



**School District:** SDUSD ICOC  
**Location/School:** Kate Sessions Elementary School  
**Project:** Improve Student Drop-Off & Pick-Up Area  
**Date of Work:** January 20, 2012  
**Sheet:** Sheet 1 of 2

**Summary:** An on-site walk-thru of the above projects was conducted with ICOC members for the purpose of reviewing and validating work being completed under the Prop. S bond program.

Background

Projects programmed for Sessions Elementary School include:

Project	Project Budget	Project Status
Parking Lot and Student Drop-Off/Pick/Up	\$1.8 million	Nearly Cmpltd
Site Modernization	\$1M - \$5M	Late 2020 Start
i21 Suite Installation (Yr 1 – Yr 5)		Yr1 – Yr3 Cmpltd

Attachments

- Sessions Elementary School: web site summary page
- Sessions Elementary School Prop. S Bond Project List
- Sessions ES Facilities Condition Assessment from Long Range Facility Master Plan
- ICOC Walk-Thru Photos

ICOC Walk-Thru

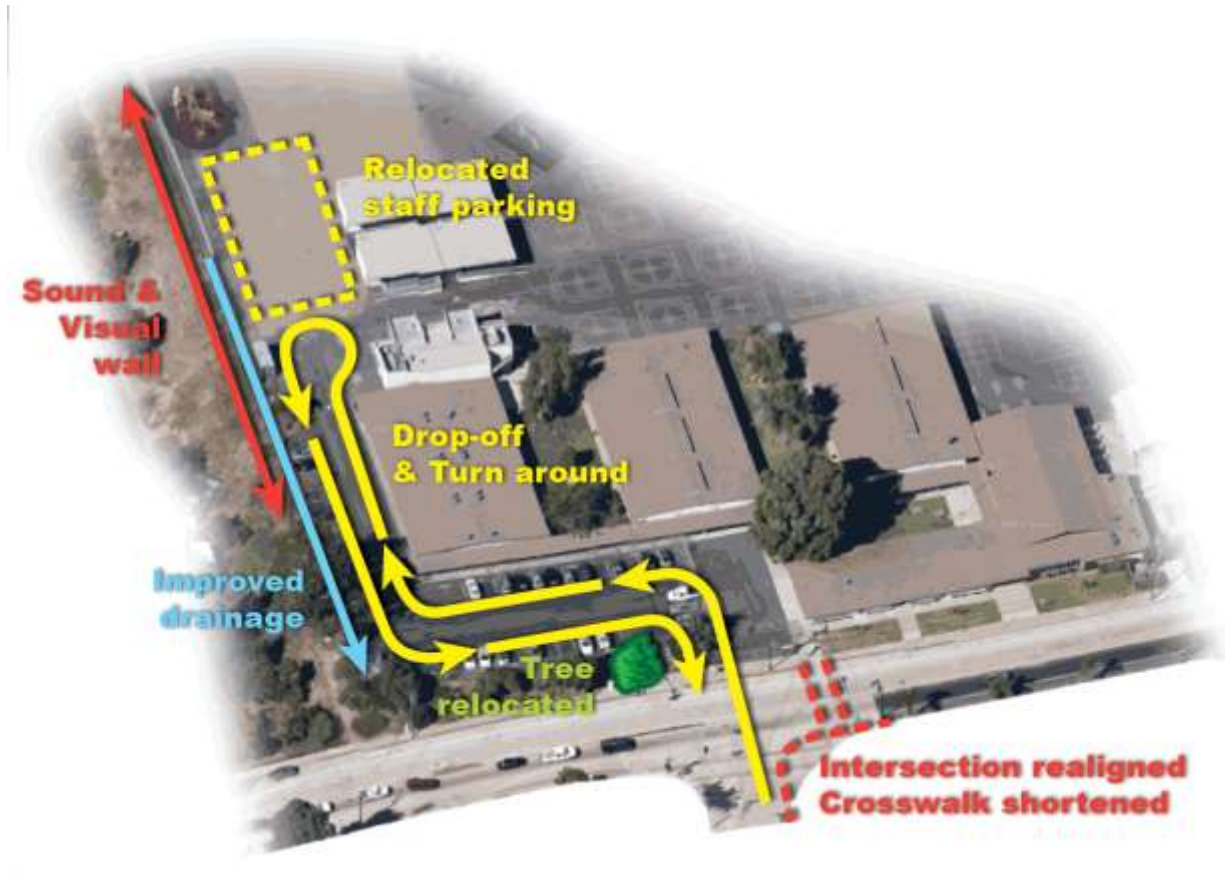
The ICOC walked through the Sessions Elementary School on January 20, 2012 to observe completed Prop. S work. Attendees were: Susan DeVicarus (Principal Sessions ES), Lee Dulgeroff (Executive Director), Anny Champy (ICOC Support), Regina Rega (Senior Project Manager), Francisco Campuzano (Project Manager), Gary Stanford (Director Program Management), Vince Hall (ICOC Member), Kim Schoettle (ICOC Member), and Larry Goshorn (ICOC Consultant).

