ea	1,500.00	\$30,000
45. Electrical Power Distribution	0	ls	50,000.00	\$0
46. Data Network	0	ls	125,000.00	\$0
<b>Total Building Interior</b>				<b>\$4,465,000</b>

<b>Construction Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Cost</b>	<b>Total Estimated Cost</b>
<b>Functionality Assessment</b>				
47. Administration Office	0	sf	600.00	\$0
48. Teacher Workroom/Lounge	0	sf	600.00	\$0
49. Cafeteria and Kitchen	3,500	sf	600.00	\$2,100,000
50. Library	3,000	sf	600.00	\$1,800,000
51. General Classrooms	0	sf	1,000.00	\$0
52. Science Classrooms	0	sf	750.00	\$0
53. Art Rooms	1,500	sf	750.00	\$1,125,000
54. CTE and Specialty Classrooms	1,500	sf	750.00	\$1,125,000
55. Auditorium/Theater/Gymnasium	0	sf	1,000.00	\$0
56. Music/Band Rooms	0	sf	750.00	\$0
57. Student Restrooms	0	sf	1,000.00	\$0
58. Staff Restrooms	0	sf	1,000.00	\$0
59. Modular Classrooms	2,000	sf	800.00	\$1,600,000
60. Covered Walkways	800	lf	650.00	\$520,000
61. Other rooms/spaces	0	sf	800.00	\$0
62. Campus Layout including solar	1	ls	2,500,000.00	\$2,500,000
<b>Total Functionality Cost</b>				<b>\$10,770,000</b>
<b>Subtotal Construction Costs</b>				<b>\$29,897,500</b>
<b>Construction Contingency 10%</b>				<b>\$2,989,750</b>
<b>Soft Costs 18%</b>				<b>\$5,919,705</b>
<b>Total Revised Master Planning Needs at August Boeger MS</b>				<b>\$38,806,955</b>

Update Cost as of 2/19/25



## Ida Jew Academy/Valle Vista Master Planning Evaluation



### Modernization History

Ida Jew Academy is located at 1966 Flint Avenue, San Jose, California. The permanent structures are single story wood framed buildings constructed in the early 1970's.

Ida Jew Academy had replacement of all carpeting and cabinetry in the past and included the installation of new Teaching Cabinetry Units and selective tackable wall additions to the classrooms totaling a approximately \$750,000 in construction Costs. Several portable classrooms were added to the Ida Jew campus in 2010 and 2012. A new covered eating structure was added to the Ida Jew campus in 2012.

In 2019, new HVAC units were installed and select bathrooms were upgraded.

Ida Jew had new perimeter fencing added to their campuses in 2021 and 2022.

Valle Vista Elementary School merged with Ida Jew Academy in the fall of 2022.

### Site

#### 1. Parking and Traffic Flow and Paving

There are two parking lots that affront the campus

along Flint Avenue. The larger parking lot appears to have been created in two parts, possibly expanded with little thought on traffic patterns. The smaller parking works well but is too small for this campus. During pick up and drop off, there appear to be safety issues whereas students cannot safely be dropped off along the curb at the front of the campus. It is noted that cars get backed up into the street during the pick up and drop off times. The condition of the pavement is in fair condition but is in need of immediate maintenance to avoid full replacement.

It is recommended that the pavement be coated with a thick slurry seal and restriped as soon as possible.

It is recommended that the two parking lots get expanded perhaps into one large parking lot with a drop off pick up area.

#### 2. Site ADA Path of Travel Compliance

The site ADA compliance requires path of travel level and clear from the parking lot to the administration and to all significant locations throughout this campus. Most drinking fountains and all bathrooms are required to be accessible. Door and hardware and gates are required to be accessible. The parking lot must have current code compliant accessible parking stalls.

It is recommended that the path of travel areas that are obstructed by pavement cracks and unlevel cross slopes be altered to comply with current code.

It is recommended that all ADA issues be upgraded during future maintenance project and future modernizations.



It is recommended that the turf areas be regraded, irrigation be reconstructed and new sod be installed.

### 3. Play Equipment

This campus received new play apparatus summer 2024 that meets the needs of the District.



### 4. Paved Hardcourt Play Area

The paved play area is in fair condition. The striping is fading.

It is recommended that the play area pavement be seal coated and restriped.

### 5. Turf/Field Play Area

The existing turf play areas are in poor condition. The turf is uneven which could cause issues.

### 6. Landscaping and Irrigation

Landscaping is well maintained but is very old. Several plants have died over the years thus planters are missing planting.

It is recommended that the landscaping be replaced and new irrigation be installed.

### 7. Fencing and Security

New perimeter fencing was completed in 2022. There is no need for additional fencing at this time.

### 8. Trash Enclosure

The existing trash enclosure is located in the parking lot.

Should a new expanded parking lot be installed, it is recommended that a new garbage enclosure be added that meets city and district standards.

### 9. Site Utilities

The site utilities are mostly original from 1973. There have been years of trenching for new connections and repairs. There have been ongoing repairs and patches to underground systems. It is recommended that all underground utilities be replaced.

### 10. Main Electrical Service

There are no reported issues related to the main electrical service.

### 11. Storm Drainage

There are no reported issues related to the storm drainage system at this time.

### 12. Site Lighting

The site lighting is good around this campus generally. However there are still some locations that are dark at night.



It is recommended that a sight survey be taken at night to spot dark locations at this campus. We will assume 25% more added exterior lighting to this campus as part of this report.

### 13. Concrete Walkways



Most of the existing older concrete walkways are cracked and lifting. There are several locations at this campus where the thresholds do not comply with ADA requirements.

It is recommended that all older walkways be removed and replaced except at the quad area and the parking lot area. We will assume 50% replacement as part of this report.

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

The existing basketball backstops and poles are not in good condition. It is recommended that all basketball backstops and poles be replaced.



### 15. Bleachers/Stadiums/Dugouts/Synthetic Track and Field

There are currently no bleachers at this school as it is an elementary school.

### 16. Shade Structure

The existing metal shade structure is in good condition but is too small and is cannot accommodate this large campus population.

A new large metal shade structure should be added to the quad area at this campus.

### 17. Signage

The existing signage is not per the District standards



and should be upgraded. The existing smaller Marquee is antiquated and doesn't have the current name of the school. There are two marquees with the separated school names

There should be new directional signage and functional spaces identification added to this campus.



## **Building Exterior**

### **18. Exterior Building Finishes**

The existing campus has many buildings that are constructed with a wood siding with wood soffits which requires more maintenance with ongoing decay and more frequent painting.

It is recommended that all wood siding, soffits and trim be replaced with a more long lasting material such as cement plaster or cementitious siding. The District has expressed desire to replace all of the soffits and facias above the soffits with metal siding.



### **19. Roofing Facias, Gutters and Soffits**

Refer to section 18 for soffit upgrades.

### **20. Exterior Painting**

Paint is in poor condition at the time of this report.

The exterior campus should be painted as soon as possible.

### **21. Exterior Windows**

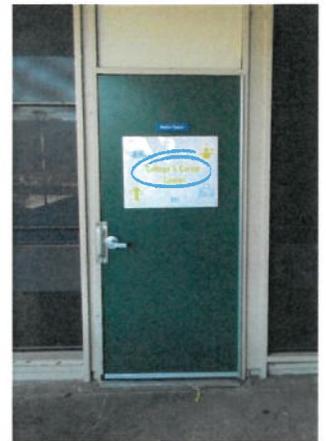
The exterior windows are original and in poor condition.

It is recommended that tall windows be removed and replaced.

### **22. Exterior Doors and Hardware**

The existing Most of the doors and hardware should be upgraded. There are several locations where thresholds do not meet accessible requirements.

It is recommended that all doors and hardware be replaced at this campus. Refer to concrete walkway replacement for threshold repairs.



### **23. Drinking Fountains**

There are a number of ADA complaint stainless steel hi/low drinking fountains on site which are in good condition. There is a need for more bottle fillers at this campus and two more ADA compliant drinking fountains.

## **Building Interior**

### **24. Student Restrooms Finishes/Accessories/Fixtures**

There are numerous sets of large student restrooms that are ADA complaint and in good condition. They have tile floors and walls with painted gyp board ceiling. The partitions and fixtures are in good condition with ADA compliant hardware at doors. There are still 4 student bathrooms that need to be upgraded. There is a lack of designated Gender



Neutral restrooms.

