

## SITE DATA

Year Built: 1958

Year Modernized: 2003

Student Population (2017 – 2018):

Number of Classrooms: 2 (KG & 1st, 2nd & 3rd)

Number of Portables: 0

## PRINCIPAL PRIORITIES

1. Water / drinking water
2. Landscaping (track and irrigation)
3. Lunch shelter



26960 Co Road 96, Davis | [www.fairfield.djusd.net](http://www.fairfield.djusd.net)

### CATEGORY:

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

#### Parking

##### Category [0]

- Additional parking spaces added to east side of existing drop off

#### Concrete Paving

##### Category [-]

#### AC Paving

##### Category [1]

- Series of long cracks to be repaired in driveway and existing parking

#### Ramps & Stairs

##### Category [0]

#### Site Amenities

##### Drinking Fountains

##### Category [0]

#### Shade Shelter

##### Category [5]

- Need new shade shelter

#### Bike Area

##### Category [0]

- Country school-biking is not utilized at this site

#### Athletic Fields & Facilities

##### Category [4]

- New compacted gravel track to be constructed, hardcourts in good condition

#### Play Structures

##### Category [0]

- In good condition

#### Landscape

##### Category [0]

- New planter container beds by PTA

#### Irrigation

##### Category [4]

- Irrigation needs to be repaired and redesigned

#### Fencing & Gates

##### Category [2]

- Add service gate to north gravel parking lot for maintenance access.

## SECTION 5



## FACILITY CONDITION ASSESSMENT FAIRFIELD ELEMENTARY

**CATEGORY:**

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

**ASSESSMENT OF BUILDINGS****Exterior****Overall Rating: Category [-]****Paint****Category [-]****Door / Frames / Locks****Category [1]**

- Hardware to be upgraded to electronic

**Windows****Category [2]**

- Existing single pane windows w/ new infill sliders

**Roof****Category [-]**

- Access to roof was not achievable

**ADA Compliance****Category [1]**

- Truncated domes to be added to dropoff

**Interior****Overall Rating: Category [2]**

- Interior colab space requires updating

**Food Service****Category [3]**

- Staff kitchen: replace cabinets and sink, keep existing refrigerator and stove . All to comply w/ ADA

**Restrooms****Category [0]**

- Recently modernized

**ASSESSMENT OF SYSTEMS****Site Utilities****Domestic Water****Category [5]**

- Water quality issues reported by the district.

**Fire Protection****Category [0]**

- No applicable

**Gas****Category [0]**

- No Applicable

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

- No issues reported with the septic systems.

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

- No issues reported.

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

- Bard units need to be replaced.

**Plumbing****Category [4]**

- Restrooms are reported to need upgrades.
- A staff restroom is needed.

**Electrical Power****Category [-]**

- - 960 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

**SECTION 5**

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**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 [3]**

- Upgraded to LED

**SECTION 5**





Covered Walkway



Hardcourts



Parking



Playfields / Athletics



Play Structure



Outdoor Garden



Windows



Exterior Garden Storage



Outdoor Learning

## SECTION 5



# FACILITY CONDITION ASSESSMENT FAIRFIELD ELEMENTARY



Staff Work Room / Lounge



Dining Area



Water Fountains



Teaching Station / Presentation Technology



Typical Classroom



Kindergarten / Child Care Classroom



Art



Interior Hallway



Computer Lab

## SECTION 5



# FACILITY CONDITION ASSESSMENT FAIRFIELD 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

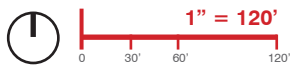
**Student Services**  
 EL - English Learners, CO - Counseling  
 INT - Intervention, OT - Occupational Therapy  
 PSY - Psychology, SP - Speech  
 RSP - Resource Specialist Program

**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  
 FAIRFIELD 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

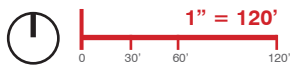
☐ Portable Classrooms

★ Main Entry

→ Drop-Off

● Electrical Transformer

- Outdoor Learning / Playfields
- Rubberized Surface
- Hardcourts
- Parking Lot
- NO WORK
- MODERNIZATION
- RECONFIGURE
- NEW CONSTRUCTION



**SECTION 5**



**PROPOSED CAMPUS MASTER PLAN  
 FAIRFIELD ELEMENTARY**



SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2018\$)	GROUP 1 SCOPE	GROUP 2 SCOPE
1. Modernize / Reconfigure Existing Classrooms	\$ 398,000	\$ -	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 324,000	\$ 48,000	\$ -
3. Site Utilities & Infrastructure	\$ -	\$ -	\$ -
4. New Construction (Classrooms)	\$ 114,000	\$ -	\$ -
5. Elementary STEM & JrHS/HS Science Programs	\$ -	\$ -	\$ -
6. JrHS/HS Electives Improvements	\$ -	\$ -	\$ -
7. Music, Drama & Performing Arts Improvements	\$ -	\$ -	\$ -
8. MPR, Student Union & Food Service Improvements	\$ 305,000	\$ -	\$ 305,000
9. Physical Education Improvements	\$ 7,000	\$ -	\$ -
10. Staff & Community Support	\$ -	\$ -	\$ -
11. Library & Student Support Services	\$ 48,000	\$ -	\$ -
12. Safety & Security	\$ 285,000	\$ 176,000	\$ -
13. Bike / Car Parking & Drop-Off	\$ -	\$ -	\$ -
14. Outdoor Learning Courts, Quads & Gardens	\$ -	\$ -	\$ -
15. Exterior Play Spaces, Playfields & Hardcourts	\$ 203,000	\$ -	\$ -
16. Next Generation Learning Furniture	\$ 67,000	\$ -	\$ 67,000
17. Technology Infrastructure & Equipment	\$ 87,000	\$ 87,000	\$ -
<b>Total Construction / Project Cost (2018\$)</b>	<b>\$ 1,838,000</b>	<b>\$ 311,000</b>	<b>\$ 372,000</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 FAIRFIELD ELEMENTARY