Mt. Pleasant Elementary School District

Facilities Needs Assessment & Master Plan

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Prepared By:

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Mt. Pleasant School District

Facilities Needs Assessment & Master Plan

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Introduction

The Mt. Pleasant Elementary School District commissioned Sugimura Finney Architects, Inc. to prepare the District's Needs Assessment and Master Plan report for 2012. The objectives of this report are to review the current state of all of the District’s school sites, including the District office and the Maintenance and Operations. In addition, District personnel and Sugimura Finney Architects have met to develop a set of facility standards that all of the District’s facilities should meet as a goal. The existing sites have been compared to the new District standards and as a result, this Master Plan attempts to bring all sites up to these criteria. Obtaining staff and community input was deemed a critical part of this survey process.

Sugimura Finney Architects, Inc., headed by Mark C. Finney, AIA has been involved in many school renovation projects for over twenty years. His firm, Sugimura Finney Architects was established at Higgins and Root Architects in 1957. The school site principals solicited input from their staff and the associated community members and met with Sugimura Finney Architects to discuss current needs for each site. In addition to this meeting, Sugimura Finney Architects has received input from District staff and from the District’s construction and maintenance departments. Based on the input, we have prepared recommendations for future improvements along with estimated costs for these improvements. The Needs Assessment Report will serve as a working tool guiding the District’s future improvement projects.
Executive Summary

This Facilities Needs Assessment prepared for the Mt. Pleasant School District has been created for the intention of completing critical modernization needs. This package attempts to clarify monies spent thus far from Bond Measures and will help outline what is still needed at each of the Mt. Pleasant school sites which would be funded from a future Bond Measure. The Mt. Pleasant Board of Education requested this report that best outlines the ongoing needs established through exhaustive site studies, historical data and interviews with District personnel.

The Board of Education has surmised that more money is needed to continue physical improvements to each of the School District campuses, including expanded parking areas, updated technology systems, latest “green” advances, alterations that would meet the Americans for Disabilities Act (ADA) and updating campus buildings that better comply with Title 24 Energy requirements. Even though all campuses have full automatic fire alarm systems, the need for updating all fire alarm systems at all campuses is a high priority. Additionally, it is our opinion that it is in the best interest of the School District to install some form of cost savings that can return steady dollars back to the general fund in the form of consistent energy savings. It is recommended that solar panel (photovoltaics) be installed at selective sites where existing conditions will allow.

The information contained in this Needs Assessment/Master Plan Report is the result of a series of inspections of the sites performed by SFA, as well as many meetings between the SFA team and staff at both the District and site level. SFA has also provided architectural services at many of the sites in the past within the MT. Pleasant School District. The SFA team worked closely and reviewed all recommendations with District staff.

The SFA staff met, again, with the head of maintenance and facilities, to review any known maintenance issues that are currently affecting each campus.

The updated Needs Assessment reports the amount of work that is needed at all of the existing sites.
While the past sources of money allowed for improvements to all of the sites, there are still several areas that need to be addressed. Addressing these unfinished items as well as establishing District-wide standards and providing solutions to bring all District facilities to these standards is the focus of this report.

These areas include:

**Infrastructure**
- Underground utility replacement (water, sewer and gas): these facilities are over 40 years old, on average, and should be replaced
- Expansion or upgrade of core facilities, i.e. restrooms
- Window replacement - existing single pane windows should be replaced with double pane glazing for energy efficiency
- Air conditioning – ensure that all facilities are air conditioned and are in working order
- Expand parking and drop-off areas for student safety
- Voluntary Seismic Upgrades
- Installation of Photovoltaics
- Replace failing roofs

**Educational Program Issues/Campus Planning**
- Review and enlarge inadequately sized rooms such as Libraries, Classrooms, Student Service areas and Cafeterias
- Replace selected portable classrooms with new portable classrooms
- Provide covered walkways to portable classrooms
- Relocate existing Portable Classrooms in a more logical layout

**Exterior Appearance**
- Provide architectural features to update the look of these 40 year old facilities to make the facilities more pleasing to the neighborhood in establish a more effective sense of student pride.

**Site Security**
- Although there are several non-construction related issues that will be pursued as an on-going challenge to bring all of the schools to a higher level of safety and security, many additional construction related issues
will be necessary to make all of the school safer such as the expansion and in-fill of perimeter fencing.

**Seismic Assessment**

- Hohbach Lewin, Inc. Structural Engineers has performed a qualitative seismic evaluation of the Mt. Pleasant Elementary School District’s existing building stock. The entire school site is not evaluated in most cases due to the unavailability of as-built drawings. Their report included only buildings for which as-built structural drawings are available. Buildings were evaluated based on Hohbach Lewin’s experience evaluating similarly constructed buildings of similar vintage. In most cases all schools rated “Good” or “Deficient, but acceptable” (a full report is available upon request) with the exception of Valle Vista School which has a slightly lower evaluation.

- In short, potential seismic deficiencies are identified. More detailed study (beyond the scope of the Seismic Evaluation) is needed to confirm the presence of identified potential deficiencies and to determine what, if any, seismic retrofit measures should be incorporated into anticipated upcoming Modernization projects.

**PROCESS**

- Reviewed improvements from previous construction projects funded by other sources
- Visited each of the sites concerned and recorded our findings
- Met with Maintenance, and custodial staff
- Established standards for cafeterias, libraries, classrooms, and student support service for the Mt. Pleasant School District
- Drafted preliminary recommendations
- Reviewed preliminary recommendations with the District staff
- Hired a roofing consultant to review all existing sites
- Hired a Structural Engineer to prepare a seismic report for all sites
- Prepared construction cost estimates
- Drafted Final Report
CRITERIA FOR EVALUATION

The Mt. Pleasant School District goal is that all sites should provide similar facilities for all of the District’s students based on standards established by this report. In assessing each site, it is important to consider enrollment, staff size, and available space on the site, and special programs that may be offered which may affect the proposed master plan.

SUMMARY OF OBSERVATIONS

The following are some general observations of all of the District’s facilities.

Infrastructure

Underground utilities at all of the older sites are between 40 to 50 years old. Maintaining these systems has been an ongoing maintenance issue and will continue to be if not replaced.

Several of the older sites have parking lots that are inadequate for the increasing number of staff and visitors, causing a significant impact on surrounding neighborhoods. Designated drop-off areas for students are also inadequate creating safety concerns.

Many of the sites have major energy efficiency concerns including lack of insulation, inefficient mechanical systems and single paned window systems.

Replacing antiquated systems, adding insulation, changing window glazing to double glazing, and repairing or installing energy management systems will have a positive effect on energy usage throughout the District. Adding photovoltaics to each site will give the opportunity for utility savings.

Restrooms throughout the older campuses have been upgraded at times over the years to meet the requirements of the American with Disabilities Act. There are several toilet rooms that need full modernization. In the process of upgrading these facilities and with increasing enrollment, the current fixture counts may not meet the current building code requirements. Adding new restroom facilities will help alleviate this problem.
The Field Act governs public school construction in California. This act mandates higher standards for seismic safety than is required for other types of buildings built in California. The existing older buildings in the Mt. Pleasant School District were reviewed by a California Licensed Structural Engineering firm to determine how these buildings measure up to the current Field Act requirements. While there is not need for concern regarding the structural integrity of the older buildings, it was determined that, due to the construction methods used when these buildings were built, there are some areas that could benefit from voluntary seismic upgrades if possible.

Educational Program Issues/Campus Planning

Classrooms throughout the Mt. Pleasant School District has received some upgrades and provide positive learning environment for the students. The remaining improvements include upgrades to ceiling finishes, some flooring, some cabinetry, doors, hardware and paint. Some classrooms have either movable wall systems or no walls dividing classrooms. As the District teaching environment now necessitates sound attenuation between the classrooms, adding sound walls between classrooms is desired.

Portable Classrooms older than 15 years need to be inspected and evaluated for replacement. Ultimately replacing all of the portable classrooms older than 15 years would be desirable, but due to economic restrictions, not all classrooms will be able to be replaced with the current construction funds available.

Several Portable Classrooms were added quickly to most of the school sites in the past. It appears that many of the Portable Classrooms were added at convenient locations, perhaps based on the location of existing utilities. It is likely that a Portable Classroom was added to a campus without looking into the future for the possibility that more Portable Classrooms would be added to the site. As a consequence, several of the existing campus sites have clusters of Portables in areas that become disjointed with the original permanent school buildings. This Master Plan includes suggested alterations to several of the existing campuses that include a combination of relocation and replacement of Portable Classrooms with more attention to the campus needs and with what we hope is a more thoughtful approach to site design. Some portables at leased.
is our recommendation that the District replace these portables with new purchased portables or buy out the existing lease. This will give the District long term cost savings.

The libraries and computer labs at a couple of the sites are housed in converted classrooms or are in need of modernization. Renovations, reconstruction and/or additions to some of these libraries will create a more desirable learning environment.

Some of the cafeterias and a gymnasium are undersized and/or have not been renovated in over 40 years. Modernization and new construction will eliminate this problem.

Student Support Areas (Administration Buildings) at many of the campuses have been renovated to meet the current District standards. Some sites still have inadequate facilities that need to be brought up to the new standards established by this report either through modernization or new construction.

It is apparent, during the time of this report, that the District grade configuration study may change the existing school grade levels at some of the existing campuses. This Master Plan does not contain solutions to these potential grade level changes. There may need to be additional alterations to the effected campuses that are not identified in this Master Plan. The Master Plan does not accommodate leased Charter or Private Schools.

**Exterior Appearance/Landscape**

As with any building that is between 40 to 50 years old, the schools in the Mt. Pleasant School District are showing their age architecturally. These facilities can be upgraded significantly by adding architectural features such as expanded entries, signage, adding cement plaster coatings to currently “dated” textured exterior walls, re-painting with contemporary color schemes, construction of new buildings, and upgrading landscaping around the campus.