It is recommended that the four bathrooms be completed altered and renovated.

**25. Staff Restrooms Finishes/Accessories/ Fixtures**

The staff bathrooms do not meet the minimal Americans with disabilities act and are in poor condition.

It is recommended that the staff bathrooms be altered and renovated.



**26. Heating, Ventilation, and Air Conditioning**

About 50% of the existing HVAC systems are in good condition and the rest of the campus HVAC systems have passed their normal lifecycle.

It is recommended that 50 percent of the HVAC systems be replaced at this campus. The cost

estimate will include the cost of replacing 50% of all units at the entire campus.

**27. Interior Lighting**

The interior lighting meets the needs of the District at this time.



**28. Electrical Power Distribution**

The existing number of outlets is not adequate throughout this campus.

It is recommended that more outlets be added with dedicated circuit breakers throughout all classrooms.

**29. Data Network**

WIFI works well at this campus. There should be some funding set aside to add additional data as needed for this campus.



**30. Camera Surveillance**

Camera coverage is generally good but more cameras would be beneficial to meet growing concerns related to crime.

**31. Communication System**

The communications system is in good condition and meets the needs of the District at this time.

**32. Fire Alarm**

The existing fire alarm is antiquated and would not meet current code requirements should a future renovation occur at this campus.

It is recommended that the fire alarm system be completely upgraded at this campus.

### 33. Clocks

The existing clock system is antiquated and in need of upgrades.

The existing clock system should be upgraded to incorporate the data system.



### 34. Speakers/Bell/PA

The existing speakers/bell/PA system is antiquated and in need of upgrades.

The existing speakers/bell/PA system should be upgraded to incorporate the data system.



### 35. Interior Wall Finishes



Mt. Pleasant School District

The interior wall finishes are mostly original and have a "dated" appearance.

It is recommended that all wall surfaces be replaced with new tackable wall surfaces and/or replaced with long lasting durable wall surfaces.

### 36. Flooring

The existing flooring is in poor condition throughout this campus.

It is recommended that all flooring surfaces be removed and replaced with new flooring surfaces.



### 37. Tackable Walls

The existing tackable wall surfaces are in poor condition and should be replaced with new tackable wall surfaces.

### 38. Ceilings



Ida Jew/Valle Vista 6

Finney Architects, Inc.

The existing ceiling systems are original and starting to have a poor appearance. Existing suspended ceiling systems have chipped and scuffed ceiling tile. Other rooms with hard lid ceilings are in fair condition.

It is recommended that the existing suspend ceiling systems have the grid painted and all of the ceiling tile replaced.

### 39. Interior Doors and Hardware

The existing interior doors and hardware are in good condition and meet the needs of the District at this time.



### 40. Casework

The existing classrooms and student support space cabinetry are in good condition. There are some rooms where the cabinetry was not replaced in the past and there are some cabinetry that has been damaged.

It is recommended that about 25% of the casework at this campus be removed and replaced with new casework.

### 41. Interior Windows

The existing interior windows are in good condition.

### 42. Specialty Partitions

Not applicable.

### 43. Other Restrooms Finishes/Accessories/ Fixtures

The District would like to upgrade the Nurses room in the administration area.

### 44. Drinking Fountains at Sinks

The existing sinks in the classrooms already have compliant drinking fountains with the exception of a few sinks.

25% of the existing sinks should be upgraded to house drinking fountains.

### 45. Electrical Power Distribution

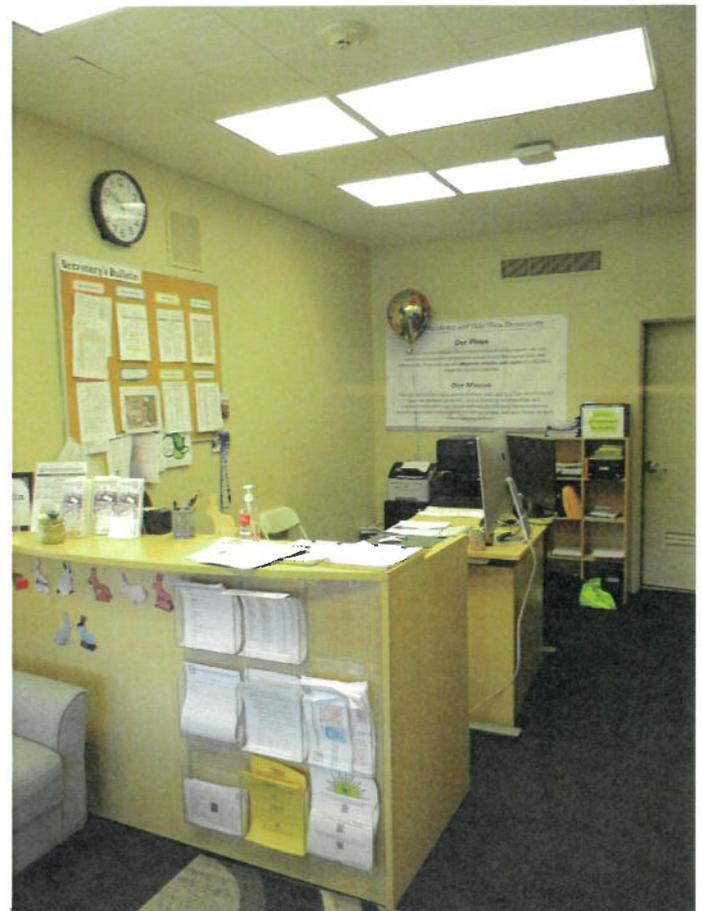
There are no reported issues at this campus.

### 46. Data Network

There are no reported issues with the network at this time.

## **Functionality Assessment**

### 47. Administration Office



The existing administrative spaces are too small for this large campus. The overall condition of the administration space is in poor condition.

It is recommended that the existing space be reconfigured and altered to enlarge the student support spaces. This space should be completely renovated.

#### 48. Teacher Workroom/Lounge



This space is in good condition.



#### 49. Cafeteria and Kitchen

The campus has a very small cafeteria for the current student population with serving kitchen. The existing cafeteria and kitchen are in poor condition.

It is recommended that the cafeteria and kitchen be completely altered and renovated.

#### 50. Library

The existing library is in poor condition.

It is recommended that the library be upgraded and reconfigured to meet the District standard for a collaborative space with the addition of a wellness center.

#### 51. General Classrooms

There appears to be an adequate amount of classrooms that are properly sized. The location of the classrooms are adequate.



#### 52. Science Rooms

There are some specialty rooms at this campus that are in good condition.

#### 53. Art Rooms

There are some specialty rooms at this campus that are in good condition.

#### 54. CTE and Specialty Rooms

There are no CTE classrooms at this campus.

### 55. Auditorium/Theater/Gymnasium

There is no auditorium or theater at this campus.

### 56. Music/Band Rooms

There is no dedicated music room at this campus.



### 57. Student Restrooms

There are an adequate number of restrooms and fixtures dispersed throughout the campus.

### 58. Staff Restrooms

There appear to be an adequate number of restrooms distributed throughout the campus.

### 59. Portable or Modular Classrooms

There are several permanent modular classrooms at the upper portion of this campus. The existing modular classrooms are in good condition and located in an area that works well for this campus.

### 60. Covered Walkways



Mt. Pleasant School District

This campus does not have covered walkways. There are locations where the occupants moving from one classroom to another locate will not stay dry during rain. There are overhangs throughout this campus but the pathways of the overhangs are blocked by fin walls at most locations.

It is recommended that new covered walkways be installed throughout this campus.

### 61. Other Rooms/Spaces

Nothing to report.

