

**SITE DATA**

Year Built: 1992  
Year Modernized:  
Student Population (2017 – 2018): 431  
Capacity:  
Utilization:

- K – 3: 24/classroom
- 4 – 6: 30/classroom (target is 28)
- Resource: 35
- Disabled: 16
- Behavioral: 6 (up to 12)

**PRINCIPAL PRIORITIES**

1. Parking/Drop-off
2. New portables in back of school
3. Snack area improvements under trees

**Program Support Needs**

- Need for new classrooms (replacement for portables, no immediate need for additional space).
- Build track for running club on the outside lawn area.

**Functionality of Space**

- Rooms are small.
- Classrooms and labs feel tight.
- Storage issues.
- Library is a bit “odd”, but fine.
- Special Ed spaces okay.
- No specialized elective programs. Space used for music instrument 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 [-]**

- A lot of hiding spots near child development center.

**Parking**

**Category [-]**

- Parking is not sufficient and drop off is not safe. There is not enough parking for parents.

**Concrete Paving**

**Category [3/4]**

- Slope appears to be non-code compliant.
- No detectable domes at traffic transitions.
- Walkway concrete heaving in some areas. District remedied transitions by shaving concrete down to level out adjacent surfaces.
- Grates of drain inlets appear to non-code compliant.

**AC paving**

**Category [-]**

- Playground area needs repaving.

**Ramps & Stairs**

**Category [-]**

**Site Amenities**

**Drinking Fountains**

**Category [3]**

- Not code compliant. Need replacement.

**Shade Shelter**

**Category [-]**

**Bike Area**

**Category [-]**

**Covered Walkways**

**Category [-]**

- No issues noted.

**Athletic Fields & Facilities**

**Category [-]**

- No issues noted

**Landscape**

**Category [-]**

- No issues noted.

**Irrigation**

**Category [-]**

**SECTION 5**



**FACILITY CONDITION ASSESSMENT  
PATWIN ELEMENTARY**



**CATEGORY:**

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

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

- No issues noted.

**ASSESSMENT OF BUILDINGS****Exterior****Overall Rating: Category [-]****Paint****Category [-]****Door / Frames / Locks****Category [-]****Windows****Category [-]****Roof****Category [-]****ADA Compliance****Category [-]****Interior****Overall Rating: Category [-]****Food Service****Category [-]**

- Odd shape.
- School is hoping to do more cooking. There is plenty of room for warming.
- Snack area needs improvements, paving is heaving and uneven. No tables.
- Shade structure desired.

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

- No issues reported

**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 [5]**

- HVAC and Controls upgrades needed.

**Plumbing****Category [5]**

- Restroom plumbing needs to be replaced.

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

- Campus is ~30 years old. Equipment in good shape.
- Siemens, cutler-hammer, and others (no standard manuf.)
- Voltage-277/4808A-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

**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]****SECTION 5**

**CATEGORY:**

- [0] No Work
- [1] Minor Work
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Lighting  
Category [-]

**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]**

## SECTION 5







Covered Walkway



Drop-Off Lane



Parking



Concrete Paving



Hardcourts



Windows



Playfields / Athletics



Play Structure



Exterior Door Hardware

## SECTION 5



# FACILITY CONDITION ASSESSMENT PATWIN ELEMENTARY



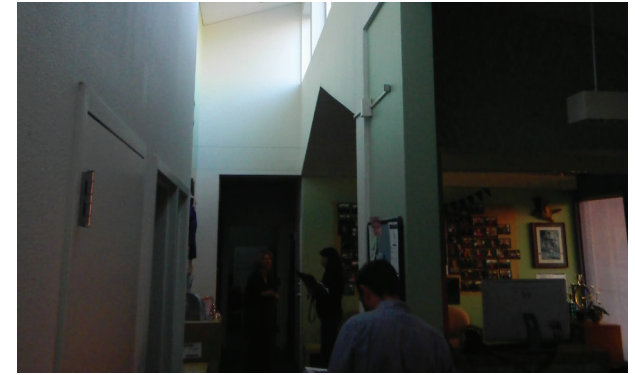




Multi-Purpose Room



Food Service



Administration Office



Staff Work Room / Lounge



Dining Area



Library



Teaching Station / Presentation Technology



Typical Classroom



Kindergarten / Child Care Classroom

## SECTION 5



# FACILITY CONDITION ASSESSMENT PATWIN 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

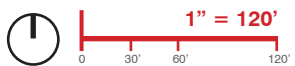
**Student Services**  
 EL - English Learners, CO - Counseling  
 INT - Intervention, OT - Occupational Therapy  
 PSY - Psychology, SP - Speech  
 RSP - Resource Specialist Program

**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  
 PATWIN 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

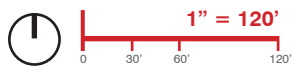
■ Parking Lot

■ NO WORK

■ MODERNIZATION

■ RECONFIGURE

■ NEW CONSTRUCTION



**SECTION 5**



**PROPOSED CAMPUS MASTER PLAN  
 PATWIN ELEMENTARY**





SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2018\$)	GROUP 1 SCOPE	GROUP 2 SCOPE
1. Modernize / Reconfigure Existing Classrooms	\$ 3,098,000	\$ 1,309,000	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 3,287,000	\$ 1,638,000	\$ -
3. Site Utilities & Infrastructure	\$ -	\$ -	\$ -
4. New Construction (Classrooms)	\$ 6,529,000	\$ -	\$ -
5. Elementary STEM & JrHS/HS Science Programs	\$ 489,000	\$ -	\$ -
6. JrHS/HS Electives Improvements	\$ -	\$ -	\$ -
7. Music, Drama & Performing Arts Improvements	\$ 407,000	\$ -	\$ -
8. MPR, Student Union & Food Service Improvements	\$ 1,744,000	\$ -	\$ -
9. Physical Education Improvements	\$ -	\$ -	\$ -
10. Staff & Community Support	\$ 501,000	\$ -	\$ -
11. Library & Student Support Services	\$ 2,958,000	\$ -	\$ -
12. Safety & Security	\$ 1,537,000	\$ 1,537,000	\$ -
13. Bike / Car Parking & Drop-Off	\$ 536,000	\$ 536,000	\$ -
14. Outdoor Learning Courts, Quads & Gardens	\$ 640,000	\$ -	\$ -
15. Exterior Play Spaces, Playfields & Hardcourts	\$ 648,000	\$ -	\$ -
16. Next Generation Learning Furniture	\$ 663,000	\$ -	\$ 663,000
17. Technology Infrastructure & Equipment	\$ 621,000	\$ 621,000	\$ -
<b>Total Construction / Project Cost (2018\$)</b>	<b>\$ 23,658,000</b>	<b>\$ 5,641,000</b>	<b>\$ 663,000</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 PATWIN ELEMENTARY