These upgrades 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.
This report includes an estimated project summary cost for each site. Several components make up the Total Project Cost which includes the following:

- Construction Cost – estimated cost for construction
- Escalation – to cover increased construction
- Construction Contingency – to cover the cost of unforeseen items or design scope changes
- Soft Costs – Architects fees, Department of the State Architect plan check fees, Testing and Inspections, Project Management, Reports, Surveys, and Printing
- Interim Housing – Temporary Housing for students and staff displaced during the construction
# Updated Project Cost Summary Per Site

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<th>Master Plan Category B/ All Others</th>
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Ida Jew Academies School - Master Planning Evaluation

Analysis

Ida Jew Academies School, located at 1944 Flint Avenue in San Jose, was constructed as single story wood framed buildings in the early 1970’s.

Parking and Traffic

Ida Jew Academies School’s parking lot was designed at a time when most students either walked to school or rode buses. With most students being dropped off and picked up by their parents, the entire traffic and parking situation needs to be revised to meet today’s needs. Currently there are serious safety issues. The parking lot is too small to accommodate traffic and parking needs as well as safe loading of children.

It is recommended that the existing parking area be re-designed to allow for safe loading and unloading of students. The parking area should be enlarged or reconfigured to allow for additional parking.

Site ADA Compliance

There are several paved areas at this campus where cracking and uneven pavement have become a tripping hazard. Uneven pavement also makes traveling between buildings difficult for the physically challenged students, visitors and teachers.

It is recommended that all uneven and cracked pavement be replaced to the nearest construction joint through-out Ida Jew Academies School.

Play Equipment

The existing basketball standards have exceeded their intended use.

It is recommended that all basketball standards be replaced.

Paved Play Area

The existing paving has moisture damage and needs to be replaced.

It is recommended that the existing AC pavement at the play area be removed and replaced.

Turf Play Area

The existing turf is for the most part green. The base of the turf area is uneven, with several holes and tripping hazards.

It is recommended that the turf be leveled, removed of vermin, and replaced with new sod.

Landscaping and Irrigation

The existing irrigation systems have been patched and moved over the years. The existing backflow
It is recommended that irrigation and planting be installed throughout all existing planters and landscaped areas and the irrigation system be replaced in its entirety.

**Fencing and Security**

Currently, the campus is not secure against unwanted visitors at Ida Jew Academies School. There are several gaps in the perimeter fencing. A special study is needed for this campus in the area of security. Effort toward securing this campus will continue to occur, at this site, such as San Jose City police coordination, landscape alterations to avoid hidden areas, fencing security, locked gates, intruder verification at the entries, as well as the pursuit of technological solutions, including telephone, intercom/speaker, intruder location via sound, sound intrusion alarm systems, as well as motion devices.

It is recommended that the perimeter of the campus be studied and completely reconfigured. It is also recommended that all public access areas at this campus be gated and locked for security during campus hours.

**Trash Enclosure**

The trash enclosure is inadequate and does not currently meet the needs of this site.

It is recommended that a new trash enclosure be constructed at this site.

**Site Utilities**

Underground utilities supplying gas and water to the site are over 40 years in age. The existing sewer system is composed of an antiquated clay piping system which allows tree roots to grip and break existing underground piping. These underground utilities have surpassed their intended service life. Replacing the underground utilities will drastically reduce the need for ongoing maintenance of these systems.

There are several exposed electrical conduits on roofs and covered walkways. These conduits add weight to the existing structure as well as create roofing maintenance problems.

It is recommended that all existing underground utilities older than 40 years be replaced with new utility systems. It is also recommended that all sewer piping be replaced with new. It is recommended that all exposed electrical conduits and gas lines be re-routed into the ground.

**Main Electrical Service**

This site has a sufficient power supply. There is no need for any upgrades at this time.

**Storm Drainage**

Currently, rain water pours off the sloped roofs onto the ground without control. There are several areas at Ida Jew Academies School that pond during heavy rains. There are rain water leaders that do not have clean-outs.

It is recommended that a gutter and rain water leader system be added to collect rain water. A more thorough storm drainage loading calculation is needed for this site to further evaluate the current underground storm water system. New site drainage will be needed as well as rain water leader tie-ins and clean-outs.

**Site Lighting**
Existing exterior lighting is inadequate throughout this campus.

It is recommended that new site lighting be added throughout Ida Jew Academies School.

**Flatwork**

The existing concrete walkway system appears to handle foot traffic well at the site; however several areas of the existing walkways have cracks and other signs of deterioration.

It is recommended that large cracked areas of the existing walkways be replaced to the nearest expansion joint.

**Covered Eating Structure**

Ida Jew Academies school is in great need of additional covered eating areas to protect again the sun and possibly light rains.

It is recommended that new outdoor covered eating structures be added to accommodate a portion of the student population during the lunch break.

**Asbestos Abatement**

Although independent reports provided by the School District indicate that all known and tested exposed asbestos has been removed or encapsulated, there is likely some remaining encapsulated asbestos at various locations at Ida Jew Academies School.

It is recommended that any asbestos that becomes exposed in some manner in the future, either by accident or future construction be removed entirely.

**Seismic Upgrade and Dry rot**

There is some dry rot at existing covered walkways and other select areas of the campus.

The campus main building received a rating of 2.0 (deficient, but acceptable) on the seismic evaluation report.

**Roofing**

The perimeter detailing, including the mansard, is not up to today’s standards. There are splits at the lap joints of the metal edge that could allow water to penetrate the roof system. The roof was coated between 1999 and 2003. This one ply reinforced roof coating was placed over an insulation board. The reflective surfacing has broken down and deteriorated. At the corners of the roof, the wooden crickets stop short and there wasn’t any insulation crickets added to move water to the drain. Water consequently ponds.

It is recommended to tear off all flat roofs to the wood deck. Install new Stressply modified bitumen built up roof system with a White Star coating.. Install ANSI-SPRI E-1 perimeter flashing as required.
Covered Walkways

Each of the classroom and support buildings were designed as free-standing buildings. When it rains, students cannot travel from one building to another without getting wet from the rain.

It is recommended that covered walkways be added to connect existing buildings.

Exterior Painting

The existing exterior paint on the exterior walls, trim, doors and frames is fading and beginning to crack and chip in several locations. The existing cement plaster at several locations shows signs of severe cracks and holes.

It is recommended that the entire school campus be patched as necessary to prepare for paint with spot priming with two finish coats of paint.

Building Insulation and Windows

The original campus buildings were constructed in an era when natural resources were inexpensive. Windows are single glazed throughout and insulation does not currently meet new construction standards. Many of the wood windows have been improperly glazed. Many of the existing windows are louvered.

It is recommended that insulation be added to all exterior walls and added to all ceiling cavities. Some or all of the existing windows should be replaced. It is recommend that the louvers be removed from the existing windows.

Exterior Doors and Hardware

Many of the exterior doors are missing door holder and other miscellaneous trim. Existing locks do not currently meet recommended District safety requirements where the classroom door can be locked from the inside should there be a “code red” alert at this site.

It is recommended that the doors be reviewed for hardware trim deficiencies so that new trim can be properly added to the deficient doors. It is also recommended that all door hardware, handles and latching be removed and replaced with new hardware that allows the occupants inside the classroom to lock the door from the inside without opening the door.

Restrooms

Pending CPC toilet room count. Wall and floor finishes, such as ceramic tile are missing and or have been replaced with different tile colors and have outlived their expected life expectancy for all toilet rooms.

It is recommended that all toilet room finishes be replaced with new finishes. Additional toilet facilities may need to be added pending the CPC study based on a student body count and staff count.

Flooring

Floor tile is original in most of the classrooms and other auxiliary spaces. Floor carpeting is approaching its intended usage.

It is recommended that all floor finishes be replaced with new floor finishes throughout the campus.
Tackable Walls

Tackable walls are quite often installed at new schools or added during modernization of the existing campus. Other than the permanent modular classrooms, Ida Jew Academies school does not have tackable wall material in classrooms, typically.

It is recommended that all classrooms install tackable wall material at one entire wall, typically.

Interior Wall Finishes

Interior wall finishes, including acoustical wall tile, vinyl wall material show wear and tear.

It is recommended that all wall finishes be replaced with new wall finishes at all of the campus buildings.

Ceilings

Several ceilings show past stains from various historical maintenance issues, including past water leaks. Some ceiling tiles have loosened over the years.

It is recommended that ceiling finishes be studied and replaced as needed. Many of the ceiling tiles could be re-adhered using a retrofit system of staples into the substrate. All suspended ceilings should have ceiling tile replacement.

Cabinetry

Most of the cabinetry shows signs of wear. Some countertops are delaminating. Some drawers and doors are sagging or simply don’t function properly.

It is recommended that all cabinetry in the permanent classrooms and student support service areas be replaced.

Drinking Fountains

Although some new ADA compliant exterior drinking fountains were added over the years, there are not enough exterior ADA compliant drinking fountains.

It is recommended that additional ADA compliant exterior drinking fountains be added.

Heating Ventilating and Air Conditioning

The current HVAC system is not reliable and needs constant upkeep from the maintenance staff. Additionally, the Energy Management System has not been working efficiently and consistently.

It is recommended that the EMS system be studied and possibly replaced. The existing HVAC units will need to be replaced at several locations. It is recommended that rooms 1 thru 13 replace existing heat pumps with rooftop HVAC units. Replacing the ceilings will be required with this alternation.

Interior Lighting

The current interior lighting adequately performs and meets the minimum requirements expected.
There is no need for changes to the interior lighting system.

**Data Network**

Several of the existing IDF’s do not meet the following District Standards: NEMA-5, Air Conditioned Space, UPS, Fiber Uplink, enclosures, or are alarmed. The MDF is generally set up well, however the storage room is dusty and holds a lot of old material. Several of the IDF locations need to be reviewed. It requires cleaning and removal of some wooden cases. The back of the Rack is hard to get to.

It is recommended that the MDF room being reconfigured appropriately for the MDF rack. Also, all IDF’s should be upgraded to meet District Standards.

