

## SITE DATA

Year Built: 1957

Year Modernized: 2004

Student Population (2017 – 2018): 570 +/-

## PRINCIPAL PRIORITIES

1. Learning spaces, more space and pod configuration capabilities.
2. Work room and staff lounge.
3. Additional parking spaces with a drop-off area incorporating a new entry plaza.



### 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 58).
- There is no identified drop off area, just fire lane.

### Concrete Paving

#### Category [1]

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

### AC paving

#### Category [0]

- In general, in good condition throughout campus.

### Ramps & Stairs

#### Category [1]

- Minor issues observed.
- Warning edge stripes needed on stair treads in front of portables on east side of campus.

### 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 [0]

- In general, in good condition in the two locations on campus, normal wear and tear.

#### Covered Walkways

##### Category [1]

- Covered walkway structures are in good condition, minor patching.

#### Athletic Fields & Facilities

##### Category [3]

- Bounce walls surface material are damaged, need repair.

#### Play Structures

##### Category [0]

- No issues were observed or reported.

## SECTION 5

**CATEGORY:**

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

**Landscape****Category [2]**

- In general, in fair condition throughout campus. Frontage landscaping is desired for parents to wait at pick up time. Minor fix in some landscape areas on east side of campus.

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

- No issues were observed.

**Fencing & Gates****Category [2]**

- Some gates at the Pre-K and K area need to be upgraded for accessibility.

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

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

**Paint****Category [0]**

- In general, in good condition throughout campus.

**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.
- Buildings will benefit from insulated double pane windows, most of them are single pane.

**Roof****Category [0]**

- No access to roofs and no issues were reported.

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

- The reception counter in the lobby to Administration is not wheelchair accessible.
- Casework in the classrooms to be updated to accommodate wheelchair-accessible sink, hardware, counter heights, clear under counter spaces for maneuvering.
- Strike clearance in doors at administration building.

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

- In general, in good condition through campus, normal wear and tear
- Nurse space is inadequate.
- Administration building layout is inefficient and access to restroom is from outside the building.
- Modular buildings need more casework.
- Concrete slab in building "B" has a substantial crack about 3' away from perimeter wall on north & south side of building from one end (west) to the other end (east), structural review of this condition is recommended urgently.

**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 [2]**

- In general, in good condition throughout campus, normal wear and tear.
- All restrooms will benefit from a small 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 [5]**

- Utilities are reported to be original to the site.

**Fire Protection****Category [5]**

- Utilities are reported to be original to the site.

**Gas****Category [5]**

- Utilities are reported to be original to the site.

**Sewer****Category [5]**

- Utilities are reported to be original to the site.

**Storm Drain / Drainage****Category [5]**

- Utilities are reported to be original to the site.

**Mechanical****Category [0]**

- No issues reported.

**Plumbing****Category [3]**

- Last know ADA upgrade was in 2000 new plumbing systems should be considered.

