

SITE DATA

Year Built: 1966
• MPR Addition: 2005
Year Modernized: 2003
Student Population (2017 – 2018): 527
Number of Classrooms: 5
Number of Portables: 9
Site Acreage:
Building Area: 44,034 sf

PRINCIPAL PRIORITIES

1. Parking Lot/drop off space/ circulation
2. Replace/Repair concrete flat work (Uneven sidewalks and concrete surfaces are hazardous)
3. Upgrade site drainage and irrigation (poor water drainage and irrigation system leading to puddles and areas of bare ground)

Program Support Needs

- A separate large room that holds the whole student body or a separate cafeteria space so that the MPR can be used all day.
- Larger space for OT and relocate to C-18 CR, to have adjacency to special ed. in CR-17 & C-16.

Functionality of Space

- Bigger classrooms or more storage outside of classrooms (the hexagonal CR)
- Rectangle classrooms (portables) are functional and have adequate space.
- Labs to have one sink w/ hot water and lab tables upgraded



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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 [-]

Parking

Category [0]

- Parking lot seal coat and striped recently

Concrete Paving

Category [4]

AC paving

Category [0]

Ramps & Stairs

Category [-]

Site Amenities

Drinking Fountains

Category [5]

- Drinking fountains are typically not accessible.

Shade Shelter

Category [0]

- New shade shelters

Bike Area

Category [0]

- No work required

Covered Walkways

Category [5]

- Covered walkways do not exist and are desired.

Athletic Fields & Facilities

Category [0]

- Hardcourts recently resurfaced

Landscape

Category [-]

- Grass, gravel or mulch to eliminate mud in central quad.

Irrigation

Category [3]

Fencing & Gates

Category [5]

- Fence to be replaced and raised to 6' high at Kindergarten for safety

SECTION 5



**FACILITY CONDITION ASSESSMENT
PIONEER ELEMENTARY**



CATEGORY:

- [0] No Work
- [1] Minor Work
- [2] Minor Modernization
- [3] Standard Modernization
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- [5] Complete Replacement

ASSESSMENT OF BUILDINGS**Exterior****Overall Rating: Category [-]****Paint****Category [0]**

- Site recently painted

Door / Frames / Locks**Category [-]****Windows****Category [2]**

- Current windows single pane. Upgrade to double pane.

Roof**Category [0]**

- Roof and gutters recently replaced

ADA Compliance**Category [-]****Interior****Overall Rating: Category [2]**

- New window blinds.

Food Service**Category [-]****Restrooms****Category [-]****ASSESSMENT OF SYSTEMS****Site Utilities****Domestic Water****Category [5]**

- Backflow preventer needed
- Isolation valves needed.

Fire Protection**Category [0]**

- No issues reported.

Gas**Category [5]**

- Reported to be original.

Sewer**Category [4]**

- Issue because of trees roots penetrating pipes

Storm Drain / Drainage**Category [5]****Mechanical****Overall Rating: Category [0]**

- HVAC replaced w/ controls

Plumbing**Category [3]**

- Issue because of trees roots penetrating pipes
- No backflow preventer for fire, domestic or irrigation

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-277/480A-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

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****FACILITY CONDITION ASSESSMENT
PIONEER ELEMENTARY**

CATEGORY:

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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