**Video Network**

The existing video networking is inconsistent and patched over the years.

It is recommended that a new video network system be installed to all classrooms and other student learning areas.

**Communication System**

The existing communication system does not meet the needs of the school.

It is recommended that the existing communications system be updated with the latest technological advancements.

**Fire Alarm**

Although the School is not in violation of current codes, the existing fire alarm system would not meet code once renovations are made at this campus as it is required to upgrade the fire alarm system to a fully automatic fire alarm system once construction begins at this site.

It is recommended that a new full automatic fire alarm system be installed during the first major renovation to this site.

**Portable Classrooms**

There are a few older portable classrooms at this site.

It is recommended that the existing portable classrooms be incorporated in to a new classroom building.

**Library**

The current library has not be renovated since it was constructed.

The existing Library Space should be renovated.

**Office/Work Room/Lounge - Student Support Services**

The current spaces in the administration are worn and too small. These spaces were originally designed over forty years ago when student service needs were different than the needs of today. The existing staff lounge and work rooms are too small.
It is recommended that the existing administration spaces be altered to allow for a newly functioning and logical space reconfiguration. Additional space needs to be added to accommodate a larger staff lounge and work room.

Cafeteria/Kitchen

The existing cafeteria/MUR and kitchen need to be upgraded. The in-wall tables have past their indented lifespan. The existing basketball backstops are falling apart. Flooring and ceiling finishes are in need of replacing.

It is recommended that these spaces need full modernization.

Storage

There is currently several small on-site locations for storage, however, there is a need for additional storage.

It is recommended that a new free-standing storage building be constructed at this site.

Clocks/Bells/Speakers

The current clocks and bell and speaker system has outlasted its intended lifespan.

It is recommended that the existing clock, bell and speaker system be replaced.

Campus Planning

This site currently shares the campus with another school that leases some of the existing portable classrooms. Currently they share the administration space. It would be desirable to reconstruct a new dedicated administration area for this campus to allow for individuality of the school.

There are several retractable walls in many of the classrooms. It is recommended that these walls be reconstructed with new permanent walls with sound attenuation.

It would be cost-effective for the School District to either purchase the existing portable classrooms that are being leased.

It is desirable for the installation of photovoltaics at this campus. As the District’s general fund is budgeted tightly more and more, alternative energy savings are needed.
## Estimated Cost of Construction - Ida Jew School

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<td>Quantity</td>
<td>Unit</td>
<td>Cost</td>
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<td>Cat B</td>
</tr>
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<td>----------</td>
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**Total Modernization** $2,030,088 $5,205,580

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<td>$0</td>
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**Total New Construction** $885,000 $0

Subtotal Construction Costs

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<th>Construction Contingency 10%</th>
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</thead>
<tbody>
<tr>
<td>Soft Costs (Design, Testing, DSA, Printing etc.) 15%</td>
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</table>

Total Master Planning Needs at Ida Jew $4,525,649 $8,840,554
Mt. Pleasant Elementary School - Master Planning Evaluation

Analysis

Mt. Pleasant School, located at 14275 Candler Avenue in San Jose, was constructed as single story wood framed buildings in the late 1950’s.

Parking and Traffic

Mt. Pleasant School’s parking lot was designed at a time when most students either walked to school or rode buses. With most students being dropped off and picked up by their parents, the entire traffic and parking situation needs to be revised to meet today’s needs. Currently there are serious safety issues. The parking lot is too small to accommodate traffic and parking needs as well as safe loading of children.

It is recommended that the existing parking area be re-designed to allow for safe loading and unloading of students. The parking area should be enlarged or reconfigured to allow for additional parking.

Site ADA Compliance

There are several paved areas at this campus where cracking and uneven pavement have become a tripping hazard. Uneven pavement also makes traveling between buildings difficult for the physically challenged students, visitors and teachers.

It is recommended that all uneven and cracked pavement be replaced to the nearest construction joint through-out Mt. Pleasant School.

Play Equipment

The existing play equipment is approaching its intended use.

It is recommended that all play structures be removed and replaced within the next five years.

Paved Play Area

The existing paving has moisture damage and needs to be replaced.

It is recommended that the existing AC pavement at the play area be removed and replaced.

Turf Play Area

The existing turf is for the most part green. The base of the turf area is uneven, with several holes and tripping hazards.

It is recommended that the turf be leveled, removed of vermin, and replaced with new sod.

Landscaping and Irrigation

The existing irrigation systems have been patched and moved over the years. The existing backflow preventer is older.

It is recommended that irrigation and planting be installed throughout all existing planters and landscaped
areas and the irrigation system be replaced in its entirety.

Fencing and Security

Currently, the campus is not secure against unwanted visitors at Mt. Pleasant School. There are several gaps in the perimeter fencing. A special study is needed for this campus in the area of security. Effort toward securing this campus will continue to occur, at this site, such as San Jose City police coordination, landscape alterations to avoid hidden areas, fencing security, locked gates, intruder verification at the entries, as well as the pursuit of technological solutions, including telephone, intercom/speaker, intruder location via sound, sound intrusion alarm systems, as well as motion devices.

It is recommended that the perimeter of the campus be studied and completely reconfigured. It is also recommended that all public access areas at this campus be gated and locked for security during campus hours.

Trash Enclosure

The trash enclosure is inadequate for this site does not meet the needs of the school.

It is recommended that a new trash enclosure be constructed.

Site Utilities

Underground utilities supplying gas and water to the site are over 40 years in age. The existing sewer system is composed of an antiquated clay piping system which allows tree roots to grip and break existing underground piping. These underground utilities have surpassed their intended service life. Replacing the underground utilities will drastically reduce the need for ongoing maintenance of these systems.

There are several exposed electrical conduits on roofs and covered walkways. These conduits add weight to the existing structure as well as create roofing maintenance problems.

It is recommended that all existing underground utilities older than 40 years be replaced with new utility systems. It is also recommended that all sewer piping be replaced with new. It is recommended that all exposed electrical conduits and gas lines be re-routed into the ground.

Main Electrical Service

This site has a sufficient power supply. One of the transformers adjacent to the portable classrooms is very loud.

It is recommended that the transformer next to the portable classrooms be replaced.

Storm Drainage

Currently, rain water pours off the sloped and flat roofs onto the ground without control. There are several areas at Mt. Pleasant School that pond during heavy rains. There are rain water leaders that do not have clean-outs.
It is recommended that a gutter and rain water leader system be added to collect rain water. A more thorough storm drainage loading calculation is needed for this site to further evaluate the current underground storm water system. New site drainage will be needed as well as rain water leader tie-ins and clean-outs.

**Site Lighting**

Existing exterior lighting is inadequate throughout this campus.

It is recommended that new site lighting be added throughout Mt. Pleasant School.

**Flatwork**

The existing concrete walkway system appears to handle foot traffic well at the site; however several areas of the existing walkways have cracks and other signs of deterioration.

It is recommended that large cracked areas of the existing walkways be replaced to the nearest expansion joint.

**Covered Eating Structure**

Mt. Pleasant school is in great need of additional covered eating areas to protect against the sun and possibly light rains.

It is recommended that new outdoor covered eating structures be added to accommodate a portion of the student population during the lunch break.

**Asbestos Abatement**

Although independent reports provided by the School District indicate that all known and tested exposed asbestos has been removed or encapsulated, there is likely some remaining encapsulated asbestos at various locations at Mt. Pleasant School.

It is recommended that any asbestos that becomes exposed in some manner in the future, either by accident or future construction be removed entirely.

**Seismic Upgrade and Dry rot**

There is some dry rot at existing covered walkways and other select areas of the campus. Only one building was evaluated as there were a lack of available structural drawings for most of this site. Wing 7 received a subjective rating of 1.0 (good) on the seismic evaluation report.

**Roofing**

The perimeter of the roof in in fair condition. The roofing was installed in 2002. The two roof sections that were overlayed in 2011 are beyond their expected lifecycle. The coating has significantly grayed and is porous. There are splits and holes in the coating. These two sections
should be replaced in the next 2 to 3 years. The 2 1/2 wings that were re-roofed in 2002 are in good shape. The flashing should be re-flashed. It is recommended to tear off the two roof sections to the wood deck. Install new sumped drains at existing locations and tie into the existing below deck leaders. Install new Stressply modified bitumen built-up roof system in Weatherking cold adhesive. Install ANSI-SPRI E-1 perimeter flashing as required by the CBC. Install Title 24 compliant roof coating on all surfaces. This solution comes with a 30 year NDL warranty on all roof sections.

Covered Walkways

Most of the permanent classrooms are inside one large structure. There are portable classrooms and other buildings at the site without attached covered walkways or large overhangs. When it rains, students cannot travel from one building to another without getting wet from the rain.

It is recommended that covered walkways be added to connect existing buildings.

Exterior Painting

The existing exterior paint on the exterior walls, trim, doors and frames is fading and beginning to crack and chip in several locations. The existing cement plaster at several locations shows signs of severe cracks and holes.

It is recommended that the entire school campus be patched as necessary to prepare for paint with spot priming with two finish coats of paint.

Building Insulation and Windows

The original campus buildings were constructed in an era when natural resources were inexpensive. Windows are single glazed throughout and insulation does not currently meet new construction standards. Many of the wood windows have been improperly glazed. Upper windows are in need of replacement.

It is recommended that insulation be added to all exterior walls and added to all ceiling cavities. Some or all of the existing windows should be replaced, especially the upper windows.

Exterior Doors and Hardware

Many of the exterior doors are missing door holders and other miscellaneous trim. Existing locks do not currently meet recommended District safety requirements where the classroom door can be locked from the inside should there be a “code red” alert at this site.

It is recommended that the doors be reviewed for hardware trim deficiencies so that new trim can be properly added to the deficient doors. It is also recommended that all door hardware, handles and latching be removed and replaced with new hardware that allows the occupants inside the classroom to lock the door from the inside without opening the door.
Restrooms

Pending CPC toilet room count. Wall and floor finishes, such as ceramic tile are missing and or have been replaced with different tile colors and have outlived their expected life expectancy for all toilet rooms.