### 62. Campus Layout

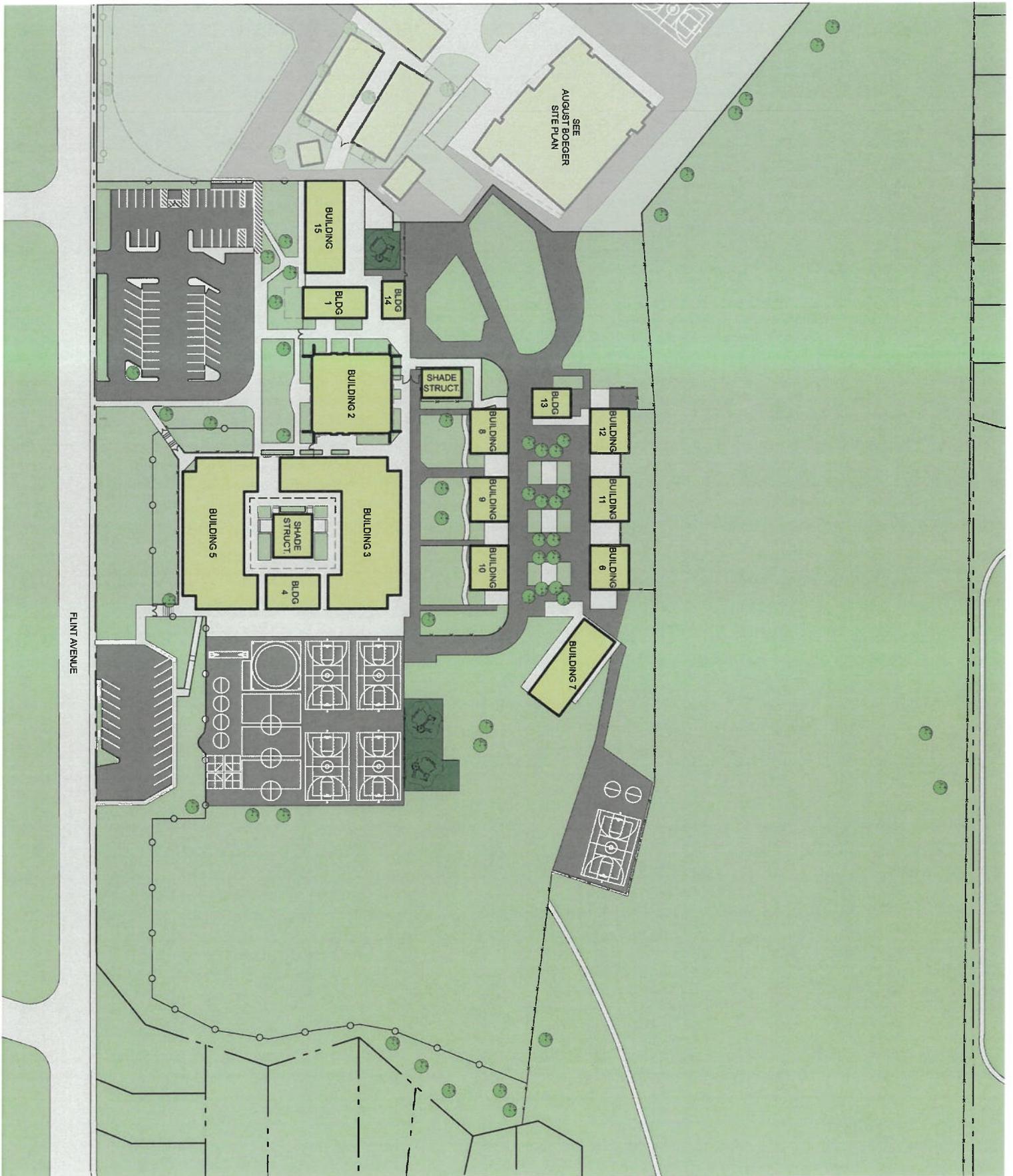
The Boeger administration was originally sharing this campus and was confusing for both Boeger and Ida Jew. There is a current construction project relocating the Boeger administration to a better location. Ida Jew elementary school is closely adjacent to the Boeger Middle School campus which results in unclear location of boundaries for each campus. Security fencing was a challenge separating these two campuses. The parking lot is not too small. There is a need for more shade structures at this campus. There is a need for more TK classrooms. There is a need for covered walkways. The exterior wood siding has failed and should be replaced.

It is recommended that three more shade structures and covered walkways be added to this campus. The exterior wood siding should be replaced with longer lasting materials.

The District would benefit from adding solar panels on solar shade structures installed in the parking lot.



