

Field Report

School District: SDUSD ICOC
Location/School: Jefferson Elementary School
Project: Joint-Use Building Improvements
K–2 Second Floor Exiting Improvements
Planned upgrades for Whole Site Modernization
Date of Work: September 14, 2011
Sheet: Sheet 1 of 3

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

Background

Projects programmed for Jefferson Elementary School include:

<u>Project</u>	<u>Project Budget</u>	<u>Project Status</u>
Joint Use and Building Improvements	\$2.7 million	Completed
K–2 2 nd Floor Exiting Improvements	\$0.2–1.0 million	Started
Whole Site Modernization i21 Suite Installation (Yr 1 – Yr 5)	> \$10 million	Design Yr 2 complete

Attachments

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

ICOC Walk-Thru

The ICOC walked through the Jefferson Elementary School on September 14, 2011 to observe Prop. S work underway. Attendees included: Francisco Morga (Principal Jefferson ES), Lee Dulgeroff (Executive Director), Anny Champy (ICOC Support), Regina Rega (Senior Project Manager), David Grant (Project Manager), Gary Stanford (Director Program Management), Vince Hall (ICOC Member), Cynthia Reed-Porter (Communications), and Larry Goshorn (ICOC Consultant).

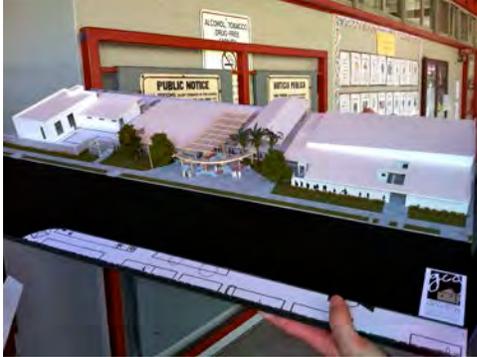
Attendees observed ongoing work on the following projects listed in Prop. S for Jefferson Elementary School, (refer to the attached project list)

- Joint-Use Building Improvements
- K–2 Second Floor Exiting Improvements
- Planned upgrades for Whole Site Modernization

Lee Dulgeroff and the school principal Francisco Morga explained the master plan for the school including a scale model built by the master plan architect. Jefferson is one of several district schools certified as an International Baccalaureate World School — a school certified by an international program that “aims to develop inquiring, knowledgeable and caring young people who help to create a

better and more peaceful world through intercultural understanding and respect.”¹ The master plan for Jefferson Elementary provides support for school programs and joint-use facilities. The plan includes improving the curb appeal of the school while resolving issues with the local transient community. This will be accomplished by providing decorative perimeter security that improves visibility and curb appeal. These upgrades will take place as part of the planned whole site renovation project currently scheduled to begin in 2013.

The school supports Pre-school thru Fifth Grade. Current enrollment for First through Fifth Grade is 350 students. An additional 75 students attend Pre-school.



Planned work will improve school's image



Library built by Prop. MM

The walkthrough started with a tour of the library expansion built with Prop. MM funds. Another observed improvement was a large 'bookworm' statue overlooking the play yard – a donation from a local artist.

The walk-thru looked in on a kindergarten classroom in the new K-2 two-story addition. The new addition blended well with two-story building built by Prop. MM. The design of building improved the cohesiveness of the campus, appeared to be one building but provided appropriate earthquake and fire safety measures appropriate for two of the abutting buildings.



New Prop. S building on right
Prop. MM building beyond on the left



New Kindergarten classroom

The group observed construction underway for the new joint-use field. A recently completed street closure combined with purchased under Prop. MM increased the school site to four acres. The new field will feature artificial grass (this supports high density use; natural grass needs recovery time to grow and cannot withstand constant use). It will be operated in conjunction with city parks who will be responsible for a portion of maintenance and operation costs in accord with a joint-use agreement. The

¹ From the International Baccalaureate web page: <http://www.ibo.org/mission/>

city will do off-site improvements to streets, sidewalks, lighting, and signage to tie this new field in with a nearby park area being developed in the adjacent block. District off-site development will be limited to ADA upgrades to sidewalks adjacent to the school entrance.



Earthwork underway for new artificial turf joint-use field (note: dust control measures seem to work well, no dust observed)

The well thought out master plan was very evident and will be even more so when planned whole site renovation work is completed. The coordinated implementation of multiple elements; new land acquisition to expand site, phased new/expanded buildings, construction of joint-use facilities, and coordinated improvements to be done by the city, is commendable and should serve the local community well.

Date of Report: 10-27-2011

Attendee: _____

Prepared by:
Larry Goshorn _____

Attendee: _____

Copy To: File



- [English_Jefferson ES_bond project list](#)
- [Spanish_Jefferson ES_bond project list](#)
- [District Facilities Assessment](#)

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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 or e-mail i21classrooms@sandi.net.

