



Ruby Bridges Elementary School

351 Jack London Avenue

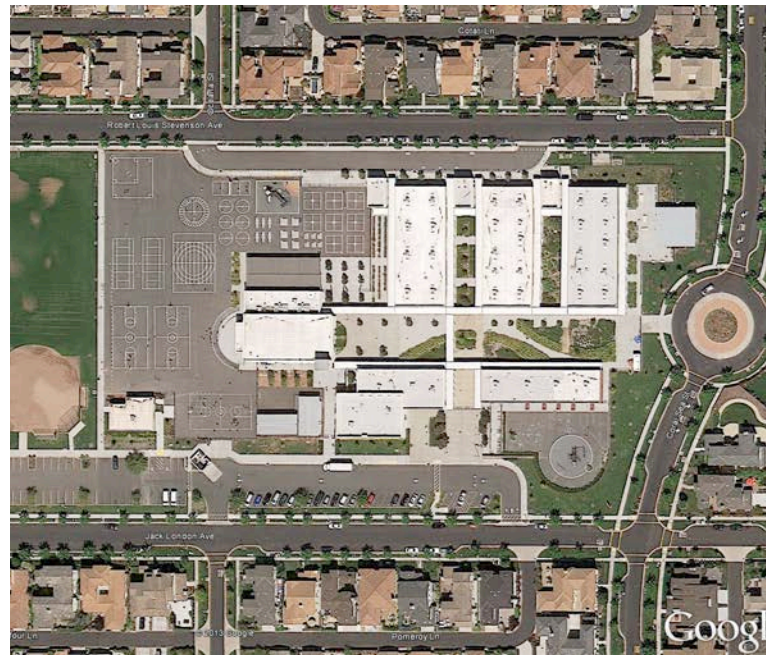
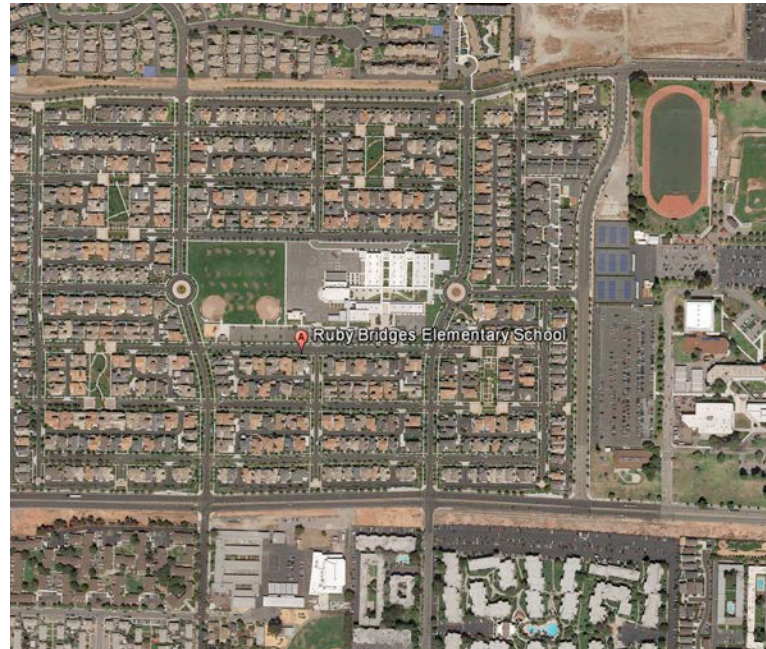
School Data

Date School Opened:	2006
2013 - 2014 School Year Enrollment:	558
Standard Classrooms:	28
Modular Classrooms:	0
Portable Classrooms:	4
Classrooms Used for Other Programs:	4
Building Area:	50,690 sq. ft.
Site Area:	7.0 acres

Ruby Bridges Elementary School- Background Information

This facility, built in 2006 using Measure C funds, is constructed on concrete pad foundations, with one-story wood and steel-framed, cement-plastered walls, and flat membrane-covered roofs. Landscaped and extensively paved over its entire site, it is the District's newest K-5 campus.

