

SITE DATA

Year Built: 1977-1978

Year Modernized:

Student Population (2017 – 2018): 450

Number of Classrooms: 16

Number of Portables: 6

Site Acreage: 24.7 ac

Building Area:

PRINCIPAL PRIORITIES

1. Science labs/spaces need to be upgraded
2. Classroom spaces need to have furniture that can adapt
3. Practical Arts/Industrial Tech/Future CTE space need major upgrading/creation

Program Support Needs

- The school is moving towards a project-based learning style.
- Science labs that support flexibility with furniture/group arrangements.
- Private office(s) / conference room(s) for counseling / IEP meetings located near Admin.
- Science and Art spaces are in need of improved functionality and additional storage.

Functionality of Space

- Wayfinding is difficult, and hallways become congested between classes.
- Courtyards are mainly used as storage. Art courtyard houses two kilns and is always used.
- Science rooms have a lab setup with no separate area for lecture.
- The stage at the Indoor Commons is the largest in the District and is shared for community use.
- The Tech Lab houses math as well as the computer robotics program.
- The practice rooms in the Music room are used for storage.



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CATEGORY:

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

General Organization

Category [-]

- Emerson Jr High School shares its campus with Da Vinci Jr High School. The B wing of classrooms is used only by Da Vinci JHS for core subjects. Students of both programs share use of the athletic facilities, food service, and elective rooms.

Parking & Drop-Off

Category [0]

- Parking is sufficient with a dedicated drop-off lane separate from parking drive aisles.

Concrete Paving

Category [0]

- Site concrete is in good condition in most places.
- Site concrete is mildly cracked and uneven in some unused courtyards.

AC paving

Category [-]

- AC paving at the parking lot was resurfaced in 2017 and is in good condition.
- AC paving at the hardcourts is in poor condition and needs to be resurfaced and striped.
- AC paving at the Lunch Courtyard needs to be resurfaced.

Ramps & Stairs

Category [-]

- The concrete stairs and ramps at the Outdoor Commons are in good condition.

Site Amenities

Drinking Fountains

Category [-]

- Drinking fountains appear to be original to the buildings.
- The drinking fountain in the gym is damaged.
- Drinking fountains are not hi-low.

Shade Shelter

Category [-]

- Shade is desired at the Lunch Courtyard and the Arts Courtyard.
- Shade sails at the Library Courtyard are in good condition.

Bike Area

Category [-]

- Ample bike parking is provided to the rear of the campus core buildings. The area is fenced but not secured.

SECTION 5



FACILITY CONDITION ASSESSMENT EMERSON JUNIOR HIGH

CATEGORY:

- [0] No Work
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Covered Walkways**Category [0]**

- Walkway awnings are in good condition.

Athletic Fields & Facilities**Category [4]**

- The Boys Locker room interiors are in poor condition.
- Shower facilities are not in use.
- Pool facilities (pool equipment room, restrooms, and deck/yard) are unused and need to be repurposed.
- The basketball hoops/backboards in the gym are manual swing-style. Replacement is desired.
- The scoreboard in the gym needs to be upgraded.
- The gym does not have a sound system.

Landscape**Category [2]**

- Landscape within the campus core consists mainly of mature trees and shrubbery in concrete planters.
- Many planters are bare and need to be replanted.

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

- Full-height chain-link fencing encloses the bike area. This area does not have a gate.
- Most courtyards are enclosed with varied combinations of stucco walls, windows, concrete footings, metal posts, and glulam header beams. These walls are in good condition.

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

- Buildings have stucco exteriors with exposed wood/glulam beams.

Paint**Category [1]**

- Exterior paint is in good condition.

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

- Exterior doors, frames, and hardware are in good condition.

Windows**Category [3]**

- Windows are single-pane. Wire mesh glazing is used in the music practice rooms and coaches' office of the locker rooms.

Roof**Category [0]**

- All standing seam roofs have been replaced in 2013 and are in good condition.

ADA Compliance**Category [-]**

- Music room risers do not have a wheelchair lift.
- The stage at the Indoor Commons does not have a wheelchair lift.
- The restroom building at the Lunch Courtyard is the only restroom on campus with wheelchair-accessible stalls.

