

SITE DATA

Year Built: 1953-1960
Original Construction: 1953
Rooms 7-8: 1960
Classrooms 1-6: 2015
Year Modernized: 2000
Student Population (2017 – 2018): 630
Number of Classrooms: 21
Number of Portables: 6
Site Acreage: 10 ac

PRINCIPAL PRIORITIES

1. New Multi-Purpose Room
2. Parking
3. Special programs: provide appropriate rooms for ESL, Speech, Music, Psychologist, Nurse, etc.

Program Support Needs

- The site would like the Science rooms (rooms 21 and 27) to be modernized with additional outlets, prep room(s), storage, and lab tables with sinks.
- Counseling suite / learning center with sensory space to push into.
- Conference room(s) are needed in Administration office.
- Acoustic separation is needed between EL and Reading (currently in room 8).
- MPR does not have a stage.
- There is a need for specialized elective spaces to support the new Robotics program and Art.
- Music program includes strings and band, currently they do not have the ability to practice together.

Functionality of Space

- The Staff Room (Faculty Lounge) uses one classroom space.
- Book storage / Parent Room share a small space adjacent to room 18.
- Music room is shared with Speech Therapist.
- Counselor and Psychologist share a room and have no private offices.
- RSP (Special Education) sees small groups of students and shares a small classroom with another counselor. RSP program currently includes approximately 30 students.
- EL and Reading share room 8.
- Administration office is small, requiring creative use of space such as joining the Mail Room and Nurse Station.
- Parent meetings/Psychologist/Counseling occur in MPR Annex.



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CATEGORY:

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

Parking & Drop-Off

Category [5]

- Parking occurs in a small lot at the street frontage, with a single point of ingress/egress.
- A portion of this lot is dedicated to bike parking.
- Additional parking is desired by the site.
- Drop-off lane is curbside along Anderson Road; no formal drop-off lane is provided.

Concrete Paving

Category [3]

- Concrete paving is patchy between classroom wings.
- Concrete paving is new at the recently-added classrooms and Kindergarten wing.
- Paving adjacent the original school buildings shows patching and repairs over time.

AC paving

Category [0]

- AC paving at the hardcourts and between classroom wings (where occurs) was resurfaced in 2017 and is in good condition.
- AC paving at the parking lot is in good condition.

Ramps & Stairs

Category [0]

- The ramp at the rear of Admin, leading to the Kindergarten yard is in new condition.

Site Amenities

Drinking Fountains

Category [5]

- Most drinking fountains appear to be original to the campus.
- A hi-low drinking fountain has been provided in a central location.

Shade Shelter

Category [5]

- Shade sails at student dining are in poor condition and have been supplemented with collapsible umbrellas.
- Shade is desired at the new classroom / Kindergarten wing.

Bike Area

Category [-]

- Bike parking is provided at the front of campus, adjacent to vehicular parking, and is not secured with fencing.

SECTION 5



FACILITY CONDITION ASSESSMENT CESAR CHAVEZ ELEMENTARY

CATEGORY:

- [0] No Work
- [1] Minor Work
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- [3] Standard Modernization
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Covered Walkways**Category [0]**

- Walkway awnings appear to be in good condition.

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

- Playfield is uneven.

Landscape**Category [1]**

- Not including the garden areas, site landscape consists of turf and mature trees or wood chips and small shrubs.
- All landscape is in fair condition and has been well maintained.

Irrigation**Category [-]**

- Irrigation pump is needed.

Fencing & Gates**Category [-]**

- Fencing at the Kindergarten play yard is full-height and in good condition. A new gate with panic hardware has been installed.

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

- Administration office is not insulated.

Paint**Category [0]**

- Paint is in good condition.

Door / Frames / Locks**Category [0]**

- Doors, frames, and hardware appear to be in good condition.

Windows**Category [4]**

- Windows are non-operable and single-pane at all original buildings. Some clerestory windows at the original buildings are operable. All windows have vertical blinds.
- MPR has a linear skylight that runs the length of the roof and has operable slats for shade.
- The new classroom / Kindergarten wing has dual-pane, non-operable windows.