Project Schedules

Project	Project \$	2010	2011	2012	2013
i21 Suite Installation (Yr 1 - Grades 3,6)	\$30,902	Construction completed 12/20/2009			
i21 Suite Installation (Yr 2 - Grade 4)	\$8,166	Construction completed 12/20/2010			
Joint Use and Building Improvements	\$2,736,734	[Gantt bar spanning 2010 and 2011]			
i21 Suite Installation (Yr 3 - Grades 5,8)	<\$200K	[Gantt bar in 2011]			
K-2 2nd Floor Exiting Improvements	\$200K - \$1M	[Gantt bar in 2012]			
i21 Suite Installation (Yr 4 - Grade 1)	<\$200K	[Gantt bar in 2012]			
i21 Suite Installation (Yr 5 - Grades K,2)	<\$200K	[Gantt bar in 2013]			
Site Modernization Project	> \$10M	Construction begins in 3rd quarter of 2021			

A specific phasing plan has not yet been developed for the Prop. S/facilities projects at this school. For a list of this school's potential projects, please click on the Prop. S Bond Project List above (right corner). For the overall program schedule, please visit the Prop S and Facilities Planning & Construction web pages (tabs are above).

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



Jefferson Elementary School



3770 Utah Street, San Diego, CA 92104

Built in 1961
Site Acreage: 2.8 acres
325 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 21st century technology upgrades, including audiovisual projection capabilities for all students**
- **Expand/improve playfields and play areas**

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**

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 a grease trap to comply with city regulations in the kitchen**
- **Renovate and expand existing kitchen facility to meet district standards**
- **Install three-compartment sink and hand sink in kitchen**

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 deteriorating plumbing and sewer systems**
- **Replace aging wiring and upgrade electrical systems as needed**
- **Repair/replace/upgrade performance spaces/multipurpose rooms**



6: District Facilities Assessment

Site Data Evaluation for Jefferson Elementary School

SITE DATA	JEFFERSON ES	155
Site Net Acreage:	2.8	
Total Permanent Building Sq. Footage:	44,299	
Total Quantity of Classrooms:	24	
Quantity of Permanent Classrooms	24	
Number of Permanent Buildings	6	
School Program Capacity	441	
Current Enrollment - 2007-08	325	
Projected Enrollment - 2016-17:	288	
Student to Acre Ratio:	116	
Quantity of Portable Classrooms	0	
% of Total Classrooms in Portables	0%	
Quantity of Portable Buildings on Site	0	
Quantity of Undersized Classrooms	0	
% of Undersized Classrooms	0%	
API Rating (2007 Base Statewide Rank)	1	
Quantity of buildings over 50 years	0	
Age of Building-% over 50 years	0%	
FCA Rating	Fair	
Climate Control	II	
ADA Report	Fair	
Delta from Capacity	116	

Site Findings:

- The school is deficient 1,623 sq. ft. of administration & instructional support space to meet district standards
- There are no Portables currently on the site
- School designated to become International Baccalaureate
- Site has 1 over formula teacher & 1 site funded teacher & requested 2 more classrooms
- Site request for computer lab
- Site does not have a school-wide PA system
- The 3 ISS rooms adjacent to the library have acoustical challenges

Input from Site Survey:

- Additional data ports requested
- Additional space needed for science labs, music, art, and a computer labs
- Site reported playgrounds scheduled to be redone within the next two years
- Two-story classroom building, cafeteria, and administration buildings are outdated in spite of Prop MM refurbishments and request to redone
- Fans were installed in classrooms, but continue to be inadequate and HVAC requested for all buildings
- Campus-wide PA system needed
- New dining facility needed to accommodate student population
- Windows in classroom building reported as old and request to be replaced
- Landscaping, irrigation and campus beautification requested



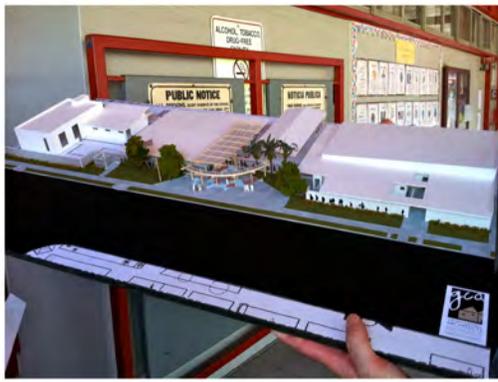
6: District Facilities Assessment

Input from Cluster Meetings:

- Request additional storage
- Older classrooms that cannot support technology, need to be replaced
- East/West facing classrooms need AC
- Noise reported from traffic on University Avenue



Lee Dulgeroff briefs ICOC member Vince Hall



School to receive major face lift



PropMM built Library



bookworm sculpture donated by local artist



PropMM built 2-story classroom bldg



new pre-school classroom bldg



new bldg (right) fits PropMM bldg (left)



seismic joint links two buildings that look like one



new pre-school classroom



toilets in new pre-school classroom bldg



dust control during earthwork for new joint-use field (site expanded through street closure)



north side of future joint-use playfields links to school