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

- Interior finishes are outdated and/or damaged; modernization is needed.

Food Service**Category [-]**

- The heat/serve kitchen is in good condition.

Restrooms**Category [1]**

- Restroom finishes are in fair to good condition.
- Minor damage is apparent at the countertops.

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

- Utilities reported to need replacement.

Fire Protection**Category [5]**

- Utilities reported to need replacement.

Gas**Category [5]**

- Utilities reported to need replacement.

Sewer**Category [5]**

- Utilities reported to need replacement.

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

- Utilities reported to need replacement.

Mechanical**Overall Rating: Category [5]**

- All new HVAC and Control systems are needed.
- Library does not have air conditioning.
- Wood shop has new exhaust system.

Plumbing**Category [5]****Electrical Power****Category [-]**

- 1970 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-277/480A-3-phase
- One site connection from PG&E, overhead service.
- 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

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EMERSON JUNIOR HIGH**

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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**



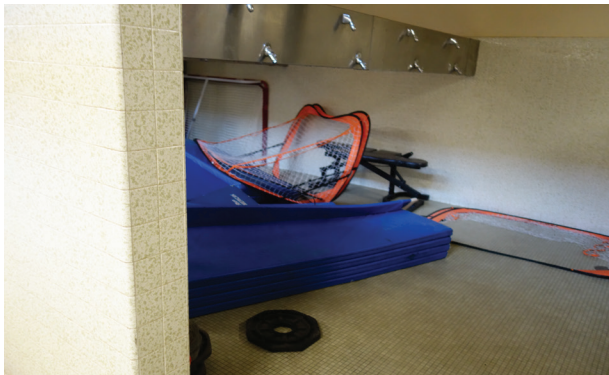
Covered Walkway



Drop-Off Lane



Parking



Locker Room Showers



Art



Ramps / Stairs



Weight Room



Gymnasium



Library Shaded Patio

SECTION 5



FACILITY CONDITION ASSESSMENT EMERSON JUNIOR HIGH



Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Outdoor Seating



Library



Multi-Purpose Room/Commons



Locker Room



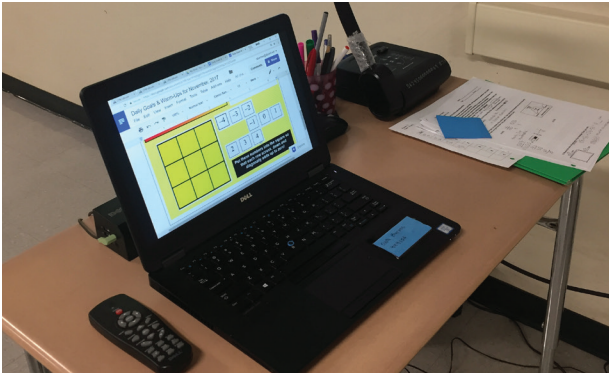
Food Service

SECTION 5



FACILITY CONDITION ASSESSMENT EMERSON JUNIOR HIGH





Teaching Station / Presentation Technology



Typical Classroom



Home Economics



Music Room Storage



Science Lab



Computer Lab



Woodshop



Exterior Hallway



Interior Hallway

SECTION 5



FACILITY CONDITION ASSESSMENT EMERSON JUNIOR HIGH





Classrooms, CR
 ELA - English Language Arts, FLA - Foreign Language
 INC - Inclusion, MA - Math, MI - Math Intervention
 R - Reading Intervention, SS - Social Studies
 TA - Teaching Assistant

Electives / Labs
 CS - Computer Science, HE - Home Economics
 P - Practice, SCI - Science, TECH - Technology
 WD - Woodshop, WT - Weight Room

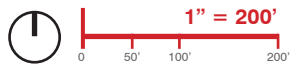
Student Services
 CO - Counseling, ED - Emotionally Disturbed
 EL - English Learners, INTV - Intervention
 OT - Occupational Therapy, PSY - Psychology
 SP - Speech, RSP - Resource Specialist Program

