FACILITY CONDITION ASSESSMENT

KOREMATSU ELEMENTARY

SECTION 5

SITE DATA
Year Built: 2005
Year Modernized:
Student Population (2017 – 2018): 500
Number of Classrooms: 26

PRINCIPAL PRIORITIES
1. Classroom Space
2. Playground re-surfacing and painting
3. Modernize outdoor and indoor spaces for 21st century learning

Program Support Needs
• Require more classroom space to support all base programs and grade level classes.
• Need two dedicated science rooms.
• No dedicated room for OT/PT special education spaces.
• Outdoor spaces for instruction, seating, stage, etc.
• Indoor space for maker/stem space.
• Lacking PE storage.

Functionality of Space
• Small group learning spaces in back of classrooms have no windows for watching over students.
• Lab set up limits the functionality of the space at times.
• Administrative office lacks privacy and safety because of open concept.
• MPR and Music room are too small to accommodate larger groups of students and assemblies/lunches/classes must be broken up.
• Parking lot is not set up for ease of use for staff/community.
• Playfields are too open and easily accessible by strangers.
• Asphalt on playground has deep cracks all over.
• Classrooms lack adequate storage space.
• Shade needed in open areas.
• Counselor shares room with Psychologist and on Fridays with ELL and Math.

Site Amenities
Drinking Fountains
Category [-]
• Freestanding Hi-Low stone fountains provided
• Hi-Low wall mount provided at MPR

Shade Shelter
Category [0]

Bike Area
Category [-]

Covered Walkways
Category [-]
• No covered walkways provided. Classroom wings have small overhangs

Athletic Fields & Facilities
Category [-]
• Campus could use more storage for athletic equipment.

Landscape
Category [-]
• Campus needs soil to support trees in open areas that can provide shade and spaces to gather. Open areas could use some designing to better facilitate outdoor learning and the use of outdoor spaces.

Concrete Paving
Category [0]

Parking
Category [-]
• Although one of the largest parking lots in the district, the entry/exit and drop off locations seem to not be clear enough to provide adequate safety for children.

AC paving
Category [-]
• AC paving at hardcourts has deep cracks that need repairing. Hardcourts will need to be resurfaced and painted.

Ramps & Stairs
Category [0]
### Restrooms
**Category:** No Work
- Plenty of restrooms provided for staff (8+) and students (5 pairs). Principal feels it may be excessive as it is a lot for maintenance to keep up. Overall, seem to be in good condition.

### 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

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**ASSESSMENT OF BUILDINGS**

**Exterior**
**Overall Rating:** Category [0]

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

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

**Windows**
**Category:** [0]

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

**ADA Compliance**
**Category:** [0]

**Interior**
**Overall Rating:** Category [0]

**Food Service**
**Category:** [0]
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]
SECTION 5
FACILITY CONDITION ASSESSMENT
KOREMATSU ELEMENTARY
## COST SUMMARY

### SECTION 5

#### KOREMATSUMI ELEMENTARY

<table>
<thead>
<tr>
<th>SCOPE OF WORK CATEGORIES</th>
<th>MASTER PLAN COST (2018$)</th>
<th>GROUP 1 SCOPE</th>
<th>GROUP 2 SCOPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Modernize / Reconfigure Existing Classrooms</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>2. Existing Building Systems, Toilets &amp; Improved Energy Efficiency</td>
<td>$ 48,000</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>3. Site Utilities &amp; Infrastructure</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>4. New Construction (Classrooms)</td>
<td>$ 4,288,000</td>
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<tr>
<td>5. Elementary STEM &amp; JrHS/HS Science Programs</td>
<td>$ 2,904,000</td>
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<tr>
<td>6. JrHS/HS Electives Improvements</td>
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<td>$ -</td>
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<tr>
<td>7. Music, Drama &amp; Performing Arts Improvements</td>
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<td>$ -</td>
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<tr>
<td>8. MPR, Student Union &amp; Food Service Improvements</td>
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<td>$ -</td>
<td>$ -</td>
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<tr>
<td>9. Physical Education Improvements</td>
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<tr>
<td>10. Staff &amp; Community Support</td>
<td>$ 163,000</td>
<td>$ 163,000</td>
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<tr>
<td>11. Library &amp; Student Support Services</td>
<td>$ 591,000</td>
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<td>12. Safety &amp; Security</td>
<td>$ 739,000</td>
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<tr>
<td>13. Bike / Car Parking &amp; Drop-Off</td>
<td>$ 92,000</td>
<td>$ 92,000</td>
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<tr>
<td>14. Outdoor Learning Courts, Quads &amp; Gardens</td>
<td>$ 995,000</td>
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<tr>
<td>15. Exterior Play Spaces, Playfields &amp; Hardcourts</td>
<td>$ 1,022,000</td>
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<td>16. Next Generation Learning Furniture</td>
<td>$ 636,000</td>
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<td>17. Technology Infrastructure &amp; Equipment</td>
<td>$ 611,000</td>
<td>$ 445,000</td>
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<tr>
<td><strong>Total Construction / Project Cost (2018$)</strong></td>
<td><strong>$ 12,089,000</strong></td>
<td><strong>$ 1,487,000</strong></td>
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</tr>
</tbody>
</table>

*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$)