

## SITE DATA

Year Built: 1963

Year Modernized: 2001

Student Population (2017 – 2018): 590

## PRINCIPAL PRIORITIES:

- Relocate administrative office space along with core support services.
- Expand the library.
- Replace all portables with permanent buildings.



1600 Birch Lane, Davis | [www.birchlane.djusd.net](http://www.birchlane.djusd.net)

### CATEGORY:

- [0] No Work
- [1] Minor Work
- [2] Minor Modernization
- [3] Standard Modernization
- [4] Major Modernization / Reconfiguration
- [5] Complete Replacement

### Parking

#### Category [4]

- Current capacity is not enough to accommodate campus staff load (about 70).
- There is no identified drop off area on-site (street is being used).

### Concrete Paving

#### Category [2]

- In general, the concrete paving is in fair condition. Minor cracks observed. Several areas have uneven surface concrete joints with the AC paving / pavers / concrete which need to be repaired to mitigate tripping hazards.

### AC paving

#### Category [3]

- The AC paving in the fire access path to campus, all back-playground area and connecting paths between classrooms need a heavy slurry coat.
- Some areas around tree roots need to be replaced to mitigate tripping hazards.

### Ramps & Stairs

- **Category [2]**
- Minor issues observed. Some rails to be replaced due to excessive rust.
- Existing rail extensions need upgrade at landing condition.

### Site Amenities

#### Drinking Fountains

##### Category [3]

- Existing drinking fountains to be replaced with hi-low units meeting accessibility. Install protection rails on each side.

#### Shade Shelter

##### Category [0]

- In general, in good condition, normal wear and tear.

#### Bike Area

##### Category [1]

- In general, in good condition in the locations on campus, normal wear and tear.
- Maybe a small expansion needed with more bike racks.

#### Covered Walkways

##### Category [5]

- Covered walkway wood structural beam in front of multi-purpose building looks bent downwards (failing), replacement needed urgently.
- Recommended inspection of all walkways beams and related attachments and produce repair report.

## SECTION 5



## FACILITY CONDITION ASSESSMENT BIRCH LANE ELEMENTARY

**CATEGORY:**

- [0] No Work
- [1] Minor Work
- [2] Minor Modernization
- [3] Standard Modernization
- [4] Major Modernization / Reconfiguration
- [5] Complete Replacement

**Athletic Fields & Facilities****Category [3]**

- Bounce walls surface material are damaged, need repair, concrete wall is preferred.

**Play Structures****Category [0]**

- No issues were observed.
- New play structure being acquired by District's facilities department.

**Landscape****Category [-]**

- An AC paved connecting path needs to be created on the perimeter of the property on the back-playfield area, connecting Baywood lane trail with Birch lane.
- Minor fix in some landscape areas on some areas of campus.

**Irrigation****Category [0]**

- No issues were observed.

**Fencing & Gates****Category [0]**

- No issues were observed.

**ASSESSMENT OF BUILDINGS****Exterior****Overall Rating: Category [1]**

- In general, in good condition throughout campus, normal wear and tear.

**Paint****Category [3]**

- In general, in fair condition. Some buildings need fresh coat, paint is faded, chipped, stained.

**Door / Frames / Locks****Category [2]**

- In general, in good condition through campus, normal wear and tear.
- Classroom locks to be verified for compliance with classroom security locks by DSA.

**Windows****Category [3]**

- In general, in good condition throughout campus.
- Older buildings will benefit from insulated double pane windows, several of them are single pane.

**Roof****Category [4]**

- Complete re-roofing needed in all buildings on campus.

**ADA Compliance****Category [3]**

- The reception counter in the lobby to Administration is not wheelchair accessible.
- Strike clearance in doors at administration building.

**Interior****Overall Rating: Category [3]**

- In general, in good condition through campus, normal wear and tear
- Administration building is too small and access to restrooms is from outside the building.
- Upgrade science labs for current curriculum.
- The existing multipurpose building will become available with the construction of the new multipurpose building, request was done to explore relocating the administration offices there which is a bigger space and will have a better entry presence to the campus.
- Existing computer lab will no longer be used, so this room will become available.

**Food Service****Category [5]**

- Very small area for food preparation, no formal space for serving food.
- Inadequate equipment required capacity of the kitchen.

**Restrooms****Category [5]**

- There are only 2 restrooms for staff in all campus, needs to be addressed.
- All student restrooms need finishes modernization.
- Single user restroom signage to be upgraded to "non-gender", at locations where are not updated.

**ASSESSMENT OF SYSTEMS****Site Utilities****Domestic Water****Category [-]****Fire Protection****Category [0]**

- No issues reported

**Gas****Category [1]**

- Minor issue with sight gas reported.