Shared Spaces
 LC - Learning Center, LIB - Library
 LR - Locker Room (G - Girls, B - Boys)
 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

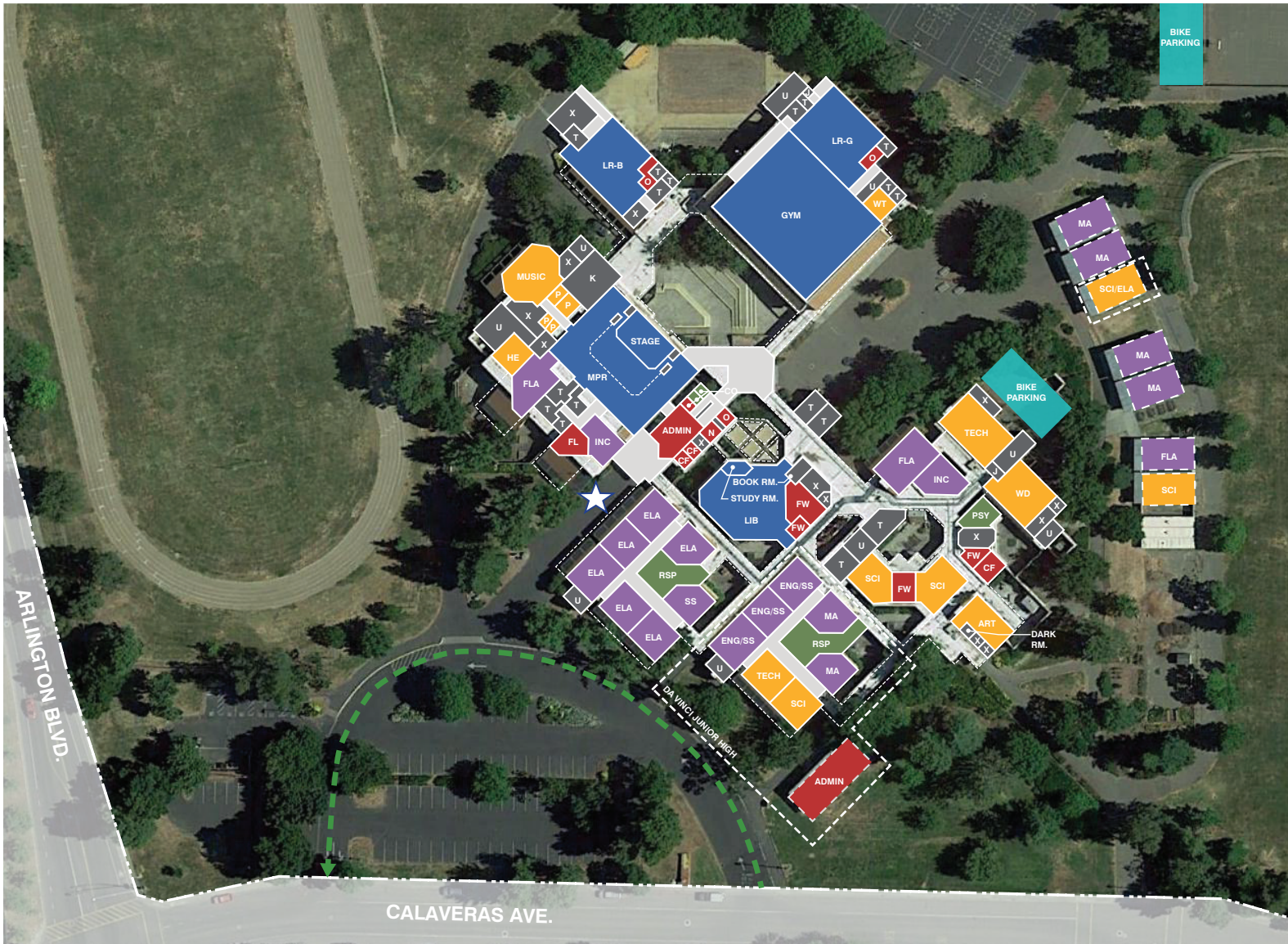


SECTION 5



**EXISTING CAMPUS PLAN
 EMERSON JUNIOR HIGH - OVERALL**





Classrooms, CR
 ELA - English Language Arts, FLA - Foreign Language
 INC - Inclusion, MA - Math, MI - Math Intervention
 R - Reading Intervention, SS - Social Studies
 TA - Teaching Assistant

