

## SITE DATA

Year Built: 2005

Year Modernized:

Student Population (2017 – 2018): 500

Number of Classrooms: 26

## PRINCIPAL PRIORITIES

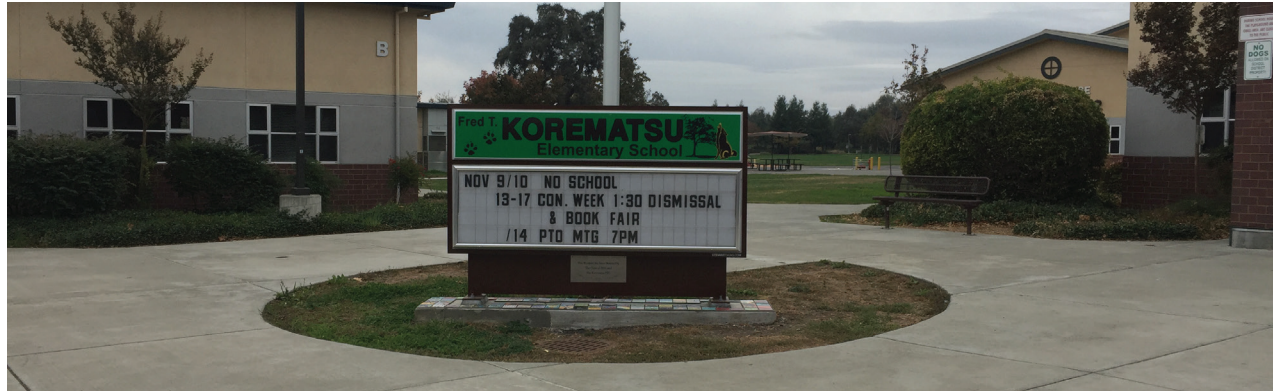
1. Classroom Space
2. Playground re-surfacing and painting
3. Modernize outdoor and indoor spaces for 21st century learning

## Program Support Needs

- Require more classroom space to support all base programs and grade level classes.
- Need two dedicated science rooms.
- No dedicated room for OT/PT special education spaces.
- Outdoor spaces for instruction, seating, stage, etc.
- Indoor space for maker/stem space.
- Lacking PE storage.

## Functionality of Space

- Small group learning spaces in back of classrooms have no windows for watching over students.
- Lab set up limits the functionality of the space at times.
- Administrative office lacks privacy and safety because of open concept.
- MPR and Music room are too small to accommodate larger groups of students and assemblies/lunches/classes must be broken up.
- Parking lot is not set up for ease of use for staff/community.
- Playfields are too open and easily accessible by strangers.
- Asphalt on playground has deep cracks all over.
- Classrooms lack adequate storage space.
- Shade needed in open areas.
- Counselor shares room with Psychologist and on Fridays with ELL and Math.



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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

#### Category [-]

- Although one of the largest parking lots in the district, the entry/exit and drop off locations seem to not be clear enough to provide adequate safety for children.

### Concrete Paving

#### Category [0]

### AC paving

#### Category [-]

- AC paving at hardcourts has deep cracks that need repairing. Hardcourts will need to be resurfaced and painted.

### Ramps & Stairs

#### Category [0]

### Site Amenities

#### Drinking Fountains

#### Category [-]

- Freestanding Hi-Low stone fountains provided
- Hi-Low wall mount provided at MPR

#### Shade Shelter

#### Category [0]

#### Bike Area

#### Category [-]

#### Covered Walkways

#### Category [-]

- No covered walkways provided. Classroom wings have small overhangs

#### Athletic Fields & Facilities

#### Category [-]

- Campus could use more storage for athletic equipment.

#### Landscape

#### Category [-]

- Campus needs soil to support trees in open areas that can provide shade and spaces to gather. Open areas could use some designing to better facilitate outdoor learning and the use of outdoor spaces.

## SECTION 5



## FACILITY CONDITION ASSESSMENT KOREMATSU ELEMENTARY

**CATEGORY:**

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

**Irrigation**  
Category [-]

**Fencing & Gates**  
Category [-]

- Playfields are very open and allow wanderers and members of the community to enter and cross freely. Principal would like to create a perimeter with “natural fencing” to help keep campus secure and unwelcome visitors out.

**ASSESSMENT OF BUILDINGS**

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

**Paint**  
Category [0]

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

**Windows**  
Category [0]

**Roof**  
Category [0]

**ADA Compliance**  
Category [0]

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

**Food Service**  
Category [0]

**Restrooms**  
Category [0]

- Plenty of restrooms provided for staff (8+) and students (5 pairs). Principal feels it may be excessive as it is a lot for maintenance to keep up. Overall, seem to be in good condition.