Ida Jew/Valle Vista 9

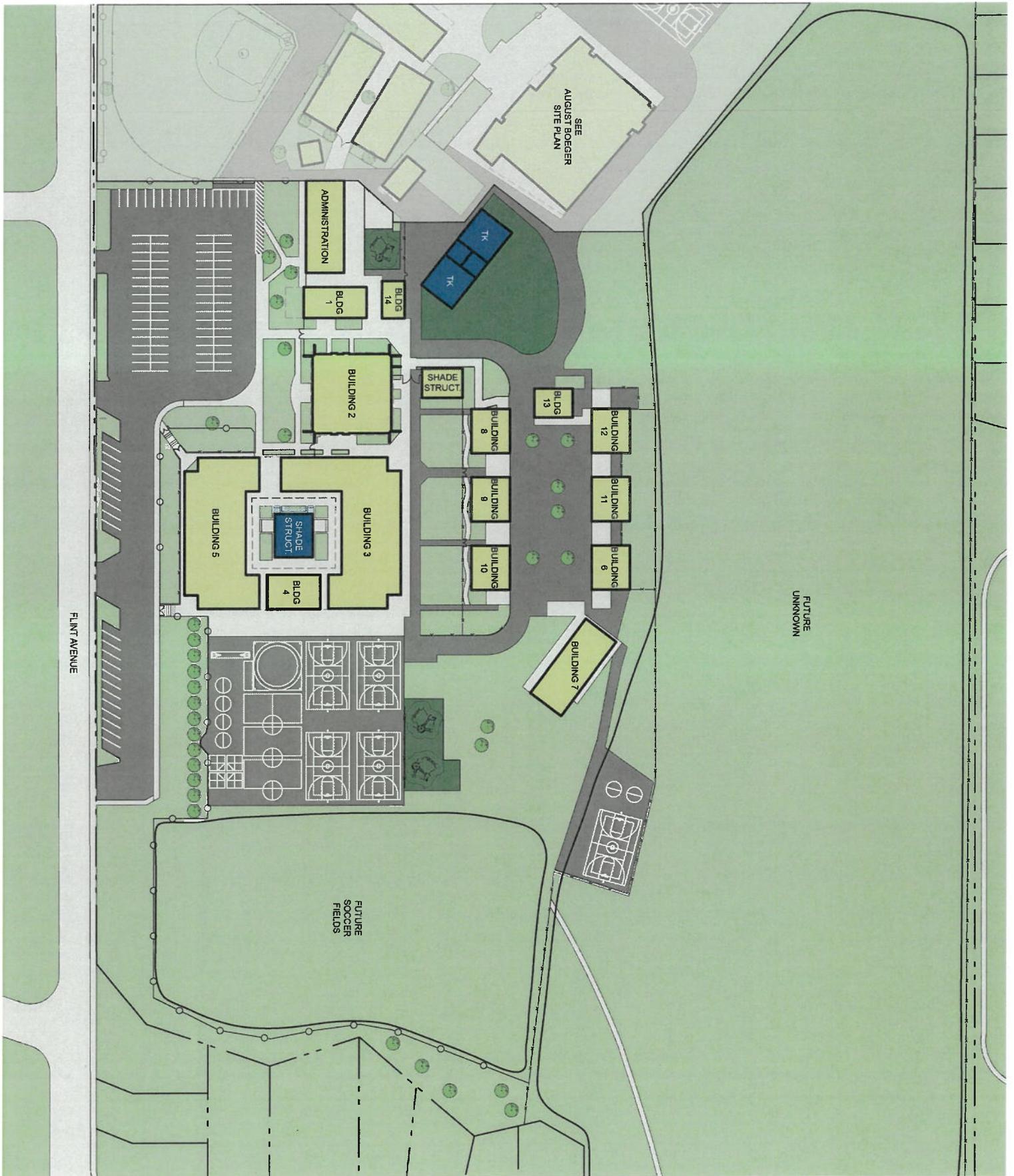


# Existing Ida Jew Academy and Valle Vista Elementary

1966 Flint Avenue  
San Jose, CA 95148

Mount Pleasant Elementary School District

■ EXISTING BUILDING



# Proposed Ida Jew Academy and Valle Vista Elementary

1966 Flint Avenue  
San Jose, CA 95148

Mount Pleasant Elementary School District

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

## Ida Jew/Valle Vista Cost Estimate

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
<b>Site</b>				
1. Parking and Traffic Flow and Paving	63,000	sf	25.00	\$1,575,000
2. Site ADA Path of Travel Compliance	1	ls	25,000.00	\$25,000
3. Play Equipment	0	ls	55,000.00	\$0
4. Paved Hardcourt Play Area	42,000	sf	15.00	\$630,000
5. Turf/Field Play Area	147,000	sf	23.00	\$3,381,000
6. Landscaping and Irrigation	60,000	sf	2.00	\$120,000
7. Fencing and Security	0	lf	300.00	\$0
8. Trash Enclosure	1	ls	85,000.00	\$85,000
9. Site Utilities	250,000	sf	20.00	\$5,000,000
10. Main Electrical Service	0	ls	200,000.00	\$0
11. Storm Drainage	0	sf	0.50	\$0
12. Site Lighting	1	ls	65,000.00	\$65,000
13. Concrete Walkways	6,500	sf	35.00	\$227,500
14. Basketball Backstops/Ballwalls/Misc. Play Apparatus	15	ea	3,500.00	\$52,500
15. Bleacher/Stadiums/Dugouts/Synthetic Track and Field	0	ls	0.00	\$0
16. Shade Structures	1	ls	300,000.00	\$300,000
17. Signage	1	ls	35,000.00	\$35,000
<b>Total Site</b>				<b>\$11,496,000</b>
<b>Building Exterior</b>				
18. Exterior Building Finishes	50,000	sf	18.00	\$900,000
19. Roofing Facias, Gutter and Soffits	0	ls	0.00	\$0
20. Exterior Painting	50,000	sf	9.00	\$450,000
21. Exterior Windows	50,000	sf	44.00	\$2,200,000
22. Exterior Doors and Hardware	75	ea	3,500.00	\$262,500
23. Drinking Fountains	2	ea	15,000.00	\$30,000
<b>Total Building Exterior</b>				<b>\$3,842,500</b>
<b>Building Interior</b>				
24. Student Restrooms Finishes/Accessories/Fixtures	4	sf	120,000.00	\$480,000
25. Staff Restrooms Finishes/Accessories/Fixtures	2	ea	120,000.00	\$240,000
26. Heating Ventilating and Air Conditioning	25,000	ea	50.00	\$1,250,000
27. Interior Lighting	0	sf	14.00	\$0
28. Electrical Power Distribution	1	ls	50,000.00	\$50,000
29. Data Network	1	ls	125,000.00	\$125,000
30. Camera Surveillance	50,000	sf	3.00	\$150,000
31. Communication System	0	ls	250,000.00	\$0
32. Fire Alarm	50,000	sf	45.00	\$2,250,000
33. Clocks	50,000	sf	3.50	\$175,000
34. Speakers/Bell/PA	50,000	sf	3.50	\$175,000
35. Interior Wall Finishes	50,000	sf	19.50	\$975,000
36. Flooring	50,000	sf	14.00	\$700,000
37. Tackable Walls	50,000	sf	20.00	\$1,000,000
38. Ceilings	50,000	sf	9.50	\$475,000
39. Interior Doors and Hardware	0	ea	3,500.00	\$0
40. Casework	12,500	sf	14.00	\$175,000
41. Interior Windows	0	sf	25.00	\$0
42. Specialty Partitions	0	sf	0.00	\$0
43. Office/Work Room/Lounge	150	sf	600.00	\$90,000
44. Drinking Fountains at Sinks	10	ea	1,500.00	\$15,000
45. Electrical Power Distribution	0	ls	50,000.00	\$0
46. Data Network	0	ls	125,000.00	\$0
<b>Total Building Interior</b>				<b>\$8,325,000</b>

<b>Construction Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Cost</b>	<b>Total Estimated Cost</b>
<b>Functionality Assessment</b>				
47. Administration Office	2,500	sf	600.00	\$1,500,000
48. Teacher Workroom/Lounge	0	sf	600.00	\$0
49. Cafeteria and Kitchen	3,500	sf	600.00	\$2,100,000
50. Library	1,900	sf	600.00	\$1,140,000
51. General Classrooms	2,880	sf	1,000.00	\$2,880,000
52. Science Classrooms	0	sf	750.00	\$0
53. Art Rooms	0	sf	750.00	\$0
54. CTW and Specialty Classrooms	0	sf	750.00	\$0
55. Auditorium/Theater/Gymnasium	0	sf	1,000.00	\$0
56. Music/Band Rooms	0	sf	750.00	\$0
57. Student Restrooms	0	sf	1,000.00	\$0
58. Staff Restrooms	0	sf	1,000.00	\$0
59. Modular Classrooms	0	sf	800.00	\$0
60. Covered Walkways	1,200	lf	650.00	\$780,000
61. Other rooms/spaces	0	sf	800.00	\$0
62. Campus Layout including solar	1	ls	1,500,000.00	\$1,500,000
<b>Total Functionality Cost</b>				<b>\$9,900,000</b>
<b>Subtotal Construction Costs</b>				<b>\$33,563,500</b>
<b>Construction Contingency 10%</b>				<b>\$3,356,350</b>
<b>Soft Costs 18%</b>				<b>\$6,645,573</b>
<b>Total Revised Master Planning Needs at Ida Jew/Valle Vista</b>				<b>\$43,565,423</b>

Update Cost as of 2/14/25



## Mt. Pleasant Ida Jew Academy Master Planning Evaluation



### Modernization History

Mt. Pleasant and Ida Jew Academy STEAM/ALAS located at 14275 Candler Avenue in San Jose, was constructed as a single story wood-framed campus complex in 1959. Additional buildings and portable classrooms were added afterwards.

Mt. Pleasant Ida Jew Academy had replacement of all carpeting and cabinetry in the past and included the installation of new Teaching Cabinetry Units and selective tackable wall additions to the classrooms .

In 2019, new HVAC units were installed and select bathrooms were upgraded.



Mt. Pleasant School District

Mt. Pleasant Ida Jew Academy had new perimeter fencing added to their campuses in 2021 and 2022.

Mt. Pleasant Elementary School merged with Ida Jew Academy in the fall of 2022.

The parking lot was reconfigured in 2023 along with the Kindergarten play area.

A new TK classroom with bathrooms addition is being constructed at the time of this report.



### Site

#### 1. Parking and Traffic Flow and Paving

The existing parking lot was reconfigured and replaced with new sidewalks in 2023. Due to budget constraints the MOT area was not paved.

It is recommended that a new expanded paved parking area be designed for the MOT area at this campus.

#### 2. Site ADA Path of Travel Compliance

The site ADA compliance requires path of travel level and clear from the parking lot to the administration and to all significant locations throughout this campus. Most drinking fountains and all bathrooms are required to be accessible. Door and hardware and gates are required to be

accessible. The parking lot must have current code compliant accessible parking stalls.

It is recommended that the path of travel areas that are obstructed by pavement cracks and unlevel cross slopes be altered to comply with current code. It is recommended that all ADA issues be upgrades during future maintenance project and future modernizations.



It is recommended that the turf areas be regraded, irrigation be reconstructed and new sod be installed.

### 6. Landscaping and Irrigation

Landscaping is well maintained but is very old. Several plants have died over the years thus planters are missing planting.

It is recommended that the landscaping be replaced and new irrigation be installed.

### 7. Fencing and Security

New perimeter fencing was completed in 2022. There is no need for additional fencing at this time.



### 8. Trash Enclosure

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

### 9. Site Utilities

The site utilities are mostly original from 1959. There have been years of trenching for new connections and repairs. There have been ongoing repairs and patches to underground systems.

It is recommended that all underground utilities be replaced.



### 3. Play Equipment

This campus received new play apparatus at the Kindergarten play area in 2023. The upper and lower play structures and fall protection are older and should be replaced.

It is recommended that an upper and lower grade play area with new fall protection matting be installed at this campus.

### 4. Paved Hardcourt Play Area

The paved play area is in poor condition. The striping is fading. The AC pavement is cracking and aligating.

It is recommended that the AC pavement be removed and replaced and reconfigured with new AC pavement with new striping.



### 5. Turf/Field Play Area

The existing turf play areas are in poor condition. The turf is uneven which could cause issues.

### 10. Main Electrical Service

Although the main power supply is original to the campus, there are no reported issues related to the main electrical service.



### 11. Storm Drainage

There are no reported issues related to the storm drainage system at this time.