Attendees observed ongoing work on the following projects listed in Prop. S for Sessions Elementary School, (refer to the attached project list)

- Parking Lot and Student Drop-Off/Pick/Up

Lee Dulgeroff and the school principal Susan DeVicarus explained how the school was developed many years before Beryl Street was a through street – originally the school had been built at the west end of Beryl Street at the crest of a hill. When the city turned the street into a through street and traffic increased it presented a problem. East bound traffic approaching the

school in the morning approached the crest of a hill looking into the sun. West bound traffic approaching the school in the afternoon dealt with the same issue. In addition, the crosswalk at the intersection, located at the top of the hill in front of the school, was much wider than the rest of the street. In addition, there was no drop-off/pick-up area along the street and design/location of the school did not provide space to create one.

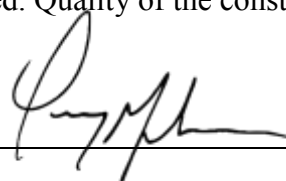


NOTE: Above Google image taken prior to completion of the project

The project realigned the intersection to shorten the crosswalk, provided new traffic lights, relocated the main driveway to align with the cross street, and reconfigured the parking lot to provide an on-site drop-off/pick-up area and relocate staff parking. A number of local design meetings were held and to and a new wall will provide a visual and sound barrier along the West side of the campus to mitigate local resident concerns regarding on-site traffic. The new drop-off/pick-up area is well marked and lit with low impact lighting – ADA markings and posts separate student walk-ways from cars along the drop-off/pick-up area. Revised drainage collection and drain lines insure control of site water run-off – there is a steep slope beyond the West border of the school.

Design of the drop-off/pick-up area seemed well planned. Quality of the construction appeared to be of good quality and of durable materials.

Report prepared for ICOC by Larry Goshorn: \_\_\_\_\_





Sessions Elementary



Related Documents

- [English\\_Sessions ES\\_bond project list](#)
- [District Facilities Assessment](#)

Address  
 2150 Beryl Street  
 San Diego, CA 92109

Phone Numbers  
 (858) 273-3111  
 (858) 272-0260 - Fax

**21st Century Classroom Initiative (i21):** The Proposition S-funded i-21 initiative delivers a suite of new digital tools that are designed to create an engaging and personalized learning environment. The main components include an interactive whiteboard, audio/visual cabinet, a teacher's presentation station, a wireless voice amplification system, an advanced model document camera, and a DVD player. Classrooms are being equipped across the district. The interactive classroom suites are being installed in approximately 20 percent of the classrooms each year according to a five-year plan that started in summer 2009. For more information, please visit [www.sandi.net/i21](http://www.sandi.net/i21) or e-mail [PropSinfo@sandi.net](mailto:PropSinfo@sandi.net).

Project Schedules

Project	Project \$	2010	2011	2012	2013
<a href="#">i21 Suite Installation (Yr 1 - Grades 3,6)</a>	\$47,931	<b>Construction completed 12/20/2009</b>			
<a href="#">i21 Suite Installation (Yr 2 - Grade 4)</a>	\$6,912	<b>Construction completed 12/20/2010</b>			
<a href="#">i21 Suite Installation (Yr 3 - Grades 5,8)</a>	<\$200K	<b>Construction completed 12/20/2011</b>			
<a href="#">Parking Lot and Student Drop Off/Pick-up Upgrades</a>	\$1,825,000				
<a href="#">i21 Suite Installation (Yr 4 - Grade 1)</a>	<\$200K				
<a href="#">i21 Suite Installation (Yr 5 - Grades K,2)</a>	<\$200K				
Site Modernization Project	\$1M - \$5M	<b>Construction begins in 3rd quarter of 2020</b>			

Contact Us - Prop. S and Facilities Planning & Construction  
 (619) 725-5588 English | (619) 725-7419 Spanish  
 Email: [PropSinfo@sandi.net](mailto:PropSinfo@sandi.net) or [FacilitiesInfo@sandi.net](mailto:FacilitiesInfo@sandi.net)



All San Diego students will Graduate with the Skills, Motivation, Curiosity and resilience to Succeed in their choice of College and Career in order to Lead and Participate in the society of Tomorrow.