**Sewer****Category [0]**

- No issues reported.

**Storm Drain / Drainage****Category [0]**

- No issues reported.

**Mechanical****Overall Rating: Category [0]**

- HVAC and Control upgrades completed in 2016

**Plumbing****Category [2]**

- Last reported ADA upgrade was in 2000. New fixtures should be considered.

**SECTION 5**
**FACILITY CONDITION ASSESSMENT  
BIRCH LANE ELEMENTARY**

**CATEGORY:**

- [0] No Work
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**Electrical Power**

- **Category [-]**
- 1960 original installation, had switchgear modernization – verify date of modernization.
- Main switch gear modernized, review digital as-builts for capacity. Panels are original and breakers are beginning to fail. Issues replacing parts.
- Siemens, cutler-hammer, and others (no standard manuf.)
- Voltage-120/208A-3-phase
- One site connection from PG&E, overhead service.
- T8 lights throughout.
- No site pole lights.
- No preferred lighting and controls vendors.

**Fire Alarm**

- **Category [-]**
- Manual pull stations.
- Smoke detectors and alarms – verify full coverage, likely not automatic.
- No fire sprinklers – verify as-builts.
- Gamewell is the preferred manufacturer.
- Integrated Fire System – preferred vendor/consultant.
- Fiber to all sites – verify as-builts.

**Technology - Overall Site:****Category [4]**

- Campus Distribution for Telecommunications – The campus has a conduit infrastructure which supports a Main Distribution Frame (MDF) in the Library building, along with dedicated Intermediate Distribution Frames (IDF) per building. Conduit infrastructure is ran on the canopies from building to building. No additional conduit infrastructure is needed to support low voltage infrastructure systems. Existing fiber optic backbone cabling is 62.5um along with copper backbone from MDF to each IDF room. All backbone cabling needs to be replaced.
- Recommendation: Upgrade fiber optic backbone cable to 50um (OM3) and single mode (OS2) from MDF to each IDF to obtain network speed/bandwidth and future growth

**Exterior Paging System****Category [0]**

- Exterior PA speakers are on campus

**Exterior Security Cameras****Category [0]**

- Campus currently does not have security cameras. None are required

**Exterior Wireless Access Points****Category [3]**

- Campus currently does not have exterior wireless access points

**Building Systems:****MDF**

- Three floor standing data racks with ladder racking and wire managers. No Telecommunications Main Grounding Busbar (TMGB). Poor cable management. CAT5 network cabling to all workstations. Room has dedicated cooling. No master clock system. No proper grounding and bonding. Security Camera system no longer functional. No Intrusion detection system. All horizontal cabling is in surface mounted wire mold in classrooms and corridor.

**Provide Telecommunication Main Grounding Busbar (TMGB) [4].****Provide dedicated cooling 24/7 [5]****Upgrade fiber optic backbone cabling to multimode 50um (OM3) and single mode (OS2) [4]****Data/Voice****Category [5]**

- Full VoIP CAT6A structured cabling
- Full wireless coverage

**Intercom/PA/Clock****Category [0]**

- Carehawk System

**CATV****Category [0]****Intrusion Detection****Category [5]**

- Honeywell System
- Administration, Gymnasium, Computer Lab, Library

**Security Camera****Category [0]****Access Control****Category [5]**

- All doors

**Audio Visual****Category [4]**

- Classroom room technology, Interactive boards.
- Conference rooms, flat screen TV's
- Culinary Arts Video Streaming
- Digital Menu Boards (60" min.)

**Assistive Listening System****Category [4]****Lighting****Category [-]**

- 2 eight lighting
- 2013-upgraded to LED
- 2 poles lights at MPR
- Old switch gear in old wing

**SECTION 5**
**FACILITY CONDITION ASSESSMENT  
BIRCH LANE ELEMENTARY**





Covered Walkway



Drop-Off Lane



Parking



Concrete Paving



Hardcourts



Building Exterior



Playfields / Athletics



Play Structure



Shade Structure

## SECTION 5



# FACILITY CONDITION ASSESSMENT BIRCH LANE ELEMENTARY





Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Dining Area



Library



Typical Classroom



Kindergarten Classroom



Food Service

## SECTION 5



# FACILITY CONDITION ASSESSMENT BIRCH LANE ELEMENTARY







Teaching Station / Presentation Technology



Science Lab



Psychology



Art/Play Structure



Speech & Language



Outdoor Courtyard

## SECTION 5



### FACILITY CONDITION ASSESSMENT BIRCH LANE ELEMENTARY





**Classrooms, CR**  
 CDC - Child Daycare, PK - Preschool  
 TK - Transitional Kindergarten  
 KG - Kindergarten, INC - Inclusion  
 M/S - Inclusion: Moderate/Severe  
 MI - Math Intervention, R - Reading Intervention