### 12. Site Lighting

The site lighting is good around this campus generally. However there are still some locations that are dark at night.

It is recommended that a sight survey be taken at night to spot dark locations at this campus. We will assume 25% more added exterior lighting to this campus as part of this report.



### 13. Concrete Walkways

Most of the existing older concrete walkways are cracked and lifting. There are several locations at this campus where the thresholds do not comply with ADA requirements.

It is recommended that all older walkways be removed and replaced except at the quad area and the parking lot area. We will assume 50% replacement as part of this report.



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

The existing basketball backstops and poles are not in good condition. There is currently no ball wall at this campus.

It is recommended that all basketball backstops and poles be replaced and new ball wall be installed.

### 15. Bleachers/Stadiums/Dugouts/Synthetic Track and Field

There are currently no bleachers at this school as it is an elementary school.

### 16. Shade Structure

This site is getting new shade structures that meet the needs of the District at this time.

### 17. Signage

The signage at this campus is relatively new but does not meet ADA braille requirements.

There should be new directional signage and functional spaces identification with braille added to this campus.

## Building Exterior

### 18. Exterior Building Finishes

The existing campus has existing durable exterior wall finishes that meet the needs of the District at this time.

## 19. Roofing Facias, Gutters and Soffits

The existing roof is in poor condition.

It is recommended that the roof be replaced with a new roof as soon as possible.

## 20. Exterior Painting

Paint is in good condition at the time of this report.

It was reported that the little shed should be painted.

## 21. Exterior Windows

The exterior windows are original and in poor condition.

It is recommended that all windows be removed and replaced.

## 22. Exterior Doors and Hardware

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



## 23. Drinking Fountains

There are a number of ADA compliant stainless steel hi/low drinking fountains on site which are in good condition. There is a need for more bottle fillers at this campus and two more ADA compliant drinking fountains.

## Building Interior

### 24. Student Restrooms Finishes/Accessories/ Fixtures

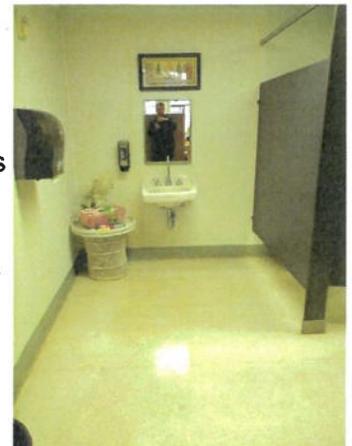
There are numerous sets of large student restrooms that are ADA compliant and in good condition. They have tile floors and walls with painted gyp board ceiling. The partitions and fixtures are in good condition with ADA compliant hardware at doors. There are still 4 student bathrooms that need to be upgraded. There is a lack of designated Gender Neutral restrooms.

It is recommended that the four bathrooms be completed altered and renovated.



### 25. Staff Restrooms Finishes/Accessories/ Fixtures

The staff bathrooms currently are in good condition and meet the needs of the District at this time.



### 26. Heating, Ventilation, and Air Conditioning

The existing HVAC systems meet the needs of the District at this time.

### 27. Interior Lighting

The interior lighting meets the needs of the District at this time.



## 28. Electrical Power Distribution

The existing number of outlets is not adequate throughout this campus.

It is recommended that more outlets be added with dedicated circuit breakers throughout all classrooms.



## 29. Data Network

WIFI works well at this campus. There should be some funding set aside to add additional data as needed for this campus.

## 30. Camera Surveillance

Camera coverage is generally good but more cameras would be beneficial to meet growing concerns related to crime.

## 31. Communication System

The communications system is in poor condition.

It is recommended that the communications systems be upgraded.

## 32. Fire Alarm

The existing fire alarm is antiquated and would not meet current code requirements should a future renovation occur at this campus.

It is recommended that



the fire alarm system be completely upgraded at this campus.

## 33. Clocks

The existing clock system is antiquated and in need of upgrades.

The existing clock system should be upgraded to incorporate the data system.

## 34. Speakers/Bell/PA

The existing speakers/bell/PA system is antiquated and in need of upgrades.

The existing speakers/bell/PA system should be upgraded to incorporate the data system.



## 35. Interior Wall Finishes

The interior wall finishes are mostly original and have a "dated" appearance.

It is recommended that all wall surfaces be replaced



with new tackable wall surfaces and/or replaced with long lasting durable wall surfaces.

### 36. Flooring

The existing flooring is in poor condition throughout this campus.

It is recommended that all flooring surfaces be removed and replaced with new flooring surfaces.



### 37. Tackable Walls

Select areas of the existing tackable wall surfaces are in poor condition and should be replaced with new tackable wall surfaces.

It is recommended that 20% of the tackable walls surfaces be upgraded.

### 38. Ceilings

The existing ceiling systems are original and starting to have a poor appearance. Existing suspended ceiling systems have chipped and scuffed ceiling tile. Other rooms with hard lid ceilings are in fair condition.

It is recommended that the existing suspend ceiling systems have the grid painted and all of the ceiling tile replaced.

### 39. Interior Doors and Hardware

The existing interior doors and hardware are in good condition and meet the needs of the District at this time.

### 40. Casework



The existing classrooms and student support space cabinetry are in good condition. There are some rooms where the cabinetry was not replaced in the past and there are some cabinetry that has been damaged.

It is recommended that about 25% of the casework at this campus be removed and replaced with new casework.

### 41. Interior Windows

The existing interior windows are in good condition.

### 42. Specialty Partitions

Not applicable.

### 43. Other Restrooms Finishes/Accessories/ Fixtures

The District would like to upgrade the Nurses room in the administration area.

### 44. Drinking Fountains at Sinks



The existing sinks in the classrooms already have compliant drinking fountains with the exception of a few sinks.

25% of the existing sinks should be upgraded to house drinking fountains.

#### 45. Electrical Power Distribution

There are no reported issues at this campus.

#### 46. Data Network

There are no reported issues with the network at this time.

### Functionality Assessment

#### 47. Administration Office

The existing administrative spaces meet the functional need of this campus at this time.



#### 48. Teacher Workroom/Lounge

This space is in good condition.

#### 49. Cafeteria and Kitchen

The campus has a very small cafeteria for the current student population with serving kitchen. The existing cafeteria and kitchen are in poor condition.

It is recommended that the cafeteria and kitchen be completely altered and renovated.



#### 50. Library

The existing library is in poor condition.

It is recommended that the library be upgraded and reconfigured to meet the District standard for a collaborative space with the addition of a wellness center.





**51. General Classrooms**

There appears to be an adequate amount of classrooms that are properly sized. The location of the classrooms are adequate.

There are new TK classrooms with bathrooms added to this campus.

**52. Science Rooms**

There are no specialty rooms at this campus.

**53. Art Rooms**

There are no specialty rooms at this campus.

**54. CTE and Specialty Rooms**

There are no CTE classrooms at this campus.

**55. Auditorium/Theater/Gymnasium**

There is no auditorium or theater at this campus.

**56. Music/Band Rooms**

There is no dedicated music room at this campus.

**57. Student Restrooms**

There are an adequate number of restrooms and fixtures disbursed through the campus.

**58. Staff Restrooms**

There appear to be an adequate number of restrooms distributed through the campus.

**59. Portable or Modular Classrooms**

There are several permanent portable classrooms at this campus that are located adequately. The condition of the portable classrooms are in good condition.



**60. Covered Walkways**

This campus does not have covered walkways. There are locations where the occupants moving from one classroom to another locate will not stay dry during rain. There are overhangs throughout this campus but the pathways of the overhangs are blocked by fin walls at most locations.

It is recommended that new covered walkways be installed throughout this campus.