It is recommended that all toilet room finishes be replaced with new finishes. Additional toilet facilities may need to be added pending the CPC study based on a student body count and staff count. The existing staff and student restrooms need to be enlarged.

Flooring

Floor tile is original in most of the classrooms and other auxiliary spaces. Floor carpeting is approaching its intended usage.

It is recommended that all floor finishes be replaced with new floor finishes throughout the campus.

Tackable Walls

Tackable walls are quite often installed at new schools or added during modernization of the existing campus. Other than the permanent modular classrooms, Mt. Pleasant school does not have tackable wall material in classrooms, typically.

It is recommended that all classrooms install tackable wall material at one entire wall, typically.

Interior Wall Finishes

Interior wall finishes, including acoustical wall tile, vinyl wall material show wear and tear.

It is recommended that all wall finishes be replaced with new wall finishes at all of the campus buildings.

Ceilings

Several ceilings show past stains from various historical maintenance issues, including past water leaks. Some ceiling tiles have loosened over the years. Some of the “popcorn” ceilings need to be removed and refinished.

It is recommended that ceiling finishes be studied and replaced as needed. Many of the ceiling tiles could be re-adhered using a retrofit system of staples into the substrate. All suspended ceilings should have ceiling tile replacement.

Cabinetry
Most of the cabinetry shows signs of wear. Some countertops are delaminating. Some drawers and doors are sagging or simply don’t function properly.

It is recommended that all cabinetry in the permanent classrooms and student support service areas be replaced.

**Drinking Fountains**

Although some new ADA compliant exterior drinking fountains were added over the years, there are not enough exterior ADA compliant drinking fountains.

It is recommended that additional ADA compliant exterior drinking fountains be added.

**Heating Ventilating and Air Conditioning**

The current HVAC system is not reliable and needs constant upkeep from the maintenance staff. Additionally, the Energy Management System has not been working efficiently and consistently. The exposed ductwork on the roof is in need of replacement.

The existing HVAC units will need to be replaced at several locations. The existing exposed ductwork should be avoided in future replacement.

**Interior Lighting**

The current interior lighting adequately performs and meets the minimum requirements expected.

There is no need for changes to the interior lighting system.

**Data Network**

Several of the existing IDF’s do not meet the following District Standards: NEMA-5, Air Conditioned Space, UPS, Fiber Uplink, enclosures, or are alarmed. The MDF is generally set up well, however the storage room is dusty and holds a lot of old material. Several of the IDF locations need to be reviewed. It requires cleaning and removal of some wooden cases. The back of the Rack is hard to get to.

It is recommended that the MDF room being reconfigured appropriately for the MDF rack. Also, all IDF’s should be upgraded to meet District Standards.

**Video Network**

The existing video networking is inconsistent and patched over the years.

It is recommended that a new video network system be installed to all classrooms and other student learning areas.

**Communication System**

The existing communication system does not meet the needs of the school.
It is recommended that the existing communications system be updated with the latest technological advancements.

**Fire Alarm**

Although the School is not in violation of current codes, the existing fire alarm system would not meet code once renovations are made at this campus as it is required to upgrade the fire alarm system to a fully automatic fire alarm system once construction begins at this site.

It is recommended that a new full automatic fire alarm system be installed during the first major renovation to this site.

**Portable Classrooms**

The portable classrooms at this site are sufficient at this time.

**Library**

The current library has not been renovated since it was constructed.

The existing Library Space should be renovated.

**Office/Work Room/Lounge - Student Support Services**

The current spaces in the administration are worn and too small. These spaces were originally designed over forty years ago when student service needs were different than the needs of today. The existing staff lounge and work rooms are too small.

It is recommended that the existing administration spaces be altered to allow for a newly functioning and logical space reconfiguration. Additional space needs to be added to accommodate a new staff lounge and work room.

**Cafeteria/Kitchen**

The existing cafeteria/MUR and kitchen need to be upgraded. The Kitchen appears to be too small. The in-wall tables have exceeded their indented lifespan. Flooring and ceiling finishes are in need of replacing. The doors under the stage need to be replaced.

It is recommended that these spaces need full modernization.

**Storage**

There is currently several small on-site locations for storage, however, there is a need for additional storage.

It is recommended that a new free-standing storage building be constructed at this site.
Clocks/Bells/Speakers

The current clocks and bell and speaker system has outlasted its intended lifespan.

It is recommended that the existing clock, bell and speaker system be replaced.

Campus Planning

One of the major needs at this site are concluded to be new covered walkways between the existing buildings. It is recommended that the existing window louvers be removed from the windows.

It is desirable for the installation of photovoltaics at this campus. As the District’s general fund is budgeted tightly more and more, alternative energy savings are needed.
## Estimated Cost of Construction - Mt. Pleasant School

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<th>Quantity</th>
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<th>Cost</th>
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<th>All Others Category B</th>
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<td>$2,298,000</td>
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<p>| <strong>Modernization</strong>                          |          |      |        |                             |                       |
| Electrical Wiring                          | 35,448   | sf   | 8      | $283,584                    |                       |
| Asbestos Abatement                         | 1        | ls   | 50,000 | $50,000                     |                       |
| Seismic Upgrade/Dry Rot                    | 35,448   | sf   | 50     | $1,772,400                  |                       |
| Roofing                                    | 1        | ls   | 975,000| $175,000                    | $800,000              |
| Exterior Painting                          | 33,000   | sf   | 4      | $132,000                    |                       |
| Building Insulation and Windows            | 35,448   | sf   | 25     | $886,200                    |                       |
| Exterior Doors and Hardware                | 25       | ea   | 550    | $13,750                     |                       |
| Restrooms                                  | 700      | sf   | 225    | $157,500                    |                       |
| Flooring                                   | 31,000   | sf   | 5      | $139,500                    |                       |
| Tackable Walls                             | 5,760    | sf   | 15     | $86,400                     |                       |
| Interior Wall Finish                       | 30,000   | sf   | 10     | $300,000                    |                       |
| Ceilings                                   | 20,000   | sf   | 2      | $40,000                     |                       |
| Cabinetry                                  | 1        | ls   | 35,000 | $35,000                     |                       |
| Markerboards                               | 1        | ls   | 150,000| $150,000                    |                       |
| Drinking Fountains                         | 2        | ea   | 12,500 | $25,000                     |                       |
| Heating Ventilating &amp; Air Cond.            | 1        | ls   | 450,000| $450,000                    |                       |
| Interior Lighting                          | 12,000   | sf   | 3      | $30,000                     |                       |
| Electrical Power Distribution              | 1        | ls   | 75,000 | $75,000                     |                       |
| Data Network                               | 1        | ls   | 45,000 | $45,000                     |                       |
| Video Network                              | 35,448   | sf   | 2      | $70,896                     |                       |
| Communication System                       | 0        | sf   |        | $0                          |                       |
| Fire Alarm                                 | 1        | ls   | 120,000| $120,000                    |                       |
| Library                                    | 2,500    | sf   | 250    | $625,000                    |                       |
| Office/Work Room/Lounge                    |          | sf   | 225    | $0                          |                       |
| Cafeteria/Kitchen                          |          | sf   | 12     | $0                          |                       |
| Clocks                                     | 1        | ls   | 45,000 | $45,000                     |                       |
| Bells/Intercom                             | 1        | ls   | 20,000 | $20,000                     |                       |</p>
<table>
<thead>
<tr>
<th>Construction Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Cat A</th>
<th>Cat B</th>
</tr>
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<td></td>
<td></td>
<td></td>
<td>$1,522,750</td>
<td>$5,679,480</td>
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| New Construction                  |          |      |       |        |        |
| Covered Walkways                  | 0        | if   | 250   |        | $0     |
| Multi-purposed/Kitchen/ Staff     | 0        | ls   | 2,250,000 | $0 | $0     |
| Restrooms                         | 0        |      |       | $0     | $0     |
| Purchase Portable Classrooms      | 1        | ls   | 165,000 | $0 | $0     |
| Classroom                         | 0        | sf   | 232   | $0     | $0     |
| Administration                    | 0        |      | 325   | $0     | $0     |
| Library                           | 0        |      | 325   | $0     | $0     |
| Multi-Use/Kitchen                 | 0        | sf   | 325   | $0     | $0     |
| Photovoltaics                     | 1        | ls   | 850,000 | $850,000 |        |
| Storage Building                  | 0        | ea   | 40,000 |        | $0     |
| Covered Eating Structure          | 0        | ls   | 35,000 | $0     | $0     |
| **Total New Construction**        |          |      |       | $850,000 | $0     |

**Subtotal Construction Costs**  
- $2,926,250  
- $7,977,480

**Construction Contingency 10%**  
- $292,625  
- $797,748

**Soft Costs (Design, Testing, DSA, Printing etc.) 15%**  
- $482,831  
- $1,316,284

**Total Master Planning Needs at Mt. Pleasant**  
- $3,701,706  
- $10,091,512
Robert Sanders Elementary School - Master Planning Evaluation

Analysis

Robert Sanders Elementary School, located at 3411 Rocky Mountain Road in San Jose, was constructed as single story concrete masonry unit (CMU) buildings around 1960.

Parking and Traffic

Robert Sanders Elementary School's parking lot was designed at a time when most students either walked to school or rode buses. With most students being dropped off and picked up by their parents, the entire traffic and parking situation needs to be revised to meet today's needs. Currently there are serious safety issues. The parking lot is too small to accommodate traffic and parking needs as well as safe loading of children. The pavement is currently cracking and alligatoring.

It is recommended that the existing parking area be re-designed to allow for safe loading and unloading of students. The parking area should be enlarged or reconfigured to allow for additional parking. The parking lot pavement needs to be removed and replaced.

Site ADA Compliance

There are several paved areas at this campus where cracking and uneven pavement have become a tripping hazard. Uneven pavement also makes traveling between buildings difficult for the physically challenged students, visitors and teachers.