Roof**Category [-]****ADA Compliance****Category [-]**

- Restrooms have been modernized to include a wheelchair-accessible stall with grab-bars.

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

- Most casework is in good condition, however room 7 has damaged casework at the sink area.
- Carpet and VCT flooring is in good condition throughout.

Food Service**Category [-]**

- Small heat/serve kitchen (approximately 10' by 16').
- Dining always occurs outside.

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

- No issues reported

Gas**Category [5]**

- Utilities are reported to be original and past their useful life.

Sewer**Category [5]**

- Utilities are reported to be original and past their useful life.

Storm Drain / Drainage**Category [2]**

- Flooding/ponding occurs at the edge of the hardcourts, at the playfields.

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

- HVAC and Controls are reported to have been recently replaced.

Plumbing**Category [5]**

- Multiple issues reported throughout the campus.
- Backflow preventer needed.

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

SECTION 5
**FACILITY CONDITION ASSESSMENT
CESAR CHAVEZ ELEMENTARY**

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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 wiremold 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 [-]****SECTION 5**
**FACILITY CONDITION ASSESSMENT
CESAR CHAVEZ ELEMENTARY**



Covered Walkway



Drop-Off Lane



Parking



Concrete Paving



Hardcourts



Ramp



Playfields / Athletics



Play Structure



Shade Structure

SECTION 5



FACILITY CONDITION ASSESSMENT CESAR CHAVEZ ELEMENTARY



Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Dining Area



Library



Multi-Purpose Room



Fencing / Gates



Food Service

SECTION 5



FACILITY CONDITION ASSESSMENT CESAR CHAVEZ ELEMENTARY





Teaching Station / Presentation Technology



Typical Classroom



Kindergarten / Child Care Classroom



Art Classroom



Science Lab



Special Day Classroom



Art



Interior Hallway

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FACILITY CONDITION ASSESSMENT CESAR CHAVEZ 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

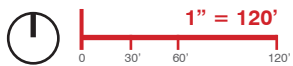
Student Services
 EL - English Learners, CO - Counseling
 INT - Intervention, OT - Occupational Therapy
 PSY - Psychology, SP - Speech
 RSP - Resource Specialist Program

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
 CESAR CHAVEZ 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

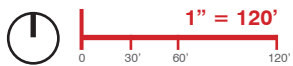
■ Outdoor Learning / Playfields ■ Rubberized Surface

■ 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
 CESAR CHAVEZ ELEMENTARY**



SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2018\$)	GROUP 1 SCOPE	GROUP 2 SCOPE
1. Modernize / Reconfigure Existing Classrooms	\$ 2,063,000	\$ -	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 494,000	\$ 48,000	\$ -
3. Site Utilities & Infrastructure	\$ 788,000	\$ -	\$ -
4. New Construction (Classrooms)	\$ 6,039,000	\$ -	\$ -
5. Elementary STEM & JrHS/HS Science Programs	\$ 846,000	\$ -	\$ -
6. JrHS/HS Electives Improvements	\$ -	\$ -	\$ -
7. Music, Drama & Performing Arts Improvements	\$ 1,010,000	\$ 1,010,000	\$ -
8. MPR, Student Union & Food Service Improvements	\$ 9,031,000	\$ 9,031,000	\$ -
9. Physical Education Improvements	\$ -	\$ -	\$ -
10. Staff & Community Support	\$ 1,307,000	\$ 1,307,000	\$ -
11. Library & Student Support Services	\$ 2,593,000	\$ -	\$ -
12. Safety & Security	\$ 1,293,000	\$ 1,010,000	\$ -
13. Bike / Car Parking & Drop-Off	\$ 1,345,000	\$ 1,345,000	\$ -
14. Outdoor Learning Courts, Quads & Gardens	\$ 840,000	\$ -	\$ -
15. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,248,000	\$ 619,000	\$ -
16. Next Generation Learning Furniture	\$ 583,000	\$ -	\$ 583,000
17. Technology Infrastructure & Equipment	\$ 699,000	\$ 699,000	\$ -
Total Construction / Project Cost (2018\$)	\$ 30,179,000	\$ 15,652,000	\$ 583,000

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\$)

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COST SUMMARY CESAR CHAVEZ ELEMENTARY