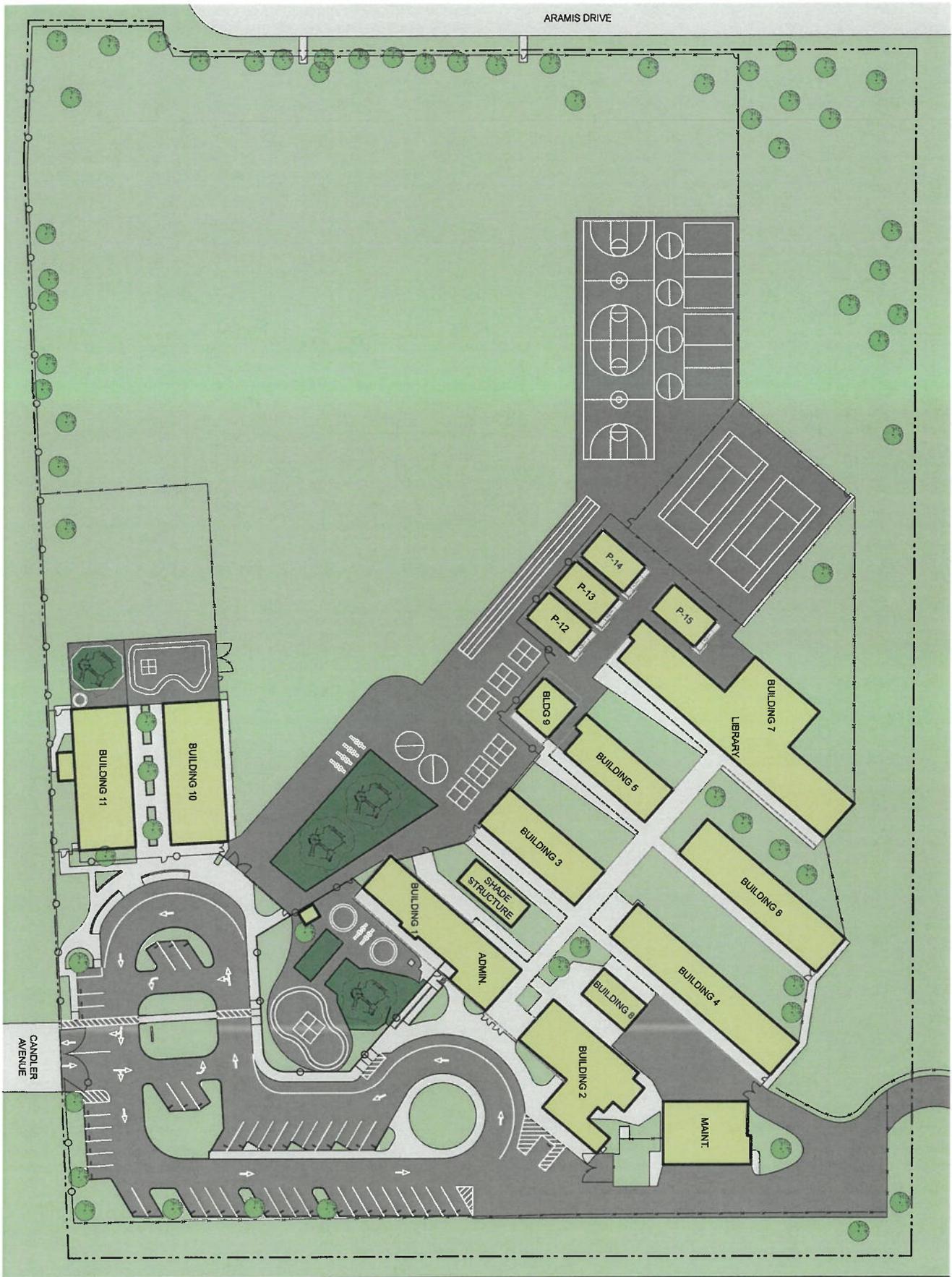


**61. Other Rooms/Spaces**

Nothing to report.

**62. Campus Layout**

The Mt. Pleasant Ida Jew Academy STEAM/ALAS campus had undated parking and kindergarten play area. It would be desirable to add an upper and lower play structure with fall zone surfacing.



## Existing Mount Pleasant Elementary

14275 Candler Avenue  
San Jose, CA 95127

Mount Pleasant Elementary School District

EXISTING BUILDING



# Proposed Mount Pleasant Elementary

14275 Candler Avenue  
San Jose, CA 95127

Mount Pleasant Elementary School District

- EXISTING BUILDING
- RENOVATED STRUCTURE
- NEW STRUCTURE

**Mt. Pleasant Ida Jew Academy**

<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 Flow and Paving	12,000	sf	35.00	\$420,000
2. Site ADA Path of Travel Compliance	1	ls	25,000.00	\$25,000
3. Play Equipment	2	ls	150,000.00	\$300,000
4. Paved Hardcourt Play Area	56,000	sf	15.00	\$840,000
5. Turf/Field Play Area	150,000	sf	23.00	\$3,450,000
6. Landscaping and Irrigation	50,000	sf	2.00	\$100,000
7. Fencing and Security	0	lf	300.00	\$0
8. Trash Enclosure	0	ls	85,000.00	\$0
9. Site Utilities	150,000	sf	20.00	\$3,000,000
10. Main Electrical Service	0	ls	200,000.00	\$0
11. Storm Drainage	0	sf	0.50	\$0
12. Site Lighting	1	ls	65,000.00	\$65,000
13. Concrete Walkways	9,000	sf	35.00	\$315,000
14. Basketball Backstops/Ballwalls/Misc. Play Apparatus	12	ea	3,500.00	\$42,000
15. Bleacher/Stadiums/Dugouts/Synthetic Track and Field	0	ls	0.00	\$0
16. Shade Structures	0	ls	300,000.00	\$0
17. Signage	1	ls	35,000.00	\$35,000
<b>Total Site</b>				<b>\$8,592,000</b>
<b>Building Exterior</b>				
18. Exterior Building Finishes	0	sf	18.00	\$0
19. Roofing Facias, Gutter and Soffits	53,000	sf	35.00	\$1,855,000
20. Exterior Painting	200	sf	11.00	\$2,200
21. Exterior Windows	53,000	sf	44.00	\$2,332,000
22. Exterior Doors and Hardware	0	ea	3,500.00	\$0
23. Drinking Fountains	3	ea	15,000.00	\$45,000
<b>Total Building Exterior</b>				<b>\$4,234,200</b>
<b>Building Interior</b>				
24. Student Restrooms Finishes/Accessories/Fixtures	4	ea	120,000.00	\$480,000
25. Staff Restrooms Finishes/Accessories/Fixtures	0	ea	120,000.00	\$0
26. Heating Ventilating and Air Conditioning	0	ea	50.00	\$0
27. Interior Lighting	0	sf	14.00	\$0
28. Electrical Power Distribution	1	ls	50,000.00	\$50,000
29. Data Network	0	ls	125,000.00	\$0
30. Camera Surveillance	53,000	sf	3.00	\$159,000
31. Communication System	1	ls	250,000.00	\$250,000
32. Fire Alarm	53,000	sf	45.00	\$2,385,000
33. Clocks	53,000	sf	3.50	\$185,500
34. Speakers/Bell/PA	53,000	sf	3.50	\$185,500
35. Interior Wall Finishes	53,000	sf	19.50	\$1,033,500
36. Flooring	53,000	sf	14.00	\$742,000
37. Tackable Walls	13,250	sf	20.00	\$265,000
38. Ceilings	53,000	sf	9.50	\$503,500
39. Interior Doors and Hardware	0	ea	3,500.00	\$0
40. Casework	13,250	sf	14.00	\$185,500
41. Interior Windows	0	sf	25.00	\$0
42. Specialty Partitions	0	sf	0.00	\$0
43. Office/Work Room/Lounge	400	sf	600.00	\$240,000
44. Drinking Fountains at Sinks	12	ea	1,500.00	\$18,000
45. Electrical Power Distribution	0	ls	50,000.00	\$0
46. Data Network	0	ls	125,000.00	\$0
<b>Total Building Interior</b>				<b>\$6,682,500</b>

<i>Construction Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total Estimated Cost</i>
<b>Functionality Assessment</b>				
47. Administration Office	0	sf	600.00	\$0
48. Teacher Workroom/Lounge	0	sf	600.00	\$0
49. Cafeteria and Kitchen	3,500	sf	600.00	\$2,100,000
50. Library	2,500	sf	600.00	\$1,500,000
51. General Classrooms	0	sf	1,000.00	\$0
52. Science Classrooms	0	sf	750.00	\$0
53. Art Rooms	0	sf	750.00	\$0
54. CTW and Specialty Classrooms	0	sf	750.00	\$0
55. Auditorium/Theater/Gymnasium	0	sf	1,000.00	\$0
56. Music/Band Rooms	0	sf	750.00	\$0
57. Student Restrooms	0	sf	1,000.00	\$0
58. Staff Restrooms	0	sf	1,000.00	\$0
59. Modular Classrooms	0	sf	800.00	\$0
60. Covered Walkways	200	lf	650.00	\$130,000
61. Other rooms/spaces	0	sf	800.00	\$0
62. Campus Layout including solar	1	ls	1,500,000.00	\$1,500,000
<b>Total Functionality Cost</b>				<b>\$5,230,000</b>
<b>Subtotal Construction Costs</b>				<b>\$24,738,700</b>
<b>Construction Contingency 10%</b>				<b>\$2,473,870</b>
<b>Soft Costs 18%</b>				<b>\$4,898,263</b>
<b>Total Revised Master Planning Needs at Mt Pleasant Ida Jew Academy</b>				<b>\$32,110,833</b>

Update Cost as of 2/19/25



## Robert Sanders Elementary School Master Planning Evaluation



### Modernization History

Robert Sanders Elementary School, located at 3411 Rocky Mountain Road in San Jose, California, is a single story permanent building campus built using a combination of wood framing and concrete masonry units (CMU). Most of the campus was constructed in 1960. There is a maintenance and operations area incorporated at this campus for the District.