## Sessions Elementary School

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2150 Beryl Street, San Diego, CA 92109

Built in 1956  
Site Acreage: 9.8 acres  
400 Students

Guiding principles were established by the Board of Education's Ad Hoc Task Force on the Bond to assist in developing educational facilities that:

- are the heart and soul of the community
- have parity of the physical facilities and structures
- improve student learning and achievement
- improve accountability

### Site-Specific Bond Project List

The following needs were identified through a comprehensive planning process, which included input from school site representatives to cluster meetings, district departments and other assessment measures.

The language below will be included in the bond resolution:

#### Project Improvements to Support Student Learning and Instruction

- **Install a wireless network (WIFI)**
- **Provide 21<sup>st</sup> century technology upgrades, including audiovisual projection capabilities for all students**

#### School Improvements to Support Student Health, Safety and Security

- **Provide campus-wide emergency communications system**
- **Install security lighting, as well as increase vandalism and intrusion safeguards, including modifications to fencing**
- **Remove or minimize risks of any potentially hazardous material throughout the facility**
- **Improve student drop-off and pick-up area**

#### Projects to Improve School Accessibility, Code Compliance Upgrades

- **Renovate existing restrooms**
- **Improve accessibility to all classrooms, labs, restrooms, and other school facilities to comply with accessibility regulations including ADA Title I & II**
- **Install three-compartment sink in kitchen**
- **Install a grease trap to comply with city regulations in the kitchen**
- **Replace/repair/remove old portable classrooms**

#### Major Building Systems Repair/Replacement

- **Repair site sidewalks and hardscape areas**
- **Repair/replace heating and ventilation systems as needed**
- **Repair/restore building interiors, exteriors, finishes and fixtures**
- **Repair/replace worn out doors, locks and hardware as necessary**
- **Replace deteriorated flooring as needed**
- **Repair/resurface worn and damaged concrete and asphalt paving where needed**
- **Repair/replace/upgrade performance spaces/multipurpose rooms**



## 6: District Facilities Assessment

### Site Data Evaluation for Sessions Elementary School

SITE DATA	SESSIONS ES	255
Site Net Acreage:	9.8	
Total Permanent Building Sq. Footage:	35,015	
Total Quantity of Classrooms:	24	
Quantity of Permanent Classrooms	20	
Number of Permanent Buildings	7	
School Program Capacity	411	
Current Enrollment - 2007-08	400	
Projected Enrollment - 2016-17:	368	
Student to Acre Ratio:	41	
Quantity of Portable Classrooms	4	
% of Total Classrooms in Portables	17%	
Quantity of Portable Buildings on Site	4	
Quantity of Undersized Classrooms	0	
% of Undersized Classrooms	0%	
API Rating (2007 Base Statewide Rank)	7	
Quantity of buildings over 50 years	5	
Age of Building-% over 50 years	71%	
FCA Rating	Good	
Climate Control	I	
ADA Report	Poor	
Delta from Capacity	11	

#### Site Findings:

- The school is deficient 1,586 sq. ft. of administration & instructional support space to meet district standards
- 4 portables are not certified; There are no portables over 40 years old
- Request for space for psychologist
- School has joint-use field (G. Spanos Sports Facility)

#### Input from Site Survey:

- Additional landscaping requested campus-wide and near kindergarten classrooms
- Portables reported as not having internet connections and request to be installed
- Portables and Admin. offices need be upgraded to meet ADA requirements
- All classroom walls reported to be termite-infested and need to be repaired
- Non-operable windows and window coverings in classrooms need to be replaced for better cross ventilation
- Installation of HVAC system in rooms without a cooling system needed
- Replacement of dining tables and kitchen flooring reported as needed
- New student drop-off needed due to safety and vehicular circulation concerns
- Portables & library reported as not being connected to the existing fire/security alarm system

#### Input from Cluster Meetings:

- Request outside lighting



## 6: District Facilities Assessment

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- Reported that heaters are a hazard (gas leak)
- Reported that restrooms need to be upgraded immediately
- Termite problem reported
- Request to replace windows in many rooms
- Request that main office be upgraded (not enough work space)
- Upgrade security cameras
- PA system reported not functioning properly in some places
- Upgrade kitchen facilities
- Request better exterior lighting in parking lot
- Request improvement of roofing (rocks fall off the roof)
- Request new fans in the classrooms
- Grass needs to be weeded
- Request electrical upgrade





Kate Sessions Elementary School



New entry to on-site student drop-off



New on-site student drop-off, on West side of campus



Large turn-around area, teacher parking lot beyond



Student drop-off, low impact lighting lights drop-off and little else



Landscaping & Sound wall along West side of campus



site run-off collection & drainage along West side



New Library built by Prop MM



F. Campuzano, L. Dulgeroff, K. Schoettle, S. DeVicariis, V. Hall



Looking East on Beryl Street (into sun in morning)



Looking West on Beryl Street (into sun in afternoon)



Upgraded intersection, short & direct pedestrian crossing