Ruby Bridges currently serves 558 students in 28 classrooms. Additional spaces include a multi-purpose room, library/media center, administration with staff room, a large central courtyard, and a large asphalt playground. In 2008-09, two portable classrooms were added to house a Woodstock Child Development Center program. Two others were installed for the LEAPS after-school program.



Ruby Bridges Elementary School - Existing Conditions Summary

Facilities Assessment Needs

- Fire water main is missing detector check valve.
- Multi-purpose room exterior stage is not accessible.
- South-facing windows leak through frame corners.
- Stucco cracking has occurred at Multi-purpose room entry panels.
- Parking lot is lacking minimum lighting levels.

Educational Program Needs

- Need a flex lab/maker space.
- Need additional classroom breakout spaces.
- Computer lab needs to be reconfigured.

Unique Opportunities

- Central courtyard provides opportunity for outdoor learning.
- Campus is adjacent to community park.








Ruby Bridges Elementary School - Master Plan Summary

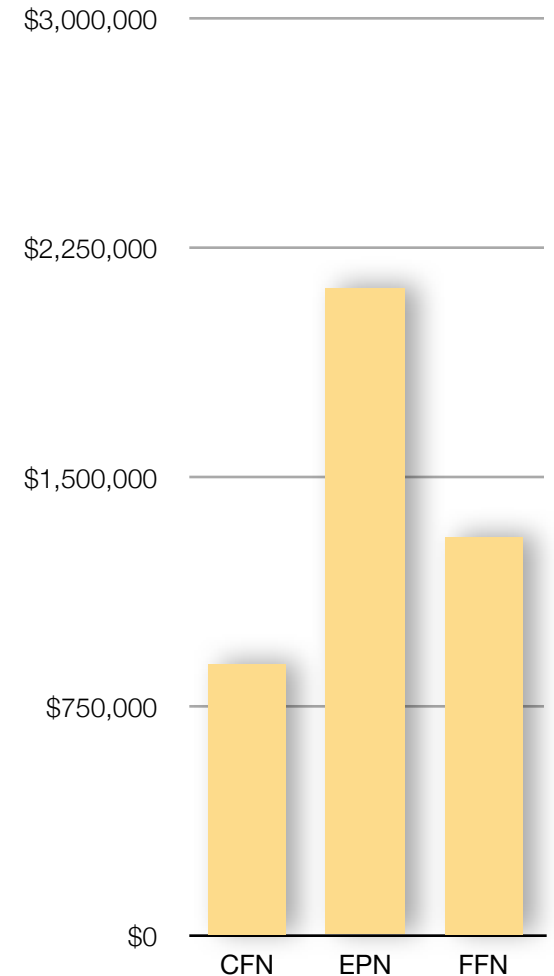
Master Plan Features

- Provide new buildings for maker space and for breakout spaces.
- Reconfigure kindergarten playground to provide better access point and shade.
- Reconfigure multi-purpose room toilet rooms for visible access from both interior and exterior.
- Provide staff conference room and smaller meeting rooms at administration area.
- Provide additional storage for portable computer carts.

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Improve site lighting, repair perimeter gates, and provide buzzer system and security cameras.
	Accessibility	Improve restroom access and supervision.
	Technology	Improve wireless coverage and performance, update audio visual, and presentation capabilities in classrooms and library.
	Science, Technology, Engineering, Art, Mathematics	Provide flexible science classroom.
	Facilities Infrastructure	Improve rain protection at covered walkways. Provide larger staff conference rooms and meeting spaces. Provide more student breakout spaces.

Improvements by Category



Critical Facility Needs (CFN)	\$888,265
Educational Program Needs (EPN)	\$2,116,426
Future Facility Needs (FFN)	\$1,302,977

Ruby Bridges Elementary School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

- Repair roof leaks.
- Repair or replace leaky windows.
- Repair cracks in exterior plaster finish.
- Improve site and security lighting throughout campus and parking areas.
- Repair gates at perimeter fencing.
- Provide necessary upgrades to site fire and irrigation systems.
- Upgrade phone, clock, bells, public address, and fire alarm systems.
- Make accessibility repairs to exterior flat work.
- Upgrade power and data distribution system.
- Repair drainage problems in playground.
- Repair functionality of multi-purpose room folding tables.
- Install security cameras.