In the past Measure L funded the installation of new carpeting, new teaching walls units, cabinetry and tackboard wall surfacing. Some of the older bathrooms were fully renovated. In the past, two restrooms were fully renovated.

The Robert Sanders campus more recently had a new perimeter fencing added to its campus in 2022 along with a fabric shade structure along with some play structures.

### Site

#### 1. Parking and Traffic Flow and Paving

The existing parking lot is in good condition. The existing parking area and drop off is a little smaller than it should be for a campus this size.

It would be ideal to expand the parking lot to add for more car parking during larger campus events and

to allow for a longer stacking area to help alleviate cars backing up into the street during drop off and pick up times.

#### 2. Site ADA Path of Travel Compliance

The site ADA compliance requires path of travel level and clear from the parking lot to the administration and to all significant locations throughout this campus. Most drinking fountains and all bathrooms are required to be accessible. Door and hardware and gates are required to be accessible. The parking lot must have current code compliant accessible parking stalls.

It is recommended that all ADA issues be upgrades during future maintenance project and future modernizations.

### 3. Play Equipment

This campus received new play apparatus for the main playground area and the kindergarten area.

There is no need for any upgrades to the play structures at this time.



### 4. Paved Hardcourt Play Area

The paved play area is in poor condition. The striping is fading.

It is recommended that the play area pavement be slurry sealed and striped as soon as possible,



### 5. Turf/Field Play Area

The existing turf play areas are in poor condition. The turf is uneven which could cause issues.

It is recommended that the turf areas be regraded, irrigation be reconstructed and new sod be installed.

### 6. Landscaping and Irrigation

Landscaping is well maintained and meets the needs of the District at this time.

### 7. Fencing and Security

New perimeter fencing was completed in 2022. There is no need for additional fencing at this time.



### 8. Trash Enclosure

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

### 9. Site Utilities

The site utilities are mostly original from 1960. There have been years of trenching for new connections and repairs. There have been ongoing repairs and patches to underground systems.

It is recommended that all underground utilities be replaced.

### 10. Main Electrical Service

There are no reported issues related to the main electrical service.

### 11. Storm Drainage

There are no reported issues related to the storm drainage system at this time.

### 12. Site Lighting

The site lighting is good around this campus

generally and meets the needs of the District at this time.



### 13. Concrete Walkways

There are several locations where the existing older concrete walkways are cracked and lifting.

It is recommended that all older walkways be removed and replaced. We will assume 50% replacement as part of this report.

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

The existing basketball backstops and poles are in fair condition.

There is no need to upgrade play apparatus and equipment at this time.

### 15. Bleachers/Stadiums/Dugouts/Synthetic Track and Field

There are currently no bleachers at this school as it is an elementary school.

### 16. Shade Structure

There is a need for a large shade structure to be located outside the existing multi-purpose building.

### 17. Signage

The existing signage does not include Braille as required by code.

It is recommended that braille signage be added to all existing rooms at this campus.

## Building Exterior

### 18. Exterior Building Finishes

The existing campus has many buildings that are constructed with durable cement plaster but there are several locations where wood beams, decking and siding has been exposed overtime and have decayed.

It is recommended that all exposed beams and wood surfaces that show signs of dry rot and damage be replaced with new.



### 19. Roofing Facias, Gutters and Soffits

The existing roofing, several gutter locations and related areas are all in poor condition.

The roof at this campus should be replaced as soon as possible. New gutters and downspouts should be replace all of the existing gutters and downspouts.

### 20. Exterior Painting

The condition of the exterior painting is in poor condition at this time.

It is recommended that this campus be painted as soon as possible.

### 21. Exterior Windows

The exterior windows are original and in fair condition.

It is recommended that 20% of the glazing at the existing windows be replaced with new glazing.

## 22. Exterior Doors and Hardware

The existing door and hardware are in good condition.

There is no need for upgrades or replacement at this time.



## 23. Drinking Fountains

There are a number of ADA compliant stainless steel hi/low drinking fountains on site which are in good condition.

There is a need for more bottle fillers at this campus and two more ADA compliant drinking fountains.

## Building Interior

### 24. Student Restrooms Finishes/Accessories/Fixtures

There are numerous sets of large student restrooms that are ADA compliant and in good condition. They have tile floors and walls with painted gyp board ceiling. The partitions and fixtures are in good condition with ADA compliant hardware at doors. There are still 4 student bathrooms that need to be upgraded. There is a lack of designated Gender Neutral restrooms.

It is recommended that the four bathrooms be completed altered and renovated.



### 25. Staff Restrooms Finishes/Accessories/Fixtures

The staff bathrooms do not comply with current accessibility requirements.

It is recommended that all staff bathrooms be altered and upgraded to meet current ADA requirements.



### 26. Heating, Ventilation, and Air Conditioning

The existing HVAC system is on good condition throughout the campus except at the existing multi-purpose building.

It is recommended that the HVAC system in the cafeteria be upgraded with a new HVAC system.

### 27. Interior Lighting

The interior lighting meets the needs of the District at this time.

### 28. Electrical Power Distribution

The existing number of outlets is not adequate throughout this campus.

It is recommended that more outlets be added with dedicated circuit breakers throughout all classrooms.

### 29. Data Network

WiFi works fairly at this campus.

There should be some funding set aside to add additional data as needed for this campus.

### 30. Camera Surveillance

Camera coverage is generally good but more cameras would be beneficial to meet growing concerns related to crime.

### 31. Communication System

The communications system is in good condition and meets the needs of the District at this time.

### 32. Fire Alarm

The existing fire alarm meets the needs of the District at this time. In the future, should a large modernization occur at this campus, the District will need to upgrade the fire alarm system entirely as it does not meet the new stringent code changes.

### 33. Clocks

The existing clock system is antiquated and in need of upgrades.

The existing clock system should be upgraded to incorporate the data system.

### 34. Speakers/Bell/PA

The existing speakers/bell/PA system is antiquated and in need of upgrades.

The existing speakers/bell/PA system should be upgraded to incorporate the data system.

### 35. Interior Wall Finishes

The interior wall finishes are mostly original and have a "dated" appearance.

It is recommended that all wall surfaces be replaced with new tackable wall surfaces and/or replaced with long lasting durable wall surfaces.

### 36. Flooring

The existing flooring is in poor condition throughout this campus.

It is recommended that all flooring surfaces be removed and replaced with new flooring surfaces.



### 37. Tackable Walls

The existing tackable wall surfaces are in poor condition and should be replaced with new tackable wall surfaces.

It is recommended that 20% of the wall surfaces be repaired or replaced with new tackable wall surfaces.



### 38. Ceilings

The existing ceiling systems are original and starting to have a poor appearance. Existing suspended ceiling systems have chipped and scuffed ceiling tile. Other rooms with hard lid ceilings are in fair condition.

It is recommended that the existing suspend ceiling systems have the grid painted and all of the ceiling tile replaced.

### 39. Interior Doors and Hardware

The existing interior doors and hardware are in good condition and meet the needs of the District at this time.



### 40. Casework

The existing classrooms and student support space cabinetry are in fair condition. There are some rooms where the cabinetry was not replaced in the past and there are some cabinetry that has been damaged.