It is recommended that all uneven and cracked pavement be replaced to the nearest construction joint through-out Robert Sanders Elementary School.

Play Equipment

The existing play equipment is approaching its intended use.

It is recommended that all play structures be removed and replaced within the next five years.

Paved Play Area

The existing paving has moisture damage and needs to be replaced.

It is recommended that the existing AC pavement at the play area be removed and replaced.
Turf Play Area

The existing turf is for the most part green. The base of the turf area is uneven, with several holes and tripping hazards.

It is recommended that the turf be leveled, removed of vermin, and replaced with new sod.

Landscaping and Irrigation

The existing irrigation systems have been patched and moved over the years. The existing backflow preventer is older.

It is recommended that irrigation and planting be installed throughout all existing planters and landscaped areas and the irrigation system be replaced in its entirety.

Fencing and Security

Currently, the campus is not secure against unwanted visitors at Robert Sanders Elementary School. There are several gaps in the perimeter fencing. A special study is needed for this campus in the area of security. Effort toward securing this campus will continue to occur, at this site, such as San Jose City police coordination, landscape alterations to avoid hidden areas, fencing security, locked gates, intruder verification at the entries, as well as the pursuit of technological solutions, including telephone, intercom/speaker, intruder location via sound, sound intrusion alarm systems, as well as motion devices. Most exterior classroom doors have been retrofitted with intrusion (Columbine) hardware.

It is recommended that the perimeter of the campus be studied and completely reconfigured. It is also recommended that all public access areas at this campus be gated and locked for security during campus hours.

Trash Enclosure

The trash enclosure is adequate for this site and meets the needs of the school.

It is recommended that no additional work is needed at this time.

Site Utilities

Underground utilities supplying gas and water to the site are over 40 years in age. The existing sewer system is composed of an antiquated clay piping system which allows tree roots to grip and break existing underground piping. These underground utilities have surpassed their intended service life. Replacing the underground utilities will drastically reduce the need for ongoing maintenance of these systems.

There are several exposed electrical conduits on roofs and covered walkways. These conduits add weight to the existing structure as well as create roofing maintenance problems.

It is recommended that all existing underground utilities older than 40 years be replaced with new utility systems. It is also recommended that all sewer piping be replaced with new. It is recommended that all exposed electrical conduits and gas lines be re-routed into the ground.

Main Electrical Service

This site has a sufficient power supply.

There is no need for upgrading the power supply to this campus.
Storm Drainage

Currently, rain water pours off the sloped and flat roofs onto the ground without control. There are several areas at Robert Sanders Elementary School that pond during heavy rains. There are rain water leaders that do not have clean-outs.

It is recommended that a gutter and rain water leader system be added to collect rain water. A more thorough storm drainage loading calculation is needed for this site to further evaluate the current underground storm water system. New site drainage will be needed as well as rain water leader tie-ins and clean-outs.

Site Lighting

Existing exterior lighting is inadequate throughout this campus.

It is recommended that new site lighting be added throughout Robert Sanders Elementary School.

Flatwork

The existing concrete walkway system appears to handle foot traffic well at the site; however several areas of the existing walkways have cracks and other signs of deterioration.

It is recommended that large cracked areas of the existing walkways be replaced to the nearest expansion joint.

Covered Eating Structure

Robert Sanders Elementary school is in great need of additional covered eating areas to protect again the sun and possibly light rains.

It is recommended that new outdoor covered eating structures be added to accommodate a portion of the student population during the lunch break.

Asbestos Abatement

Although independent reports provided by the School District indicate that all known and tested exposed asbestos has been removed or encapsulated, there is likely some remaining encapsulated asbestos at various locations at Robert Sanders Elementary School.

It is recommended that any asbestos that becomes exposed in some manner in the future, either by accident or future construction be removed entirely.
Seismic Upgrade and Dry rot

There is some dry rot at existing covered walkways and other select areas of the campus. All buildings received a subjective rating of 2.0 (deficient, but acceptable) on the seismic evaluation.

Roofing

The merge of two roof systems is splitting the metal edge of the existing roof. Many of the past and present leaks manifest themselves near the eves of the roofs. Water stains are evident in the soffit at the overhang of the roof.

There are two roofs on all sections of this school. The original Built-up roofing system was covered with a 1-plywood system with a reinforced white roof coating. This was done approximately 10 plus years ago. The top roof is failing and there are field splits and holes throughout the field of the roof. This has allowed water to enter the insulation and soak inward. Once the insulation has built up enough water, it travels between the roof systems and finds a leak point in the original failed roof that was covered. Code does not allow for another roof to be added which would require all existing roof layers be torn off for a new roof.

The same multiple conduit penetration "Hood" existing on all buildings and needs to be re-done to seal a water entry point. The roofing consultant recommends that passive air intakes be done at the same time to increase the curb height and also modernize the sheet metal flashing.

The drainage on the classroom wings are above average with cricketts built into the structure. The walkways are failing and need to be roofed with slope added to move water to new drains.

It is recommended to tear off all; roofing to the wood deck and repair dry rot. Reconfigure all conduit lines and mechanical units to minimize rooftop penetrations. Install R-mer Span standing seam metal roof system on all roofs with an HPR fire Tite FR self adhering underlayment. Install tapered hat channel system on the walkways and install continuous metal panels on the walkway draining to new fascia gutters. This solution will minimize the long term maintenance needed. It will also aesthetically improve the looks of the campus.

Covered Walkways

When it rains, students cannot travel from the main campus, which has covered walkways to the surrounding portable classrooms without getting wet from the rain.

It is recommended that covered walkways be added to connect the older campus to the surrounding portable classrooms.

Exterior Painting

The existing exterior paint on the exterior walls, trim, doors and frames is fading and beginning to crack and
The existing cement plaster at several locations shows signs of severe cracks and holes.

It is recommended that the entire school campus be patched as necessary to prepare for paint with spot priming with two finish coats of paint.

**Building Insulation and Windows**

The original campus buildings were constructed in an era when natural resources were inexpensive. Windows are single glazed throughout and insulation does not currently meet new construction standards. Many of the wood windows have been improperly glazed. Upper windows are in need of replacement.

It is recommended that insulation be added to all exterior walls and added to all ceiling cavities. Some or all of the existing windows should be replaced.

**Exterior Doors and Hardware**

Many of the exterior doors are missing door holders and other miscellaneous trim. Most of the existing locks meet recommended District safety requirements where the classroom door can be locked from the inside should there be a “code red” alert at this site. Several interior doors have not been updated to receive ADA compliant door hardware.

It is recommended that the doors be reviewed for hardware trim deficiencies so that new trim can be properly added to the deficient doors.

**Restrooms**

Pending CPC toilet room count. All of the existing staff and student toilet rooms do not meet current ADA requirements.

It is recommended that all toilet room finishes be replaced with new finishes. Additional toilet facilities may need to be added pending the CPC study based on a student body count and staff count. It is recommended that all toilet rooms be renovated to meet current ADA requirements.

**Flooring**

Floor tile is original in most of the classrooms and other auxiliary spaces. Floor carpeting is approaching its intended usage.

It is recommended that all floor finishes be replaced with new floor finishes throughout the campus.
**Tackable Walls**

Tackable walls are quite often installed at new schools or added during modernization of the existing campus. Other than the permanent modular classrooms, Robert Sanders Elementary school does not have tackable wall material in classrooms, typically.

It is recommended that all classrooms install tackable wall material at one entire wall, typically.

**Interior Wall Finishes**

Interior wall finishes, including acoustical wall tile, vinyl wall material show wear and tear.

It is recommended that all wall finishes be replaced with new wall finishes at all of the campus buildings.

**Ceilings**

Several ceilings show past stains from various historical maintenance issues, including past water leaks. Some ceiling tiles have loosened over the years.

It is recommended that ceiling finishes be studied and replaced as needed. Many of the ceiling tiles could be re-adhered using a retrofit system of staples into the substrate. All suspended ceilings should have ceiling tile replacement.

**Cabinetry**

Most of the cabinetry shows signs of wear. Some countertops are delaminating. Some drawers and doors are sagging or simply don’t function properly.

It is recommended that all cabinetry in the permanent classrooms and student support service areas be replaced.

**Drinking Fountains**

Although some new ADA compliant exterior drinking fountains were added over the years, there are not enough exterior ADA compliant drinking fountains.

It is recommended that additional ADA compliant exterior drinking fountains be added.

**Heating Ventilating and Air Conditioning**

The current HVAC system is not reliable and needs constant upkeep from the maintenance staff.

The existing HVAC units will need to be replaced at several locations.

**Interior Lighting**

The current interior lighting adequately performs and meets the minimum requirements expected.

There is no need for changes to the interior lighting system.
**Data Network**

Several of the existing IDF’s do not meet the following District Standards: NEMA-5, Air Conditioned Space, UPS, Fiber Uplink, enclosures, or are alarmed. The MDF is generally set up well, however the storage room is dusty and holds a lot of old material. Several of the IDF locations need to be reviewed. It requires cleaning and removal of some wooden cases. The back of the Rack is hard to get to.

It is recommended that the MDF room being reconfigured appropriately for the MDF rack. Also, all IDF’s should be upgraded to meet District Standards.

**Video Network**

The existing video networking is inconsistent and patched over the years.

It is recommended that a new video network system be installed to all classrooms and other student learning areas.

**Communication System**

The existing communication system does not meet the needs of the school.

It is recommended that the existing communications system be updated with the latest technological advancements.

**Fire Alarm**

Although the School is not in violation of current codes, the existing fire alarm system would not meet code once renovations are made at this campus as it is required to upgrade the fire alarm system to a fully automatic fire alarm system once construction begins at this site.

It is recommended that a new full automatic fire alarm system be installed during the first major renovation to this site.

**Portable Classrooms**

There are a few older portable classrooms at this site.

It is recommended that the existing portable classrooms be incorporated in to a new classroom building.

**Library**

The current library has not been renovated since it was constructed.

The existing Library Space should be renovated.