Electives / Labs
 CS - Computer Science, HE - Home Economics
 P - Practice, SCI - Science, TECH - Technology
 WD - Woodshop, WT - Weight Room

Student Services
 CO - Counseling, ED - Emotionally Disturbed
 EL - English Learners, INTV - Intervention
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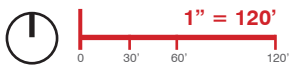
Support Spaces
 X - Storage, T - Toilets, U - Utility,
 J - Janitor, K - Kitchen

--- Portable Classrooms

★ Main Entry

→ Drop-Off

● Electrical Transformer



SECTION 5



**EXISTING CAMPUS PLAN
 EMERSON JUNIOR HIGH - ENLARGED**





Classrooms, CR
 ELA - English Language Arts, FLA - Foreign Language
 INC - Inclusion, MA - Math, MI - Math Intervention
 R - Reading Intervention, SS - Social Studies
 TA - Teaching Assistant

Electives / Labs
 CS - Computer Science, ENG - Engineering
 HE - Home Economics, MKR - Maker
 P - Practice, SCI - Science, TECH - Technology
 WD - Woodshop, WT - Weight Room

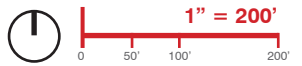
Student Services
 AC - Academic Center, CO - Counseling
 ED - Emotionally Disturbed
 EL - English Learners, INTV - Intervention
 LRC - Learning Resource Center
 OT - Occupational Therapy, PSY - Psychology
 SP - Speech, RSP - Resource Specialist Program

Shared Spaces
 CNTY - County, LC - Learning Center
 LIB - Library, LR - Locker Room (G - Girls, B - Boys), MPR - Multi-Purpose Room
 TM - Team Room, TR - Training Room

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

Support Spaces
 FS - Food Service / Concessions
 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



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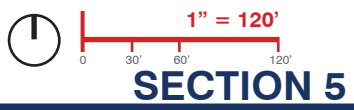
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SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2018\$)	GROUP 1 SCOPE	GROUP 2 SCOPE
1. Modernize / Reconfigure Existing Classrooms	\$ 2,190,000	\$ -	\$ 2,190,000
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 6,905,000	\$ 768,000	\$ 6,137,000
3. Site Utilities & Infrastructure	\$ 2,496,000	\$ -	\$ 2,496,000
4. New Construction (Classrooms)	\$ 86,000	\$ -	\$ -
5. Elementary STEM & JrHS/HS Science Programs	\$ 3,121,000	\$ 4,417,000	\$ -
6. JrHS/HS Electives Improvements	\$ 1,477,000	\$ -	\$ 1,477,000
7. Music, Drama & Performing Arts Improvements	\$ 591,000	\$ -	\$ 591,000
8. MPR, Student Union & Food Service Improvements	\$ 2,130,000	\$ -	\$ -
9. Physical Education Improvements	\$ 6,583,000	\$ -	\$ -
10. Staff & Community Support	\$ 4,417,000	\$ -	\$ -
11. Library & Student Support Services	\$ 3,383,000	\$ -	\$ -
12. Safety & Security	\$ 2,106,000	\$ 991,000	\$ 593,000
13. Bike / Car Parking & Drop-Off	\$ 248,000	\$ 110,000	\$ -
14. Outdoor Learning Courts, Quads & Gardens	\$ 241,000	\$ -	\$ -
15. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,099,000	\$ -	\$ -
16. Next Generation Learning Furniture	\$ 663,000	\$ -	\$ 663,000
17. Technology Infrastructure & Equipment	\$ 1,621,000	\$ 1,621,000	\$ -
Total Construction / Project Cost (2018\$)	\$ 39,357,000	\$ 7,907,000	\$ 14,147,000

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\$)

SECTION 5



COST SUMMARY EMERSON JUNIOR HIGH