It is recommended that about 25% of the casework at this campus be removed and replaced with new casework.

### 41. Interior Windows

The existing interior windows are in good condition.

### 42. Specialty Partitions

Not applicable.

### 43. Other Restrooms Finishes/Accessories/ Fixtures

Not applicable.

### 44. Drinking Fountains at Sinks

The existing sinks in the classrooms already have compliant drinking fountains with the exception of a few sinks.

25% of the existing sinks should be upgraded to house drinking fountains.

### 45. Electrical Power Distribution

There are no reported issues at this campus.

### 46. Data Network

There are no reported issues with the network at this time.

## **Functionality Assessment**



### 47. Administration Office

The existing administrative spaces meet the requirements of the District at the time of this report.

### 48. Teacher Workroom/Lounge

This space meets the needs of the District at this time.

### 49. Cafeteria and Kitchen

The campus has a very small cafeteria for the



current student population with serving kitchen. The existing cafeteria and kitchen are in poor condition.

It is recommended that the cafeteria and kitchen be completely altered and renovated.



**50. Library**

The existing library is in poor condition.

It is recommended that the library be upgraded and reconfigured to meet the District standard for a collaborative space with the addition of a wellness center.

**51. General Classrooms**

There appears to be an adequate amount of classrooms that are properly sized. The kindergarten classrooms are in poor condition.

It is recommended that the Kindergarten classrooms be fully renovated.



**52. Science Rooms**

Not applicable.

**53. Art Rooms**

Not applicable.

**54. CTE and Specialty Rooms**

Not applicable.

**55. Auditorium/Theater/Gymnasium**

Not applicable.

**56. Music/Band Rooms**

Not applicable.

**57. Student Restrooms**

There are an adequate number of restrooms and fixtures disbursed through the campus.

**58. Staff Restrooms**

There appear to be an adequate number of restrooms distributed through the campus.



**59. Portable or Modular Classrooms**

There is not need for additional modular classroom at the time of this report.



### 60. Covered Walkways

This campus does not have covered walkways to all classrooms and specialty rooms. There are locations where the occupants moving from one classroom to another locate will not stay dry during rain.

It is recommended that new covered walkways be installed throughout this campus.

### 61. Other Rooms/Spaces

Not applicable.

### 62. Campus Layout

There is a need for covered walkways. There is a need for a new large covered shade structure adjacent to the Multi-Purpose room. It would be desirable to expand the front parking lot to allow for additional parking and a longer stacking area for the parents at drop off and pick up.

The District would benefit from adding solar panels on solar shade structures installed in the parking lot.





# Existing Robert Sanders Elementary

3411 Rocky Mountain Drive  
 San Jose, CA 95127

Mount Pleasant Elementary School District

■ EXISTING BUILDING



# Proposed Robert Sanders Elementary

3411 Rocky Mountain Drive  
 San Jose, CA 95127

Mount Pleasant Elementary School District

- EXISTING BUILDING
- RENOVATED STRUCTURE
- NEW STRUCTURE



## Robert Sanders Elementary

Construction Item	Quantity	Unit	Cost	Total Estimated Cost
<b>Site</b>				
1. Parking and Traffic Flow and Paving	46,000	sf	35.00	\$1,610,000
2. Site ADA Path of Travel Compliance	1	ls	25,000.00	\$25,000
3. Play Equipment	0	ls	150,000.00	\$0
4. Paved Hardcourt Play Area	65,000	sf	15.00	\$975,000
5. Turf/Field Play Area	215,000	sf	23.00	\$4,945,000
6. Landscaping and Irrigation	0	sf	2.00	\$0
7. Fencing and Security	0	lf	300.00	\$0
8. Trash Enclosure	0	ls	85,000.00	\$0
9. Site Utilities	130,000	sf	20.00	\$2,600,000
10. Main Electrical Service	0	ls	200,000.00	\$0
11. Storm Drainage	0	sf	0.50	\$0
12. Site Lighting	0	ls	65,000.00	\$0
13. Concrete Walkways	7,500	sf	35.00	\$262,500
14. Basketball Backstops/Ballwalls/Misc. Play Apparatus	0	ea	3,500.00	\$0
15. Bleacher/Stadiums/Dugouts/Synthetic Track and Field	0	ls	0.00	\$0
16. Shade Structures	1	ls	300,000.00	\$300,000
17. Signage	1	ls	35,000.00	\$35,000
<b>Total Site</b>				<b>\$10,752,500</b>
<b>Building Exterior</b>				
18. Exterior Building Finishes	55,000	sf	18.00	\$990,000
19. Roofing Facias, Gutter and Soffits	55,000	sf	35.00	\$1,925,000
20. Exterior Painting	55,000	sf	11.00	\$605,000
21. Exterior Windows	0	sf	44.00	\$0
22. Exterior Doors and Hardware	0	ea	3,500.00	\$0
23. Drinking Fountains	3	ea	15,000.00	\$45,000
<b>Total Building Exterior</b>				<b>\$3,565,000</b>
<b>Building Interior</b>				
24. Student Restrooms Finishes/Accessories/Fixtures	4	ea	120,000.00	\$480,000
25. Staff Restrooms Finishes/Accessories/Fixtures	3	ea	120,000.00	\$360,000
26. Heating Ventilating and Air Conditioning	4,000	sf	50.00	\$200,000
27. Interior Lighting	0	sf	14.00	\$0
28. Electrical Power Distribution	1	ls	50,000.00	\$50,000
29. Data Network	1	ls	125,000.00	\$125,000
30. Camera Surveillance	55,000	sf	3.00	\$165,000
31. Communication System	0	ls	250,000.00	\$0
32. Fire Alarm	0	sf	45.00	\$0
33. Clocks	55,000	sf	3.50	\$192,500
34. Speakers/Bell/PA	55,000	sf	3.50	\$192,500
35. Interior Wall Finishes	55,000	sf	19.50	\$1,072,500
36. Flooring	55,000	sf	14.00	\$770,000
37. Tackable Walls	11,000	sf	20.00	\$220,000
38. Ceilings	55,000	sf	9.50	\$522,500
39. Interior Doors and Hardware	0	ea	3,500.00	\$0
40. Casework	13,750	sf	14.00	\$192,500
41. Interior Windows	0	sf	25.00	\$0
42. Specialty Partitions	0	sf	0.00	\$0
43. Office/Work Room/Lounge	0	sf	600.00	\$0
44. Drinking Fountains at Sinks	12	ea	1,500.00	\$18,000
45. Electrical Power Distribution	0	ls	50,000.00	\$0
46. Data Network	0	ls	125,000.00	\$0
<b>Total Building Interior</b>				<b>\$4,560,500</b>

<b>Construction Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Cost</b>	<b>Total Estimated Cost</b>
<b>Functionality Assessment</b>				
47. Administration Office	0	sf	600.00	\$0
48. Teacher Workroom/Lounge	0	sf	600.00	\$0
49. Cafeteria and Kitchen	4,000	sf	600.00	\$2,400,000
50. Library	2,500	sf	600.00	\$1,500,000
51. General Classrooms	3,500	sf	1,000.00	\$3,500,000
52. Science Classrooms	0	sf	750.00	\$0
53. Art Rooms	0	sf	750.00	\$0
54. CTW and Specialty Classrooms	0	sf	750.00	\$0
55. Auditorium/Theater/Gymnasium	0	sf	1,000.00	\$0
56. Music/Band Rooms	0	sf	750.00	\$0
57. Student Restrooms	0	sf	1,000.00	\$0
58. Staff Restrooms	0	sf	1,000.00	\$0
59. Modular Classrooms	0	sf	800.00	\$0
60. Covered Walkways	250	lf	650.00	\$162,500
61. Other rooms/spaces	0	sf	800.00	\$0
62. Campus Layout including solar	1	ls	1,500,000.00	\$1,500,000
<b>Total Functionality Cost</b>				<b>\$9,062,500</b>
<b>Subtotal Construction Costs</b>				<b>\$27,940,500</b>
<b>Construction Contingency 10%</b>				<b>\$2,794,050</b>
<b>Soft Costs 18%</b>				<b>\$5,532,219</b>
<b>Total Revised Master Planning Needs at Robert Sanders Elementary</b>				<b>\$36,266,769</b>

Update Cost as of 2/24/25