**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  
NORTH DAVIS ELEMENTARY**

**CATEGORY:**

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

**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**





Covered Walkway



Drop-Off Lane



Parking



Concrete Paving



Hardcourts



Bike Parking



Windows



Play Structure



Shade Structure

## SECTION 5



# FACILITY CONDITION ASSESSMENT NORTH DAVIS ELEMENTARY







Teaching Station / Presentation Technology



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Break Area



Library



Multi-Purpose Room



Drinking Fountain



Food Service

## SECTION 5



# FACILITY CONDITION ASSESSMENT NORTH DAVIS ELEMENTARY





Speech



Typical Classroom



Kindergarten



Computer Lab



Science Lab

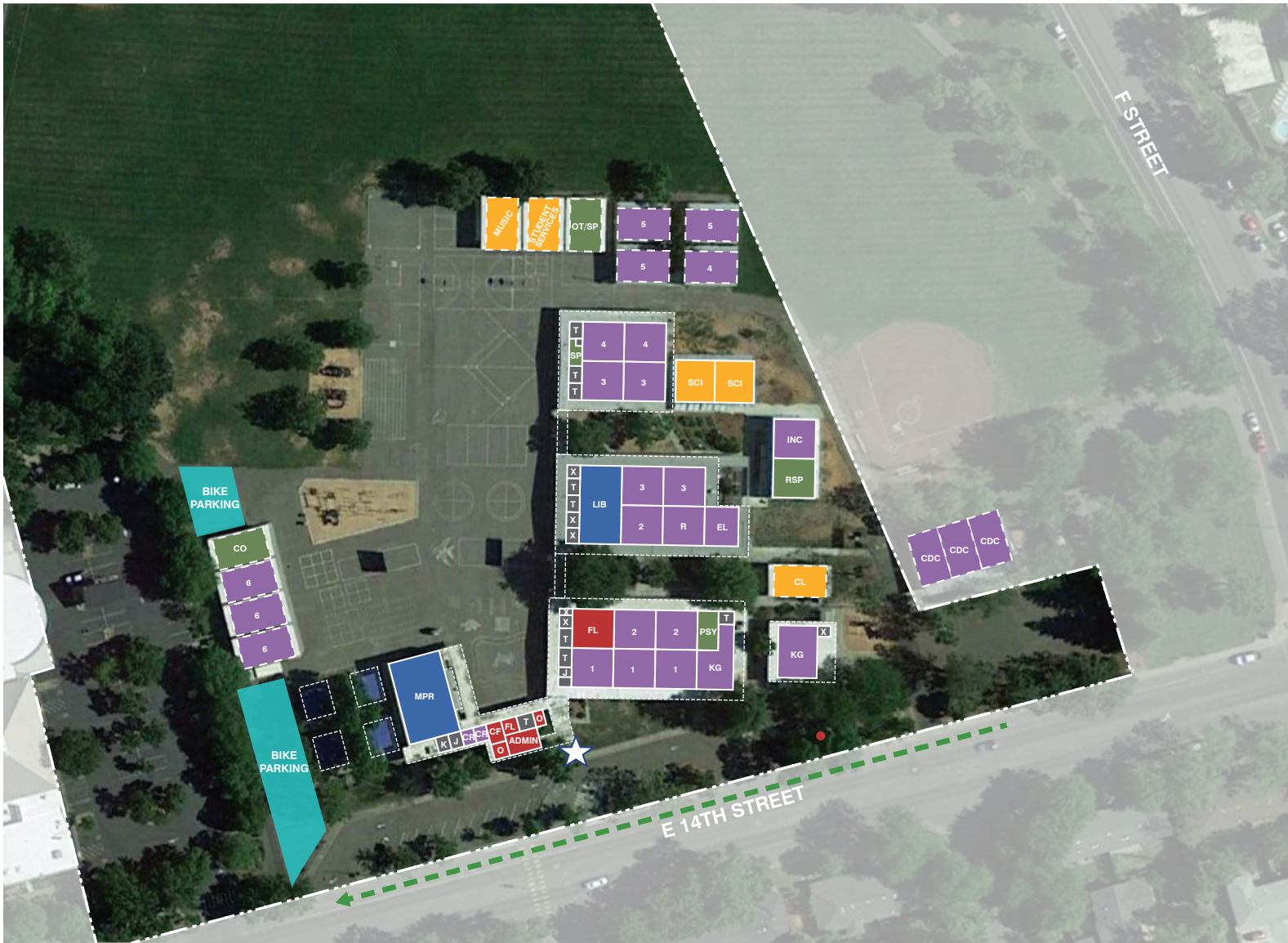
## SECTION 5



### FACILITY CONDITION ASSESSMENT NORTH DAVIS 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

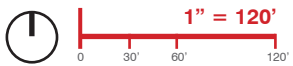
**Student Services**  
 EL - English Learners, CO - Counseling  
 INT - Intervention, OT - Occupational Therapy  
 PSY - Psychology, SP - Speech  
 RSP - Resource Specialist Program

**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**



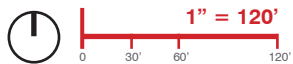
**EXISTING CAMPUS PLAN  
 NORTH DAVIS ELEMENTARY**







Multi-Purpose Room based on design by Rainforth Grau Architects



## SECTION 5



# PROPOSED CAMPUS MASTER PLAN NORTH DAVIS ELEMENTARY

Davis Joint Unified School District  
Facilities Master Plan



**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



SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2018\$)	GROUP 1 SCOPE	GROUP 2 SCOPE
1. Modernize / Reconfigure Existing Classrooms	\$ 2,010,000	\$ -	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 793,000	\$ 48,000	\$ -
3. Site Utilities & Infrastructure	\$ 1,362,000	\$ -	\$ -
4. New Construction (Classrooms)	\$ 13,568,000	\$ -	\$ 4,080,000
5. Elementary STEM & JrHS/HS Science Programs	\$ -	\$ -	\$ -
6. JrHS/HS Electives Improvements	\$ -	\$ -	\$ -
7. Music, Drama & Performing Arts Improvements	\$ 1,010,000	\$ 1,010,000	\$ -
8. MPR, Student Union & Food Service Improvements	\$ 9,122,000	\$ 9,122,000	\$ -
9. Physical Education Improvements	\$ -	\$ -	\$ -
10. Staff & Community Support	\$ 3,290,000	\$ 3,290,000	\$ -
11. Library & Student Support Services	\$ 3,089,000	\$ -	\$ -
12. Safety & Security	\$ 1,311,000	\$ 1,013,000	\$ -
13. Bike / Car Parking & Drop-Off	\$ 1,154,000	\$ 1,063,000	\$ -
14. Outdoor Learning Courts, Quads & Gardens	\$ 320,000	\$ -	\$ 147,000
15. Exterior Play Spaces, Playfields & Hardcourts	\$ 600,000	\$ -	\$ 716,000
16. Next Generation Learning Furniture	\$ 716,000	\$ -	\$ -
17. Technology Infrastructure & Equipment	\$ 702,000	\$ 702,000	\$ -
<b>Total Construction / Project Cost (2018\$)</b>	<b>\$ 39,047,000</b>	<b>\$ 16,248,000</b>	<b>\$ 4,943,000</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 NORTH DAVIS ELEMENTARY