Fencing / Gates



Drop-Off Lane



Parking



Concrete Paving



Hardcourts



Bike Parking



Playfields / Athletics



Play Structure



Shade Structure

SECTION 5



FACILITY CONDITION ASSESSMENT PIONEER ELEMENTARY

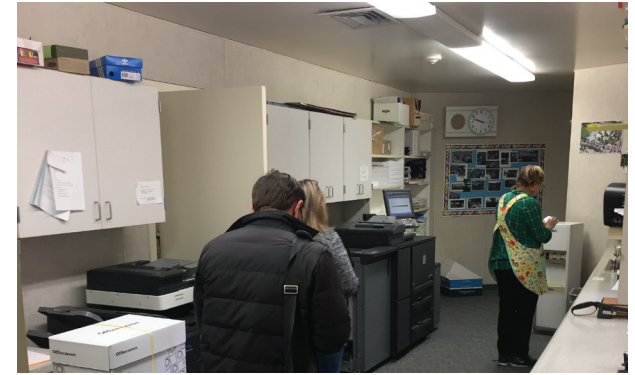




Windows



Exterior Door Hardware



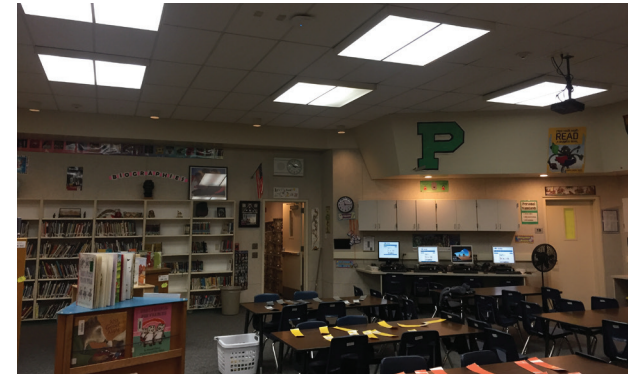
Administration Office



Staff Work Room / Lounge



Rainwater Collection



Library



Multi-Purpose Room



Garden



Food Service

SECTION 5



FACILITY CONDITION ASSESSMENT PIONEER ELEMENATRY





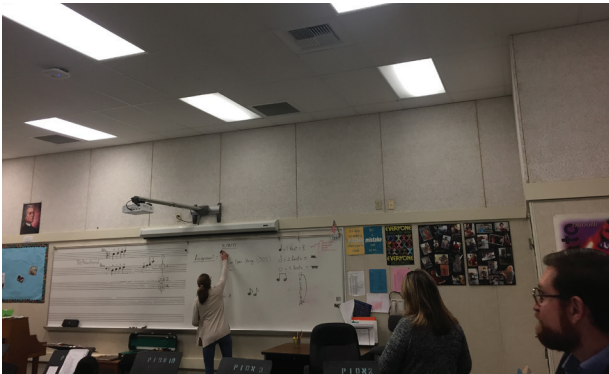
Teaching Station / Presentation Technology



Typical Classroom



Kindergarten / Child Care Classroom



Music Room



Science Lab



Computer Lab



Common Courtyard

SECTION 5



FACILITY CONDITION ASSESSMENT PIONEER 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

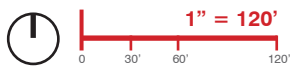
Student Services
 EL - English Learners, CO - Counseling
 INT - Intervention, OT - Occupational Therapy
 PSY - Psychology, SP - Speech
 RSP - Resource Specialist Program

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
 PIONEER 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

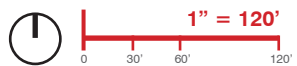
■ Parking Lot

■ NO WORK

■ MODERNIZATION

■ RECONFIGURE

■ NEW CONSTRUCTION



SECTION 5



**PROPOSED CAMPUS MASTER PLAN
 PIONEER ELEMENTARY**



SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2018\$)	GROUP 1 SCOPE	GROUP 2 SCOPE
1. Modernize / Reconfigure Existing Classrooms	\$ 2,329,000	\$ -	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 954,000	\$ 48,000	\$ -
3. Site Utilities & Infrastructure	\$ 1,327,000	\$ -	\$ -
4. New Construction (Classrooms)	\$ 6,466,000	\$ -	\$ 1,013,000
5. Elementary STEM & JrHS/HS Science Programs	\$ 1,038,000	\$ -	\$ -
6. JrHS/HS Electives Improvements	\$ -	\$ -	\$ -
7. Music, Drama & Performing Arts Improvements	\$ -	\$ -	\$ -
8. MPR, Student Union & Food Service Improvements	\$ -	\$ -	\$ -
9. Physical Education Improvements	\$ 735,000	\$ -	\$ -
10. Staff & Community Support	\$ 600,000	\$ -	\$ -
11. Library & Student Support Services	\$ 1,072,000	\$ -	\$ -
12. Safety & Security	\$ 1,461,000	\$ 1,199,000	\$ -
13. Bike / Car Parking & Drop-Off	\$ 270,000	\$ 270,000	\$ -
14. Outdoor Learning Courts, Quads & Gardens	\$ 970,000	\$ 392,000	\$ -
15. Exterior Play Spaces, Playfields & Hardcourts	\$ 578,000	\$ -	\$ -
16. Next Generation Learning Furniture	\$ 742,000	\$ -	\$ 742,000
17. Technology Infrastructure & Equipment	\$ 853,000	\$ 853,000	\$ -
Total Construction / Project Cost (2018\$)	\$ 19,395,000	\$ 2,762,000	\$ 1,755,000

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 PIONEER ELEMENTARY