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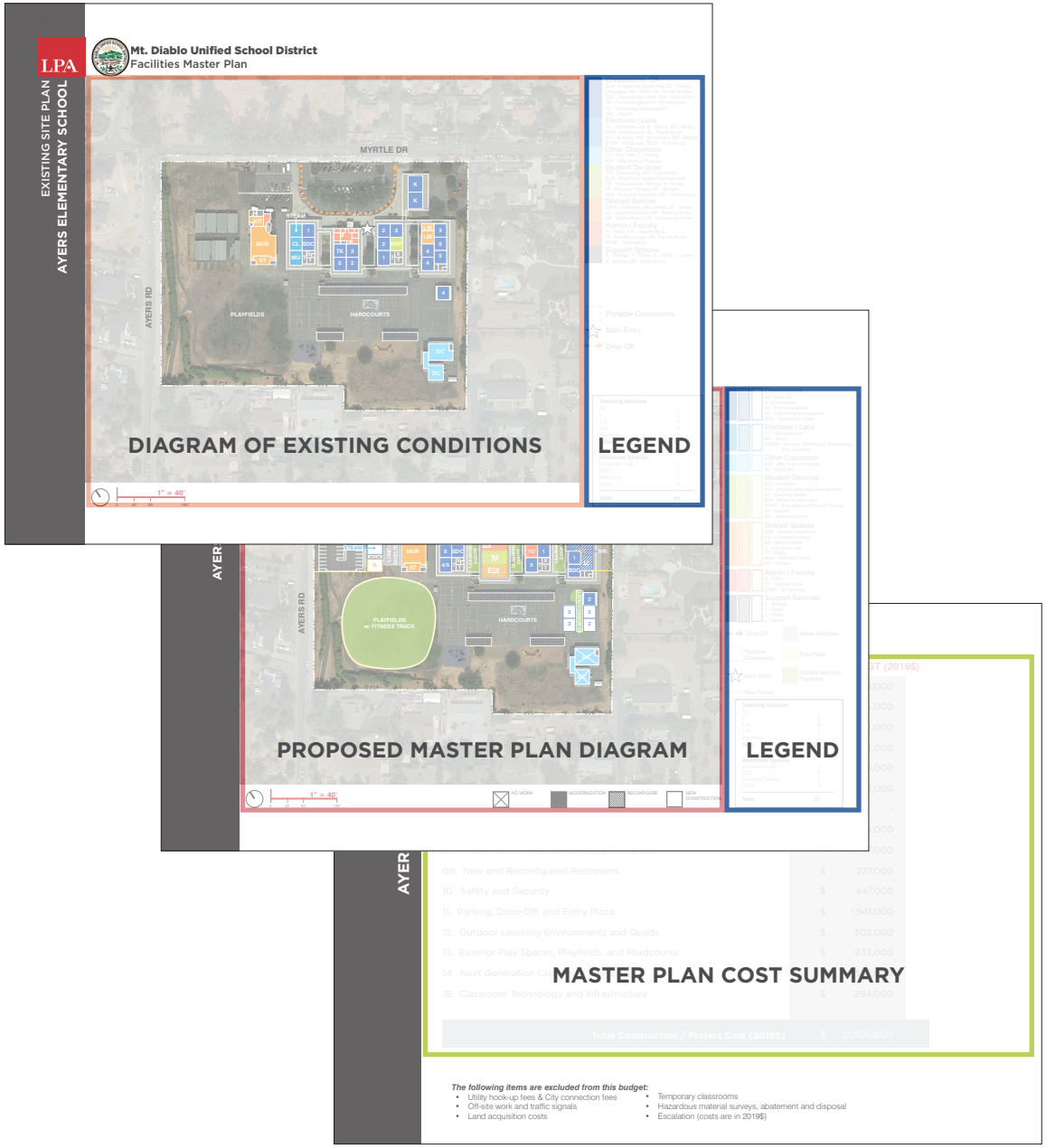
IMPLEMENTATION /
AYERS ELEMENTARY SCHOOL

Mt. Diablo Unified School District
Facilities Master Plan

Mt. Diablo Unified School District
Facilities Master Plan



Existing Site Plan Diagram
Indicates existing building placement, hardscape and landscaped areas. In addition, the existing site diagram locates relevant program spaces, adjacencies, and current uses.

Proposed Master Plan Diagram
Includes conceptual building placement and hardscape and landscape reconfiguration, if needed. These diagrams note proposed new construction, reconfiguration of existing spaces, the modernization of existing spaces, and indicates spaces where no work is proposed, where eligible, to the standards outlined in the Facilities Master Plan.

Four degrees of work are identified throughout the proposals:

- Indicates a space where no work is proposed, due to age and condition of the facility.
- Indicates a space to be modernized or repaired as indicated in the facility assessments
- Indicates an area of reconfigured space(s)
- Indicates new construction

Master Plan Cost Summary
Includes a description of the overall costs of proposed facilities improvements as a reflection of immediate needs and long-term visioning.