**Office/Work Room/Lounge - Student Support Services**

The current spaces in the administration are worn and too small. These spaces were originally designed over forty years ago when student service needs were different than the needs of today. The existing staff lounge and work rooms are too small. There is currently no staff lounge. A window is needed between the nurse area and the administrations area.
It is recommended that the existing administration spaces be altered to allow for a newly functioning and logical space reconfiguration. Additional space needs to be added to accommodate a new staff lounge and work room. A window needs to be added between the administration area and the nurses area.

**Cafeteria/Kitchen**

The existing cafeteria/MUR and kitchen need to be upgraded. The in-wall tables have exceeded their intended lifespan. Flooring and ceiling finishes are in need of replacing.

It is recommended that these spaces need full modernization.

**Storage**

There is currently several small on-site locations for storage, however, there is a need for additional storage.

It is recommended that a new free-standing storage building be constructed at this site.

**Clocks/Bells/Speakers**

The current clocks and bell and speaker system has outlasted its intended lifespan.

It is recommended that the existing clock, bell and speaker system be replaced.

**Campus Planning**

One of the major needs at this site are concluded to be new covered walkways between the existing older campus and the existing portable classrooms.

It is desirable for the installation of photovoltaics at this campus. As the District’s general fund is budgeted tightly more and more, alternative energy savings are needed.
## Estimated Cost of Construction - Robert Sanders School

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<th>Construction Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Education/Safety Category A</th>
<th>All Others Category B</th>
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<td>Cat B</td>
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<td><strong>Total Modernization</strong></td>
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<td><strong>Subtotal Construction Costs</strong></td>
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<td>Construction Contingency 10%</td>
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<td><strong>$1,288,647</strong></td>
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<td><strong>Total Master Planning Needs at Sanders</strong></td>
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<td></td>
<td></td>
<td><strong>$3,752,306</strong></td>
<td><strong>$9,879,625</strong></td>
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**Valle Vista Elementary School - Master Planning Evaluation**

**Analysis**

Valle Vista School, located at 2400 Flint Avenue in San Jose, was constructed as single story wood framed buildings around 1969.

**Parking and Traffic**

Valle Vista School's parking lot was designed at a time when most students either walked to school or rode buses. With most students being dropped off and picked up by their parents, the entire traffic and parking situation needs to be revised to meet today's needs. Currently there are serious safety issues. The parking lot is too small to accommodate traffic and parking needs as well as safe loading of children.

It is recommended that the existing parking area be re-designed to allow for safe loading and unloading of students. The parking area should be enlarged or reconfigured to allow for additional parking.

**Site ADA Compliance**

There are several paved areas at this campus where cracking and uneven pavement have become a tripping hazard. Uneven pavement also makes traveling between buildings difficult for the physically challenged students, visitors and teachers.

It is recommended that all uneven and cracked pavement be replaced to the nearest construction joint throughout Valle Vista School.

**Play Equipment**

The existing play equipment is approaching its intended use.

It is recommended that all play structures be removed and replaced within the next five years.

**Paved Play Area**

The existing paving has moisture damage and needs to be replaced.

It is recommended that the existing AC pavement at the play area be removed and replaced.
Turf Play Area

The existing turf is for the most part green. The base of the turf area is uneven, with several holes and tripping hazards.

It is recommended that the turf be leveled, removed of vermin, and replaced with new sod.

Landscaping and Irrigation

The existing irrigation systems have been patched and moved over the years. The existing backflow preventer is older.

It is recommended that irrigation and planting be installed throughout all existing planters and landscaped areas and the irrigation system be replaced in its entirety.

Fencing and Security

Currently, the campus is not secure against unwanted visitors at Valle Vista School. There are several gaps in the perimeter fencing. A special study is needed for this campus in the area of security. Effort toward securing this campus will continue to occur, at this site, such as San Jose City police coordination, landscape alterations to avoid hidden areas, fencing security, locked gates, intruder verification at the entries, as well as the pursuit of technological solutions, including telephone, intercom/speaker, intruder location via sound, sound intrusion alarm systems, as well as motion devices.

It is recommended that the perimeter of the campus be studied and completely reconfigured. It is also recommended that all public access areas at this campus be gated and locked for security during campus hours.

Trash Enclosure

The trash enclosure is inadequate for this site does not meet the needs of the school.

It is recommended that a new trash enclosure be constructed.

Site Utilities

Underground utilities supplying gas and water to the site are over 40 years in age. The existing sewer system is composed of an antiquated clay piping system which allows tree roots to grip and break existing underground piping. These underground utilities have surpassed their intended service life. Replacing the underground utilities will drastically reduce the need for ongoing maintenance of these systems.

There are several exposed electrical conduits on roofs and covered walkways. These conduits add weight to the existing structure as well as create roofing maintenance problems.

It is recommended that all existing underground utilities older than 40 years be replaced with new utility systems. It is also recommended that all sewer piping be replaced with new. It is recommended that all exposed electrical conduits and gas lines be re-routed into the ground.

Main Electrical Service

This site has a sufficient power supply. The existing switchgear appears to be at maximum capacity.
There is no need for upgrading the power supply to this campus, however it is recommended that the switchgear be replaced.

**Storm Drainage**

Currently, rain water pours off the sloped and flat roofs onto the ground without control. There are several areas at Valle Vista School that pond during heavy rains. There are rain water leaders that do not have clean-outs.

It is recommended that a gutter and rain water leader system be added to collect rain water. A more thorough storm drainage loading calculation is needed for this site to further evaluate the current underground storm water system. New site drainage will be needed as well as rain water leader tie-ins and clean-outs.

**Site Lighting**

Existing exterior lighting is inadequate throughout this campus.

It is recommended that new site lighting be added throughout Valle Vista School.

**Flatwork**

The existing concrete walkway system appears to handle foot traffic well at the site; however several areas of the existing walkways have cracks and other signs of deterioration.

It is recommended that large cracked areas of the existing walkways be replaced to the nearest expansion joint.

**Covered Eating Structure**

Valle Vista school is in great need of additional covered eating areas to protect again the sun and possibly light rains.

It is recommended that new outdoor covered eating structures be added to accommodate a portion of the student population during the lunch break.

**Asbestos Abatement**

Although independent reports provided by the School District indicate that all known and tested exposed asbestos has been removed or encapsulated, there is likely some remaining encapsulated asbestos at various locations at Valle Vista School.

It is recommended that any asbestos that becomes exposed in some manner in the future, either by accident or future construction be removed entirely.

**Seismic Upgrade and Dry rot**

There is some dry rot at existing covered walkways and other select areas of the campus. The main building and the kindergarten building received a subjective rating of 2.5 (between unacceptable and deficient, but acceptable) on the seismic evaluation report. It is recommended that some structural upgrades be considered for these two buildings during a future modernization.
Roofing

There is approximately 62,000 square feet of roofing at this site. The last re-roofing was in 1985. The perimeter of the roof is in poor condition. The lack of slope between drains at the edge has allowed water to pond. Additionally, the metal perimeter details were installed incorrectly causing water to drain behind the wood mansard in place and warped and rotted the wood siding. The red gravel roof is well beyond its expected lifecycle. The slope of the roof is the only thing keeping it watertight. There are numerous splits and blisters and the flashing at the ridge is shot and not watertight. The interior of the mechanical well was overlaid with a PUF foam system. This was a temporary roof that is 6 to 7 years beyond its life expectancy. There are signs of numerous repairs and leak chasing. The roof is ready for replacement. The PUF system is failing at many of the duct joints. The metal coping cap at the ridge and drain valley is not watertight. There are many splits and cracks at various locations.

It is recommended that new tapered insulation between the drains to move the water and to avoid ponding. The roof should be torn off to the wood decking. Repair expected dry rot areas. On the outside of the mechanical well, install standing seam metal roof system with a new modified bitumen drain valley at the perimeter. Install metal standing seam in lieu of wood siding on the mansard at the ridge and the eves. Install new soffit panel to replace rotted T-111 wood siding. Install Modified BUR system in the mechanical well with new metal wall panels on the interior walls.

Covered Walkways

Most of the permanent classrooms are inside one large structure. There are portable classrooms and other buildings at the site without attached covered walkways or large overhangs. When it rains, students cannot travel from one building to another without getting wet from the rain.

It is recommended that covered walkways be added to connect existing buildings.

Exterior Painting

The existing exterior paint on the exterior walls, trim, doors and frames is fading and beginning to crack and chip in several locations. The existing cement plaster at several locations shows signs of severe cracks and holes.
It is recommended that the entire school campus be patched as necessary to prepare for paint with spot priming with two finish coats of paint.

**Building Insulation and Windows**

The original campus buildings were constructed in an era when natural resources were inexpensive. Windows are single glazed throughout and insulation does not currently meet new construction standards. Many of the wood windows have been improperly glazed. Upper windows are in need of replacement.

It is recommended that insulation be added to all exterior walls and added to all ceiling cavities. Some or all of the existing windows should be replaced, especially the upper windows.

**Exterior Doors and Hardware**

Many of the exterior doors are missing door holders and other miscellaneous trim. Existing locks do not currently meet recommended District safety requirements where the classroom door can be locked from the inside should there be a “code red” alert at this site.

It is recommended that the doors be reviewed for hardware trim deficiencies so that new trim can be properly added to the deficient doors. It is also recommended that all door hardware, handles and latching be removed and replaced with new hardware that allows the occupants inside the classroom to lock the door from the inside without opening the door.

**Restrooms**

Pending CPC toilet room count. Wall and floor finishes, such as ceramic tile are missing and or have been replaced with different tile colors and have outlived their expected life expectancy for all toilet rooms. Student and staff restrooms are too small in the existing Multi-use area. Kindergarten restrooms do not have privacy.

It is recommended that all toilet room finishes be replaced with new finishes. Additional toilet facilities may need to be added pending the CPC study based on a student body count and staff count. The existing staff and student restrooms need to be enlarged. The existing Kindergarten restrooms should be modified to provide privacy.
Flooring

Floor tile is original in most of the classrooms and other auxiliary spaces. Floor carpeting is approaching its intended usage.

