SITE DATA
Year Built: 1992
Year Modernized:
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.

GENERAL ORGANIZATION
• A lot of hiding spots near child development center.

PARKING
• 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 [-]
FACILITY CONDITION ASSESSMENT

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

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 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

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 Roof
Category [-]

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

FENCING & GATES

Category [-]
• No issues noted.

FENCING & GATES

Overall Rating: Category [-]

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 [-]

Restrooms
Category [-]
## Lighting

**Category:**
- [0] No Work
- [1] Minor Work
- [5] Complete Replacement

## 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
FACILITY CONDITION ASSESSMENT
PATWIN ELEMENTARY

Covered Walkway
Concrete Paving
Playfields / Athletics
Drop-Off Lane
Hardcourts
Play Structure
Parking
Windows
Exterior Door Hardware
### COST SUMMARY

#### Section 5

**Patwin Elementary**

<table>
<thead>
<tr>
<th>Scope of Work Categories</th>
<th>Master Plan Cost (2018$)</th>
<th>Group 1 Scope</th>
<th>Group 2 Scope</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Modernize / Reconfigure Existing Classrooms</td>
<td>$ 3,098,000</td>
<td>$ 1,309,000</td>
<td>$ -</td>
</tr>
<tr>
<td>2. Existing Building Systems, Toilets &amp; Improved Energy Efficiency</td>
<td>$ 3,287,000</td>
<td>$ 1,638,000</td>
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<tr>
<td>3. Site Utilities &amp; Infrastructure</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
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<tr>
<td>4. New Construction (Classrooms)</td>
<td>$ 6,529,000</td>
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<td>$ -</td>
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<tr>
<td>5. Elementary STEM &amp; JrHS/HS Science Programs</td>
<td>$ 489,000</td>
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<td>$ -</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>
<td>$ 407,000</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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<tr>
<td>9. Physical Education Improvements</td>
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<tr>
<td>10. Staff &amp; Community Support</td>
<td>$ 501,000</td>
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<tr>
<td>11. Library &amp; Student Support Services</td>
<td>$ 2,958,000</td>
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<tr>
<td>12. Safety &amp; Security</td>
<td>$ 1,537,000</td>
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<td>13. Bike / Car Parking &amp; Drop-Off</td>
<td>$ 536,000</td>
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<tr>
<td>14. Outdoor Learning Courts, Quads &amp; Gardens</td>
<td>$ 640,000</td>
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<td>$ -</td>
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<tr>
<td>15. Exterior Play Spaces, Playfields &amp; Hardcourts</td>
<td>$ 648,000</td>
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<td>$ -</td>
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<tr>
<td>16. Next Generation Learning Furniture</td>
<td>$ 663,000</td>
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<tr>
<td>17. Technology Infrastructure &amp; Equipment</td>
<td>$ 621,000</td>
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<td>$ -</td>
</tr>
</tbody>
</table>

### Total Construction / Project Cost (2018$)

- **Master Plan Cost (2018$)**: $23,658,000
- **Group 1 Scope**: $5,641,000
- **Group 2 Scope**: $663,000

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$)