It should be noted that estimates are in 2019 dollars inclusive of both hard construction costs and project soft costs. Once an implementation schedule for a project has been determined, appropriate escalation to the proposed mid-point of construction should be budgeted.

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EXISTING SITE PLAN
AYERS ELEMENTARY SCHOOL

Mt. Diablo Unified School District
Facilities Master Plan

Classrooms, CR
ELA - English Language Arts, FL - Foreign Language, MA - Math, SS - Social Studies, SDC - Special Day Class, WR - Work Room, PK - Pre-Kindergarten, K - Kindergarten, TK - Transitional-Kindergarten, VAC - Vacant

Electives / Labs
CL - Computer Lab, D - Dance, MU - Music, MKR - Makerspace, RL - Reading Lab SCI - Science, WD - Woodshop, WT - Weight, STEM - STEM Lab, TECH - Technology

Other Classroom
DC - Day Care, T - Testing, ASP - After School Program

Student Services
CO - Counseling, INT - Intervention ELD - English Language Development OT - Occupational Therapy, N - Nurse, PT - Physical Therapy, SP - Speech, RSP - Resource Specialist, PSY - Psychologist

Shared Spaces
CAFE - Cafeteria, LIB - Library, ST - Stage, LC - Learning Center, MR - Meeting Room, GR - Game Room, CR - Community Room

Admin / Faculty
O - Office, FW - Faculty Work, FL - Faculty Lounge, FR - Faculty Room, CONF - Conference

Support Spaces
X - Storage, T - Toilets, U - Utility, J - Janitor, K - Kitchen, BR - Book Room

Portable Classrooms

Main Entry

Drop-Off

1" = 40'

0 40' 80' 160'

Teaching Stations:	
TK	1
K	2
1-3	9
4-5	5
Electives	2
Total:	**19**

Additional Spaces:	
Computer Lab	1
SDC	1
Resource	1
Other	2
Total:	**24**

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PROPOSED MASTER PLAN DIAGRAM
AYERS ELEMENTARY SCHOOL

Mt. Diablo Unified School District
Facilities Master Plan

Classrooms
AE - Adult Ed
K - Kindergarten
PK - Pre-Kindergarten
TK - Transitional Kindergarten
SDC - Special Day Class

Electives / Labs
CL - Computer Lab
MU - Music
STEAM - Science, Technology, Engineering, Arts, and Math

Other Classroom
ASP - After School Program
DC - Day Care

Student Services
CO - Counselor
ELD - English Language Development
LC - Learning Center
RSP - Resource Specialist
OT/PT - Occupational/Physical Therapy
SP - Speech
WC - Wellness Center

Shared Spaces
ASB - Student Leadership
CR - Community Room
MC - Media Center
IL - Innovation Lab
ST - Stage
MUR - Multi-Use Room
KIT - Kitchen

Admin / Faculty
O - Office
TC - Teacher Colab
CONF - Conference

Support Services
X - Storage
T - Toilets
U - Utility
J - Janitor

Drop-Off
Shade Structures
Portable Classrooms
Entry Plaza
Main Entry
Outdoor Learning / Playfields
New Fence

Teaching Stations:	
TK	1
K	3
1-3	9
4-5	5
Electives	2
Total:	**20**

Additional Spaces:	
Innovation Lab	1
SDC	3
Learning Center	1
Other	2
Total:	**27**

1" = 40'
0 40' 80' 160'

NO WORK
MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

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COST SUMMARY
AYERS ELEMENTARY SCHOOL

Mt. Diablo Unified School District
Facilities Master Plan

SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2019$)
00. Modernization, Repair, and Site Utilities	$ 5,541,000
01. Reconfigure Existing Classrooms	$ 725,000
02. Classrooms New Construction	$ 2,774,000
03. Science, Arts, CTE, and Electives Programs	$ 1,582,000
04. Performing Arts	$ 1,539,000
05. MUR, Student Union, and Food Service	$ 741,000
06. Physical Education Facilities	$ -
07. Administration and Staff Support	$ 930,000
08. Media Center and Student Support Spaces	$ 2,747,000
09. New and Reconfigured Restrooms	$ 227,000
10. Safety and Security	$ 447,000
11. Parking, Drop-Off, and Entry Plaza	$ 1,941,000
12. Outdoor Learning Environments and Quads	$ 302,000
13. Exterior Play Spaces, Playfields, and Hardcourts	$ 933,000
14. Next Generation Classroom Flexibility	$ 582,000
15. Classroom Technology and Infrastructure	$ 294,000
Total Construction / Project Cost (2019$)	**$ 21,305,000**

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 2019$)

Costs reflected herein include a combination of immediate needs and long-term visioning:

- Repair and maintenance costs identified in the Facility Needs Assessments (immediate needs)
- Campus improvements to align with the district's vision as developed through extensive stakeholder engagement and the Educational Specifications (long-term visioning)