Educational Program Needs (EPN)

- Provide shade structures at kindergarten playground.
- Relocate gate at kindergarten playground.
- Improve technology and Wi-Fi infrastructure.
- Provide adult toilet rooms at the multi-purpose room.
- Provide interior access to student toilet rooms at the multi-purpose room.
- Provide space for additional breakout and resource rooms.

- Reconfigure teaching station in media lab for better student supervision.
- Provide improved presentation infrastructure in library – projector, screen, sound, etc.
- Provide larger conference room in administration.
- Provide a flex office in administration for PTA, volunteer, etc.
- Provide a new science lab space.

Future Facility Needs (FFN)

- Install a buzzer/intercom system at select gates.
- Provide a new science lab/“Di Vinci” space.
- Add a covered walkway to media center entrance.
- Install a second play structure.
- Install improved rain protection at covered walks.
- Install an electric digital marquee.



RUBY BRIDGES ELEMENTARY SCHOOL SITE PLAN

Ruby Bridges Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	4" Water Fire Main has no Double Detector Check Valve (DDCV) Install 4" DDCV	1	LS	12,960.0	\$3,888	\$16,848
CFN	FA	3" Irrigation Main line has no Back-Flow Preventer Install 3" BFP	1	LS	5,940.0	\$1,782	\$7,722
CFN	FA	Multi-Use Exterior Stage: stage platform is non compliant where adjacent ramp exceeds 6" to grade; Add concrete curb with anti-skate inserts	92	LF	34.6	\$954	\$4,133
CFN	FA	Playground at Stage: uneven settlement makes trip hazard. Exceeds 3/8" Grind, re-compact and repave asphalt area.	1,400	SF	7.3	\$3,062	\$13,268
CFN	FA	Wing 300: concrete spall at cast iron drain line; elec. outlet missing weather cover Patch concrete foundation; install locking outlet cover.	1	LS	2,500.0	\$750	\$3,250
CFN	FA	Day-Care Portable: roof downspouts land at wood foundation, with no site drainage & eventual dry rot. Add site drainage inlets direct to downspouts	4	EA	1,620.0	\$1,944	\$8,424
CFN	FA	Exterior flush in-grade up lights are not sealed, watertight, and fill with water during rains. Reseal existing fixtures or replace with new watertight fixtures.	16	EA	594.0	\$2,851	\$12,355
CFN	FA	Parking Area & Drop-Off Areas are too dark Install additional 16-ft Pole fixtures w/ 277v lamps	20	EA	18,750.0	\$112,500	\$487,500

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Exterior receptacle covers have been vandalized and removed. Replace exterior cover plates with locking type	10	EA	27.0	\$81	\$351
EPN	FMP	Kindergarten play yard lacks shade Provide shade structures at kindergarten playground	2	EA	67,500.0	\$40,500	\$175,500
EPN	FMP	Entrance into kindergarten play yard is awkwardly located and causes congestion during drop off and pick up Relocate gate at kindergarten playground	1	LS	5,500.0	\$1,650	\$7,150
FFN	FMP	Various gates around campus are difficult to monitor Install an buzzer/intercom system at select gates	3	EA	1,750.0	\$1,575	\$6,825
FFN	FMP	There is no rain protection to main entrance into the media center Add covered walkway to Media Center entrance	480	SF	112.0	\$16,128	\$69,888
FFN	FMP	The is only one play structure to serve the grades 1-5 Install second play structure	1	LS	80,000.0	\$24,000	\$104,000
FFN	FMP	Covered walkways provide poor protection during windy rainstorms. Install improved rain protection at covered walks	1	LS	75,000.0	\$22,500	\$97,500
FFN	FMP	Install an electric digital marquee	1	LS	37,500.0	\$11,250	\$48,750
subtotal							\$1,063,464