**Electives / Labs**  
 SCI - Science, CL - Computer Lab

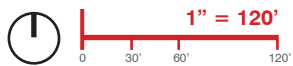
**Student Services**  
 EL - English Learners, CO - Counseling  
 INT - Intervention, OT - Occupational Therapy  
 PSY - Psychology, SP - Speech  
 RSP - Resource Specialist Program

**Shared Spaces**  
 LIB - Library, MPR - Multi-Purpose Room

**Admin / Faculty**  
 FW - Faculty Work, FL - Faculty Lounge,  
 O - Office, CF - Conference Room

**Support Spaces**  
 X - Storage, T - Toilets, U - Utility,  
 J - Janitor, K - Kitchen

- Portable Classrooms
- Main Entry
- Drop-Off
- Electrical Transformer



**SECTION 5**



**EXISTING CAMPUS PLAN  
 BIRCH LANE ELEMENTARY**







**Classrooms, CR**  
 CDC - Child Daycare, PK - Preschool  
 TK - Transitional Kindergarten  
 KG - Kindergarten, INC - Inclusion  
 M/S - Inclusion: Moderate/Severe, R - Reading Intervention, MI - Math Intervention

**Electives / Labs**  
 SCI - Science, CL - Computer Lab  
 IL - Innovation Lab

**Student Services**  
 EL - English Learners, CO - Counseling  
 OT - Occupational Therapy, PSY - Psychology  
 SP - Speech, RSP - Resource Specialist Program

**Shared Spaces**  
 LC - Learning Center, LIB - Library  
 MPR - Multi-Purpose Room

**Admin / Faculty**  
 FW - Faculty Work, FL - Faculty Lounge,  
 O - Office, CF - Conference Room

**Support Spaces**  
 X - Storage, T - Toilets, U - Utility,  
 J - Janitor, K - Kitchen

--- Portable Classrooms

★ Main Entry

→ Drop-Off

● Electrical Transformer

Outdoor Learning / Playfields

Rubberized Surface

Hardcourts

Parking Lot

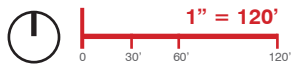
NO WORK

MODERNIZATION

RECONFIGURE

NEW CONSTRUCTION

Multi-Purpose Room based on design by Rainforth Grau Architects



**SECTION 5**



**PROPOSED CAMPUS MASTER PLAN  
 BIRCH LANE ELEMENTARY**





SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2018\$)	GROUP 1 SCOPE	GROUP 2 SCOPE
1. Modernize / Reconfigure Existing Classrooms	\$ 2,018,000	\$ -	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 669,000	\$ 48,000	\$ -
3. Site Utilities & Infrastructure	\$ 389,000	\$ -	\$ -
4. New Construction (Classrooms)	\$ 13,822,000	\$ -	\$ -
5. Elementary STEM & JrHS/HS Science Programs	\$ 2,074,000	\$ -	\$ -
6. JrHS/HS Electives Improvements	\$ -	\$ -	\$ -
7. Music, Drama & Performing Arts Improvements	\$ 1,027,000	\$ 1,027,000	\$ -
8. MPR, Student Union & Food Service Improvements	\$ 9,031,000	\$ 9,031,000	\$ -
9. Physical Education Improvements	\$ -	\$ -	\$ -
10. Staff & Community Support	\$ 1,301,000	\$ 1,301,000	\$ -
11. Library & Student Support Services	\$ 2,178,000	\$ -	\$ -
12. Safety & Security	\$ 1,346,000	\$ 1,155,000	\$ -
13. Bike / Car Parking & Drop-Off	\$ 1,393,000	\$ 1,345,000	\$ -
14. Outdoor Learning Courts, Quads & Gardens	\$ 596,000	\$ -	\$ -
15. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,425,000	\$ 579,000	\$ -
16. Next Generation Learning Furniture	\$ 848,000	\$ -	\$ 848,000
17. Technology Infrastructure & Equipment	\$ 749,000	\$ 749,000	\$ -
<b>Total Construction / Project Cost (2018\$)</b>	<b>\$ 38,866,000</b>	<b>\$ 16,131,000</b>	<b>\$ 848,000</b>

**The following items are excluded from this budget:**

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Temporary classrooms
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2018\$)

## SECTION 5



### COST SUMMARY BIRCH LANE ELEMENTARY