

SITE DATA

Year Built: 1966

- Portable Addition: 1987
- Portable Addition: 1997

Year Modernized: 2000

Student Population (2017 – 2018): 540

Number of Classrooms: 16

Number of Portables: 10

PRINCIPAL PRIORITIES

1. MPR
2. Administration
3. Specialized rooms - Library, Science, Inclusion, Computer Lab

Program Support Needs

- No nurse facility for students.
- Need music room for instruction
- No science labs provided.
- Need dedicated computer lab.
- Need for counseling/student service space
- Admin building needs meeting/conference spaces
- Need dedicated library

Functionality of Space

- Only 2 staff restrooms for a staff of 77 – not adequate
- Administration building is too tight with no space for visitors and staff sharing offices.
- Not enough space for students in MPR during lunch/assembly
- Insufficient kitchen facility and storage
- Copiers/Machines are very loud and too close in proximity to areas where the staff meets
- Food service have very little room and all food and supplies are stored in the MPR
- Playground is large and hard to monitor because of its shape.
- Flow of traffic through drop off area and along the street is not safe
- Special education spaces should connect so staff can work together



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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

Category [-]

- No access for emergency services currently.

Parking

Category [-]

- Adequate staff parking and plenty of street parking.
- Drop-off is located on street and not safe. Need to provide new internal drop off adequate for families and traffic flow and street traffic poses hazards for students walking and bicycling.

Concrete Paving

Category [5]

Quad concrete sidewalks require to be replaced

AC paving

Category [0]

- Blacktop in good condition

Ramps & Stairs

Category [3]

- MPR stair will need handrail

Site Amenities

Drinking Fountains

Category [3]

- Drinking fountains to be replaced with Hi-Low configuration and meet clearance requirements

Shade Shelter

Category [0]

- Shade shelter looks to be in good condition

Bike Area

Category [0]

- Bike area appears to be adequate size

Covered Walkways

Category [-]

Athletic Fields & Facilities

Category [-]

- Proximity to homeless and an open dog park make safety and health a big concern.

Landscape

Category [1]

- Cut shrubs to 3' to improve visual awareness at playfields

Irrigation

Category [-]

SECTION 5



FACILITY CONDITION ASSESSMENT WILLETT ELEMENTARY

CATEGORY:

- [0] No Work
- [1] Minor Work
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Fencing & Gates**Category [2]**

- Holes in fencing allow homeless to walk through playfields and camp in the back of the playfields by the highway

ASSESSMENT OF BUILDINGS**Exterior****Overall Rating: Category [-]****Paint****Category [-]****Door / Frames / Locks****Category [-]****Windows****Category [-]****Roof****Category [-]****ADA Compliance****Category [3]**

- Stairs outside of MPR will need a handrail and walkways with high cross slope % throughout campus will need to be reconfigured

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

- Need of additional space as well as storage space.

Restrooms**Category [-]**

- Restrooms will need modernizing
- Addition of staff restrooms

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 [0]**

- MPR has new HVAC, but not zoned correctly

Plumbing**Category [3]**

- Backflow preventer needed.
- Water heaters need replacement.

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

SECTION 5
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WILLETT ELEMENTARY**

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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
WILLETT ELEMENTARY**



Covered Walkway



Bike Parking



Parking



Concrete Paving



Hardcourts



Ramps / Stairs



Playfields / Athletics



Play Structure



Shade Structure

SECTION 5



FACILITY CONDITION ASSESSMENT WILLETT ELEMENTARY



Windows



Typical Classroom



Administration Office



Staff Work Room / Lounge



Drinking Fountain



Library



Multi-Purpose Room



Science Lab



Food Service

SECTION 5



FACILITY CONDITION ASSESSMENT WILLETT ELEMENTARY





Computer Lab



Kindergarten Play Structure

SECTION 5



FACILITY CONDITION ASSESSMENT WILLETT 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

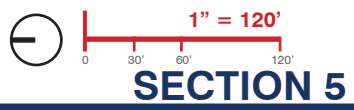
Student Services
 EL - English Learners, CO - Counseling
 INT - Intervention, OT - Occupational Therapy
 PSY - Psychology, SP - Speech
 RSP - Resource Specialist Program

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

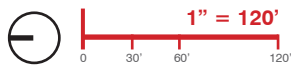
- Portable Classrooms
- Main Entry
- Drop-Off
- Electrical Transformer





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- 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

Multi-Purpose Room based on design by Rainforth Grau Architects



SECTION 5



**EXISTING CAMPUS PLAN
 WILLETT ELEMENTARY**



SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2018\$)	GROUP 1 SCOPE	GROUP 2 SCOPE
1. Modernize / Reconfigure Existing Classrooms	\$ 1,998,000	\$ -	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 1,599,000	\$ 48,000	\$ -
3. Site Utilities & Infrastructure	\$ 1,228,000	\$ -	\$ -
4. New Construction (Classrooms)	\$ 10,372,000	\$ -	\$ -
5. Elementary STEM & JrHS/HS Science Programs	\$ 1,456,000	\$ -	\$ -
6. JrHS/HS Electives Improvements	\$ -	\$ -	\$ -
7. Music, Drama & Performing Arts Improvements	\$ 1,010,000	\$ 1,010,000	\$ -
8. MPR, Student Union & Food Service Improvements	\$ 9,031,000	\$ 9,031,000	\$ -
9. Physical Education Improvements	\$ -	\$ -	\$ -
10. Staff & Community Support	\$ 3,115,000	\$ 3,115,000	\$ -
11. Library & Student Support Services	\$ 2,731,000	\$ 1,820,000	\$ -
12. Safety & Security	\$ 1,634,000	\$ 1,606,000	\$ -
13. Bike / Car Parking & Drop-Off	\$ 787,000	\$ 787,000	\$ -
14. Outdoor Learning Courts, Quads & Gardens	\$ 711,000	\$ -	\$ -
15. Exterior Play Spaces, Playfields & Hardcourts	\$ 622,000	\$ -	\$ -
16. Next Generation Learning Furniture	\$ 742,000	\$ -	\$ 742,000
17. Technology Infrastructure & Equipment	\$ 915,000	\$ 891,000	\$ -
Total Construction / Project Cost (2018\$)	\$ 37,951,000	\$ 18,308,000	\$ 742,000

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 WILLETT ELEMENTARY