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
BUIDLING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior building lighting provided by wall sconces. No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	25	EA	405.0	\$3,038	\$13,163
CFN	FA	Exterior building wall sconces require expensive HPS replacement lamps according to staff. Replace with 277v lamps	20	EA	486.0	\$2,916	\$12,636
CFN	FMP	Security could be improved according to staff Provide and install security cameras	3	EA	2,500.0	\$2,250	\$9,750
EPN	FMP	wifi converge could be improved according to staff Improve technology and wifi infrastructure with wifi hubs throughout	44810	SF	2.0	\$26,886	\$116,506
subtotal						\$152,054	
CLASSROOMS							
CFN	FA	Classroom C-6: roof leak with stained ceiling tiles If no further leaks, replace stained tiles	1,100	SF	4.5	\$1,485	\$6,435
CFN	FA	Kindergarten Wing: south-facing windows leak Replace windows with fully welded alum frames	264	SF	71.3	\$5,645	\$24,463.30
EPN	FMP	Staff would like additional break out and resource rooms. Could be clustered at east edge of campus Provide a new building space for additional break out and resource rooms	960	SF	410.0	\$118,080	\$511,680
FFN	FMP	Campus lacks a science or "Maker space" facility Provide a new flexible lab classroom building	1440	SF	410.0	\$177,120	\$767,520
subtotal						\$1,310,098	

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
RESTROOMS							
EPN	FMP	The MPR lacks adult toilet rooms Provide adult toilet rooms to the multi use building	350	SF	450.0	\$47,250	\$204,750
EPN	FMP	The student toilet rooms at the MPR are not accessible from the interior and difficult to supervise the entrances. Provide interior access to student toilet rooms at the multi use building	1616	SF	200.0	\$96,960	\$420,160
subtotal						\$624,910	
MULTI-PURPOSE BUILDING							
CFN	FA	Multi-Use Bldg: stucco cracks on larger panels Apply zipped filler/sealer and repaint	8,800	SF	5.3	\$13,860	\$60,060
CFN	FMP	Folding tables are poorly designed. Do not lock properly in the down position and kids sometimes fall off because tables don't stay in the fully opened position Repair folding tables so they properly lock in the "down" position.	10	EA	5,700.0	\$17,100	\$74,100
subtotal						\$134,160	
ADMINISTRATION							
CFN	FA	Admin Bldg: roof leaks with ceiling tile stains. Find source of leaks and repair.	45	SF	1,725.0	\$23,288	\$100,912.50
EPN	FMP	Conference room is too small Provide larger conference room in administration	4472	SF	50.0	\$67,080	\$290,680
EPN	FMP	Small flexible offices spaces are lacking Provide a flex office in administration for PTA, volunteer, etc.	100	SF	210.0	\$6,300	\$27,300

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Notifier control and expander panels, strobes, detectors. Notifier panel is not preferred manufacturer and has experienced false alarm and ground fault problems. Replace fire alarm panel with district preferred manufacturer (Firelite)	1	EA	9,180.0	\$2,754	\$11,934
FFN	FA	Telephone system: Rack mounted Rauland telephone system. Panel problems require frequent reprogramming. Replace Rauland system with V.O.I.P.	1	LS	102,600.0	\$30,780	\$133,380
FFN	FA	Bell Clock Speakers: Panel problems require frequent reprogramming. Replace Rauland system with V.O.I.P.	1	LS	48,600.0	\$14,580	\$63,180
subtotal							\$627,387
LIBRARY/MEDIA CENTER							
EPN	FMP	Reconfigure teaching station in media lab for better student supervision	900	SF	210.0	\$56,700	\$245,700
EPN	FMP	Provide improved presentation infrastructure in library – projector, screen, sound, etc.	1	LS	90,000.0	\$27,000	\$117,000
CFN	FA	Library: south-facing windows leak Replace windows with fully welded alum frames	264	SF	71.3	\$5,647	\$24,470.16
subtotal							\$387,170
OTHER FACILITIES							
CFN	FA	LEAPS Portables: exposed wood foundation is trip hazard; downspout soaks wood plates, and no site drainage. Add site drainage inlets direct to downspouts	4	EA	1,620.0	\$1,944	\$8,424
subtotal							\$8,424
TOTAL COSTS							\$4,307,667