**ASSESSMENT OF SYSTEMS**

**Site Utilities**  
**Domestic Water**  
Category [-]

**Fire Protection**  
Category [0]

- No issues reported.

**Gas**  
Category [0]

- No issues reported.

**Sewer**  
Category [0]

- No issues reported.

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

- No issues reported.

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

- Based on the age of this campus unit replacement should be considered in 3 to 5 years.

**Plumbing**  
Category [0]

- No issues reported.

**Electrical Power**  
Category [-]

- Campus is ~13 years old. Equipment in good shape.
- Campus has PV
- Siemens, cutler-hammer, and others (no standard manuf.)
- Voltage-120/208A-3-phase
- T8 lights throughout
- 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 [-]**

**SECTION 5**

**FACILITY CONDITION ASSESSMENT  
KOREMATSU ELEMENTARY**



Shade Structure



Drop-Off Lane



Parking



Concrete Paving



Hardcourts



Exterior Door Hardware



Playfields / Athletics



Play Structure



Windows

## SECTION 5



# FACILITY CONDITION ASSESSMENT KOREMATSU ELEMENTARY





Science Lab



Computer Lab



Administration Office



Staff Work Room / Lounge



Dining Area



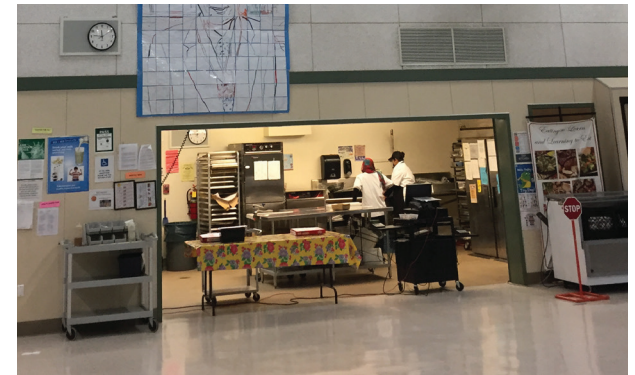
Library



Multi-Purpose Room



Fencing / Gates



Food Service

## SECTION 5



# FACILITY CONDITION ASSESSMENT KOREMATSU ELEMENTARY



Storage/Workroom



Typical Classroom



Kindergarten / Child Care Outdoor Space



Music Room

## SECTION 5



### FACILITY CONDITION ASSESSMENT KOREMATSU 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

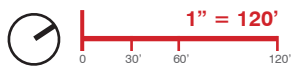
**Student Services**  
 EL - English Learners, CO - Counseling  
 INT - Intervention, OT - Occupational Therapy  
 PSY - Psychology, SP - Speech  
 RSP - Resource Specialist Program

**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  
 KOREMATSU 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

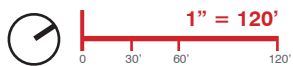
● Electrical Transformer

■ Outdoor Learning / Playfields      ■ Rubberized Surface

■ Hardcourts      ■ Parking Lot

■ NO WORK      ■ MODERNIZATION

■ RECONFIGURE      ■ NEW CONSTRUCTION



**SECTION 5**



**PROPOSED CAMPUS MASTER PLAN  
 KOREMATSU ELEMENTARY**





SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2018\$)	GROUP 1 SCOPE	GROUP 2 SCOPE
1. Modernize / Reconfigure Existing Classrooms	\$ -	\$ -	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 48,000	\$ -	\$ -
3. Site Utilities & Infrastructure	\$ -	\$ -	\$ -
4. New Construction (Classrooms)	\$ 4,288,000	\$ -	\$ -
5. Elementary STEM & JrHS/HS Science Programs	\$ 2,904,000	\$ -	\$ -
6. JrHS/HS Electives Improvements	\$ -	\$ -	\$ -
7. Music, Drama & Performing Arts Improvements	\$ -	\$ -	\$ -
8. MPR, Student Union & Food Service Improvements	\$ -	\$ -	\$ -
9. Physical Education Improvements	\$ -	\$ -	\$ -
10. Staff & Community Support	\$ 163,000	\$ 163,000	\$ -
11. Library & Student Support Services	\$ 591,000	\$ -	\$ -
12. Safety & Security	\$ 739,000	\$ 739,000	\$ -
13. Bike / Car Parking & Drop-Off	\$ 92,000	\$ 92,000	\$ -
14. Outdoor Learning Courts, Quads & Gardens	\$ 995,000	\$ -	\$ -
15. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,022,000	\$ -	\$ -
16. Next Generation Learning Furniture	\$ 636,000	\$ -	\$ -
17. Technology Infrastructure & Equipment	\$ 611,000	\$ 445,000	\$ -
<b>Total Construction / Project Cost (2018\$)</b>	<b>\$ 12,089,000</b>	<b>\$ 1,487,000</b>	<b>\$ -</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 KOREMATSU ELEMENTARY