It is recommended that all floor finishes be replaced with new floor finishes throughout the campus.

Tackable Walls

Tackable walls are quite often installed at new schools or added during modernization of the existing campus. Other than the permanent modular classrooms, Valle Vista school does not have tackable wall material in classrooms, typically.

It is recommended that all classrooms install tackable wall material at one entire wall, typically.

Interior Wall Finishes

Interior wall finishes, including acoustical wall tile, vinyl wall material show wear and tear.

It is recommended that all wall finishes be replaced with new wall finishes at all of the campus buildings.

Ceilings

Several ceilings show past stains from various historical maintenance issues, including past water leaks. Some ceiling tiles have loosened over the years.

It is recommended that ceiling finishes be studied and replaced as needed. Many of the ceiling tiles could be re-adhered using a retrofit system of staples into the substrate. All suspended ceilings should have ceiling tile replacement.

Cabinetry

Most of the cabinetry shows signs of wear. Some countertops are delaminating. Some drawers and doors are sagging or simply don’t function properly.

It is recommended that all cabinetry in the permanent classrooms and student support service areas be replaced.

Drinking Fountains

Although some new ADA compliant exterior drinking fountains were added over the years, there are not enough exterior ADA compliant drinking fountains.
It is recommended that additional ADA compliant exterior drinking fountains be added.

**Heating Ventilating and Air Conditioning**

The current HVAC system is not reliable and needs constant upkeep from the maintenance staff. Additionally, the Energy Management System has not been working efficiently and consistently. The exposed ductwork on the roof is in need of replacement.

It is recommended that the EMS system be studied and possibly replaced. The existing HVAC units will need to be replaced at several locations. The existing exposed ductwork should be avoided in future replacement.

**Interior Lighting**

The current interior lighting adequately performs and meets the minimum requirements expected.

There is no need for changes to the interior lighting system.

**Data Network**

Several of the existing IDF’s do not meet the following District Standards: NEMA-5, Air Conditioned Space, UPS, Fiber Uplink, enclosures, or are alarmed. The MDF is generally set up well, however the storage room is dusty and holds a lot of old material. Several of the IDF locations need to be reviewed. It requires cleaning and removal of some wooden cases. The back of the Rack is hard to get to.

It is recommended that the MDF room be reconfigured appropriately for the MDF rack. Also, all IDF’s should be upgraded to meet District Standards.

**Video Network**

The existing video networking is inconsistent and patched over the years.

It is recommended that a new video network system be installed to all classrooms and other student learning areas.

**Communication System**

The existing communication system does not meet the needs of the school.

It is recommended that the existing communications system be updated with the latest technological advancements.

**Fire Alarm**

Although the School is not in violation of current codes, the existing fire alarm system would not meet code once renovations are made at this campus as it is required to upgrade the fire alarm system to a fully automatic fire alarm system once construction begins at this site.

It is recommended that a new full automatic fire alarm system be installed during the first major renovation to this site.
Portable Classrooms

There are a few older portable classrooms at this site.

It is recommended that the existing portable classrooms be incorporated into a new classroom building.

Library

The current library has not been renovated since it was constructed. There is no sound privacy from the adjacent classrooms.

The existing Library Space should be renovated. New sound walls should be constructed to separate from the adjacent classrooms.

Office/Work Room/Lounge - Student Support Services

The current spaces in the administration are worn and too small. These spaces were originally designed over forty years ago when student service needs were different than the needs of today. The existing staff lounge and work rooms are too small. There is currently no staff lounge. A window is needed between the nurse area and the administrations area.

It is recommended that the existing administration spaces be altered to allow for a newly functioning and logical space reconfiguration. Additional space needs to be added to accommodate a new staff lounge and work room. A window needs to be added between the administration area and the nurses area.

Cafeteria/Kitchen

The existing cafeteria/MUR and kitchen need to be upgraded. The in-wall tables have exceeded their intended lifespan. Flooring and ceiling finishes are in need of replacing.

It is recommended that these spaces need full modernization with an addition to allow for larger spaces including a new staff lounge area. It would be desirable to add a new building to accommodate a new kitchen and staff room to allow the Mur to expand.

Storage

There is currently several small on-site locations for storage, however, there is a need for additional storage.

It is recommended that a new free-standing storage building be constructed at this site.

Clocks/Bells/Speakers

The current clocks and bell and speaker system has outlasted its intended lifespan.

It is recommended that the existing clock, bell and speaker system be replaced.
Campus Planning

One of the major needs at this site are concluded to be new covered walkways between the existing buildings.

It is recommended that the existing computer lab be studied and reconstructed to meet the needs of the campus and school District.

It is desirable for the installation of photovoltaics at this campus. As the District’s general fund is budgeted tightly more and more, alternative energy savings are needed.
## Estimated Cost of Construction - Valle Vista School

### Site

<table>
<thead>
<tr>
<th>Construction Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Education/ Safety Category A</th>
<th>All Others Category B</th>
</tr>
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### Modernization

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<th>Education/ Safety Category A</th>
<th>All Others Category B</th>
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<td>Cafeteria/Kitchen</td>
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<tr>
<td>Construction Item</td>
<td>Quantity</td>
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<td>Cost</td>
<td>Cat A</td>
<td>Cat B</td>
</tr>
<tr>
<td>-----------------------------------</td>
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<td>------</td>
<td>--------</td>
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**New Construction**

<table>
<thead>
<tr>
<th>Construction Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Cat A</th>
<th>Cat B</th>
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</thead>
<tbody>
<tr>
<td>Covered Walkways</td>
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**Subtotal Construction Costs**

- $5,252,750
- $7,769,980

**Construction Contingency 10%**

- $525,275
- $776,998

**Soft Costs (Design, Testing, DSA, Printing etc.) 15%**

- $866,704
- $1,282,047

**Total Master Planning Needs at Valle Vista**

- $6,644,729
- $9,829,025
Analysis

August Boeger School, located at 1944 Flint Avenue in San Jose, was constructed as single story wood framed buildings in 1961. Wing three has pre-cast concrete panels.

Parking and Traffic

August Boeger School’s parking lot was designed at a time when most students either walked to school or rode buses. With most students being dropped off and picked up by their parents, the entire traffic and parking situation needs to be revised to meet today’s needs. Currently there are serious safety issues. The parking lot is too small to accommodate traffic and parking needs as well as safe loading of children.

It is recommended that the existing parking area be re-designed to allow for safe loading and unloading of students. The parking area should be enlarged or reconfigured to allow for additional parking.

Site ADA Compliance

There are several paved areas at this campus where cracking and uneven pavement have become a tripping hazard. Uneven pavement also makes traveling between buildings difficult for the physically challenged students, visitors and teachers.

It is recommended that all uneven and cracked pavement be replaced to the nearest construction joint through-out August Boeger School.

Play Equipment

The existing basketball standards have exceeded their intended use.

It is recommended that all basketball standards be replaced.

Paved Play Area

The existing paving has moisture damage and needs to be replaced.

It is recommended that the existing AC pavement at the play area be removed and replaced.
Turf Play Area

The existing turf is for the most part green. The base of the turf area is uneven, with several holes and tripping hazards.

It is recommended that the turf be leveled, removed of vermin, and replaced with new sod.

Landscaping and Irrigation

The existing irrigation systems have been patched and moved over the years. The existing backflow preventer is older.

It is recommended that irrigation and planting be installed throughout all existing planters and landscaped areas and the irrigation system be replaced in its entirety.

Fencing and Security

Currently, the campus is not secure against unwanted visitors at August Boeger School. There are several gaps in the perimeter fencing. A special study is needed for this campus in the area of security. Effort toward securing this campus will continue to occur, at this site, such as San Jose City police coordination, landscape alterations to avoid hidden areas, fencing security, locked gates, intruder verification at the entries, as well as the pursuit of technological solutions, including telephone, intercom/speaker, intruder location via sound, sound intrusion alarm systems, as well as motion devices.

It is recommended that the perimeter of the campus be studied and completely reconfigured. It is also recommended that all public access areas at this campus be gated and locked for security during campus hours.

Trash Enclosure

The trash enclosure is adequate for this site.

Site Utilities

Underground utilities supplying gas and water to the site are over 40 years in age. The existing sewer system is composed of an antiquated clay piping system which allows tree roots to grip and break existing underground piping. These underground utilities have surpassed their intended service life. Replacing the underground utilities will drastically reduce the need for ongoing maintenance of these systems.

There are several exposed electrical conduits on roofs and covered walkways. These conduits add weight to the existing structure as well as create roofing maintenance problems.
It is recommended that all existing underground utilities older than 40 years be replaced with new utility systems. It is also recommended that all sewer piping be replaced with new. It is recommended that all exposed electrical conduits and gas lines be re-routed into the ground.

**Main Electrical Service**

This site has a sufficient power supply, however the existing switchgear appears to be at maximum capacity.

It is recommended that the switchgear be replaced.

**Storm Drainage**

Currently, rain water pours off the sloped roofs onto the ground without control. There are several areas at August Boeger School that pond during heavy rains. There are rain water leaders that do not have clean-outs.

It is recommended that a gutter and rain water leader system be added to collect rain water. A more thorough storm drainage loading calculation is needed for this site to further evaluate the current underground storm water system. New site drainage will be needed as well as rain water leader tie-ins and clean-outs.

**Site Lighting**

Existing exterior lighting is inadequate throughout this campus.

It is recommended that new site lighting be added throughout August Boeger School.

**Flatwork**

The existing concrete walkway system appears to handle foot traffic well at the site; however several areas of the existing walkways have cracks and other signs of deterioration.

It is recommended that large cracked areas of the existing walkways be replaced to the nearest expansion joint.

**Covered Eating Structure**

August Boeger school is in great need of additional covered eating areas to protect again the sun and possibly light rains.

It is recommended that new outdoor covered eating structures be added to accommodate a portion of the student population during the lunch break.
Asbestos Abatement

Although independent reports provided by the School District indicate that all known and tested exposed asbestos has been removed or encapsulated, there is likely some remaining encapsulated asbestos at various locations at August Boeger School.

It is recommended that any asbestos that becomes exposed in some manner in the future, either by accident or future construction be removed entirely.

Seismic Upgrade and Dry rot

There is some dry rot at existing covered walkways and other select areas of the campus.

All buildings received a subjective rating of 1.0 “good” with the exception of Wing 3 which received a rating of 2.0 (deficient, but acceptable) based on the seismic report.

Roofing

There is approximately 65,000 square feet of roofing at this site. The original design of the roofs at this site were designed to drain toward the middle as a drain valley. The collected water moves toward the middle or the roof area where there is little slope between the existing drains. Water consequently ponds and over time the roof was again re-coated at buildings #3 (MUR), #4 (rooms 16-19, #9 (media center) and all of the walkways. This added reinforced coating was installed between 1999 and 2003. While the coating extended the life of the roof, the coating has reached the end of its expected lifecycle. There are now roof splits and blisters at all roof areas. The Special Education building #1 is heavily alligatoring. Splitting in the membrane is significant. The core analysis indicates wet insulation in the walkways and the kitchen. It is recommended that all flat roofs and the Media Center roof be torn off to the wood deck substrate. Install tapered insulation crickets between all drains at a minimum 1/4" : 12" of slope. These diamond crickets will ensure positive drainage to the existing drains. Install new sumped drains at existing locations and tie into existing below deck leaders. Install new Stressply modified bitumen built up roof system in
Weatherking cold adhesive. Install ANSI-SPRI E-1 perimeter flashing as required by the CBC. Install Title 24 compliant roof coating on all surfaces. Use tapered insulation on all walkways to provide adequate drainage. Install R-Mer Span standing seam metal roof on the Media Center to match the color of the existing metal roofs. This solution comes with a 30 year NDL warranty on all roof sections.

**Covered Walkways**

Each of the classroom and support buildings were designed as free-standing buildings. When it rains, students cannot travel from one building to another without getting wet from the rain.

It is recommended that covered walkways be added to connect existing buildings.

**Exterior Painting**

The existing exterior paint on the exterior walls, trim, doors and frames is fading and beginning to crack and chip in several locations. The existing cement plaster at several locations shows signs of severe cracks and holes.

It is recommended that the entire school campus be patched as necessary to prepare for paint with spot priming with two finish coats of paint.

**Building Insulation and Windows**

The original campus buildings were constructed in an era when natural resources were inexpensive. Windows are single glazed throughout and insulation does not currently meet new construction standards. Many of the wood windows have been improperly glazed. Many of the existing windows are louvered.

It is recommended that insulation be added to all exterior walls and added to all ceiling cavities. Some or all of the existing windows should be replaced. It is recommend that the louvers be removed from the existing windows.

**Exterior Doors and Hardware**

Many of the exterior doors are missing door holder and other miscellaneous trim. Existing locks do not currently meet recommended District safety requirements where the classroom door can be locked from the inside should there be a “code red” alert at this site.

It is recommended that the doors be reviewed for hardware trim deficiencies so that new trim can be properly added to the deficient doors. It is also recommended that all door hardware, handles and latching be removed and replaced with new hardware that allows the occupants inside the classroom to lock the door from the inside without opening the door.

**Restrooms**

Pending CPC toilet room count. Wall and floor finishes, such as ceramic tile are missing and or have been replaced with different tile colors and have outlived their expected life expectancy for all toilet rooms.

It is recommended that all toilet room finishes be replaced with new finishes.
Additional toilet facilities may need to be added pending the CPC study based on a student body count and staff count.

**Flooring**

Floor tile is original in most of the classrooms and other auxiliary spaces. Floor carpeting is approaching its intended usage.

It is recommended that all floor finishes be replaced with new floor finishes throughout the campus.

**Tackable Walls**

Tackable walls are quite often installed at new schools or added during modernization of the existing campus. Other than the permanent modular classrooms, August Boeger school does not have tackable wall material in classrooms, typically.

It is recommended that all classrooms install tackable wall material at one entire wall, typically.

**Interior Wall Finishes**

Interior wall finishes, including acoustical wall tile, vinyl wall material show wear and tear.

It is recommended that all wall finishes be replaced with new wall finishes at all of the campus buildings.

**Ceilings**

Several ceilings show past stains from various historical maintenance issues, including past water leaks. Some ceiling tiles have loosened over the years.

It is recommended that ceiling finishes be studied and replaced as needed. Many of the ceiling tiles could be re-adhered using a retrofit system of staples into the substrate. All suspended ceilings should have ceiling tile replacement.

**Cabinetry**

Most of the cabinetry shows signs of wear. Some countertops are delaminating. Some drawers and doors are sagging or simply don't function properly.

It is recommended that all cabinetry in the permanent classrooms and student support service areas be replaced.

**Drinking Fountains**

Although some new ADA compliant exterior drinking fountains were added over the years, there are not enough
exterior ADA compliant drinking fountains.

It is recommended that additional ADA compliant exterior drinking fountains be added.

**Heating Ventilating and Air Conditioning**

The current HVAC system is not reliable and needs constant upkeep from the maintenance staff. Additionally, the Energy Management System has not been working efficiently and consistently.

It is recommended that the EMS system be studied and possibly replaced.

The existing HVAC units will need to be replaced at several locations. It is recommended that rooms 1 thru 13 replace existing heat pumps with rooftop HVAC units. Replacing the ceilings will be required with this alternation.

**Interior Lighting**

The current interior lighting adequately performs and meets the minimum requirements expected.

There is no need for changes to the interior lighting system.

**Data Network**

Several of the existing IDF’s do not meet the following District Standards: NEMA-5, Air Conditioned Space, UPS, Fiber Uplink, enclosures, or are alarmed. The MDF is generally set up well, however the storage room is dusty and holds a lot of old material. Several of the IDF locations need to be reviewed. It requires cleaning and removal of some wooden cases. The back of the Rack is hard to get to.

It is recommended that the MDF room being reconfigured appropriately for the MDF rack. Also, all IDF’s should be upgraded to meet District Standards.

**Video Network**

The existing video networking is inconsistent and patched over the years.

It is recommended that a new video network system be installed to all classrooms and other student learning areas.

**Communication System**

The existing communication system does not meet the needs of the school.

It is recommended that the existing communications system be updated with the latest technological advancements.

**Fire Alarm**

Although the School is not in violation of current codes, the existing fire alarm system would not meet code once renovations are made at this campus as it is required to upgrade the fire alarm system to a fully automatic fire alarm system once construction begins at this site.
It is recommended that a new full automatic fire alarm system be installed during the first major renovation to this site.

**Portable Classrooms**

There are a few older portable classrooms at this site.

It is recommended that the existing portable classrooms be incorporated into a new classroom building.

**Library**

The current library has not been renovated since it was constructed.

The existing Library Space should be renovated.

**Office/Work Room/Lounge - Student Support Services**

The current spaces in the administration are worn and too small. These spaces were originally designed over forty years ago when student service needs were different than the needs of today. The existing staff lounge and work rooms are too small.

It is recommended that the existing administration spaces be altered to allow for a newly functioning and logical space reconfiguration.

Additional space needs to be added to accommodate a larger staff lounge and work room.

**Cafeteria/Kitchen**

The existing cafeteria/MUR and kitchen need to be upgraded. The in-wall tables have past their indented lifespan. The existing basketball backstops are falling apart. Flooring and ceiling finishes are in need of replacing.

It is recommended that these spaces need full modernization.

**Storage**

There is currently several small on-site locations for storage, however, there is a need for additional storage.

It is recommended that a new free-standing storage building be constructed at this site.

**Clocks/Bells/Speakers**

The current clocks and bell and speaker system has outlasted its intended lifespan.

It is recommended that the existing clock, bell and speaker system be replaced.
Campus Planning

The major needs at this site are concluded to be new covered walkways between the existing buildings.

There is a strong need for a new gymnasium at this site as most of the other middle schools in the south bay have gymnasiums. As the locker rooms need a full renovation and there is no good indoor space to provide performances, it is concluded that a new gymnasium complex is needed. We recommend a gymnasium complex with a stage and with the locker rooms attached is the best solution for this site and for the Mt. Pleasant School District.

It is also recommended that the existing wood shop building be studied and converted to a more contemporary use for instruction. Currently, we recommend that the shop be converted to Industrial arts or multiple usages of similar nature.

The existing Marquee needs to be replaced to meet the new District standards.

It is desirable for the installation of photovoltaics at this campus. As the District’s general fund is budgeted tightly more and more, alternative energy savings are needed.

At this time is likely that two additional classroom will be needed at this site.
# Estimated Cost of Construction - Boeger School

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<tr>
<th>Construction Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Education/ Safety Category A</th>
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<td>Cat B</td>
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<td>325</td>
<td>$0</td>
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</tr>
<tr>
<td>Library</td>
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<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Multi-Use/Kitchen</td>
<td>0</td>
<td>sf</td>
<td>325</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Photovoltaics</td>
<td>1</td>
<td>ls</td>
<td>850,000</td>
<td>$850,000</td>
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<tr>
<td>Storage Building</td>
<td>0</td>
<td>ea</td>
<td>40,000</td>
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<tr>
<td>Covered Eating Structure</td>
<td>1</td>
<td>ls</td>
<td>35,000</td>
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<td>$0</td>
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<tr>
<td><strong>Total New Construction</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$5,449,000</strong></td>
<td><strong>$0</strong></td>
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**Subtotal Construction Costs**:  
- **$9,443,838**  
- **$6,445,080**

**Construction Contingency 10%**:  
- **$944,384**  
- **$644,508**

**Soft Costs (Design, Testing, DSA, Printing etc.) 15%**:  
- **$1,558,233**  
- **$1,063,438**

**Total Master Planning Needs at Boeger**:  
- **$11,946,455**  
- **$8,153,026**