

## SITE DATA

Year Built:  
Year Modernized:  
Student Population (2017 – 2018):  
Capacity:  
Utilization:  
Number of Classrooms:  
Number of Portables:  
Site Acreage:  
Building Area:

## PRINCIPAL PRIORITIES

1. Student spaces updated
2. Update school site in general
3. Improvements in site safety



526 B Street, Davis | [www.dsis.djusd.net](http://www.dsis.djusd.net)

### CATEGORY:

- [0] No Work
- [1] Minor Work
- [2] Minor Modernization
- [3] Standard Modernization
- [4] Major Modernization / Reconfiguration
- [5] Complete Replacement

### General Organization

Category [-]

### Parking

Category [4]

- The parking lot area that is shared with the District's office is not enough to accommodate current staff.
- Parking on street is used to mitigate problem, no drop off area available.
- There is no clear indication to the public which is the school's parking area for visitors or accessible stalls.

### Concrete Paving

Category [0]

- In general, the concrete paving is in good condition, most of it is under a covered circulation.

### AC paving

Category [0]

- There is no specific parking lot identified for this school, it is a mixed use with District's office.

### Ramps & Stairs

Category [2]

- Upgrade the entry point from C Street on existing ramp, landing, rails and slope.

### Site Amenities

#### Drinking Fountains

Category [2]

- Existing drinking fountain outside room 1 needs to be replaced with a hi-low accessible unit.

### Shade Shelter

Category [0]

- In general, in good condition throughout campus, normal wear and tear.

### Bike Area

Category [0]

- In general, in good condition, normal wear and tear.

### Covered Walkways

Category [3]

- Covered walkway structures are in fair condition, some rusting and minor patching needed.

### Athletic Fields & Facilities

Category [0]

- This condition does not exist.

## SECTION 5



**CATEGORY:**

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**Landscape****Category [2]**

- Landscape modernization needed on exterior strip along 6th Street.

**Irrigation****Category [0]**

- No issues were observed.

**Fencing & Gates****Category [2]**

- The two gates on entry point from C street need to be upgraded for accessibility.

**ASSESSMENT OF BUILDINGS****Exterior****Overall Rating: Category [3]**

- In general, in poor condition throughout campus.

**Paint****Category [2]**

- New paint needed throughout campus.

**Door / Frames / Locks****Category [3]**

- Locks in general need to be replaced with accessible hardware.
- Classroom locks to be verified for compliance with classroom security locks by DSA.

**Windows****Category [4]**

- In general, in fair condition throughout campus.
- Buildings will benefit from insulated double pane windows, they are single pane.

**Roof****Category [0]**

- No access to roof and no issues reported.

**ADA Compliance****Category [2]**

- Circulation spaces and strike clearances need to be upgraded in administration and library area.
- Several signage upgrades needed for room identification.
- Exterior compliant landing on some perimeter doors are needed.
- Existing casework need upgrades to accommodate accessibility, heights, clear leg spaces, hardware.
- Accessible parking stalls need current color stripping and update accessible stall signs.

**Interior****Overall Rating: Category [4]**

- In general, in poor condition throughout campus.
- Lack of privacy needed on some areas in the administration area.

**Food Service****Category [0]**

- This condition does not exist.

**Restrooms****Category [2]**

- Several upgrades to restroom areas needed.
- Single user restroom signage to be upgraded to "non-gender" signage, at locations where are not updated.

**ASSESSMENT OF SYSTEMS****Site Utilities****Domestic Water****Category [5]****Fire Protection****Category [5]****Gas****Category [5]****Sewer****Category [5]**

- Sewer reported to be failing in areas.

**Storm Drain / Drainage****Category [5]****Mechanical****Overall Rating: Category [3]**

- Portion of the campuses have been upgraded already.

**Plumbing****Category [4]****Electrical Power****Category [-]**

- 1960 original installation, had switchgear modernization – verify date of modernization.
- Main switch gear modernized, review digital as-builts for capacity. Panels are original and breakers are beginning to fail. Issues replacing parts.
- Siemens, cutler-hammer, and others (no standard manuf.)
- Voltage-120/208A-3-phase
- One site connection from PG&E, overhead service.
- T8 lights throughout
- No preferred lighting and controls vendors
- Future maker lab/technology needs

**Fire Alarm****Category [-]**

- Manual pull stations
- Smoke detectors and alarms – verify full coverage, likely not automatic
- No fire sprinklers – verify as-builts
- Gamewell is the preferred manufacturer
- Integrated Fire System – preferred vendor/consultant
- Fiber to all sites – verify as-builts

**SECTION 5**

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**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 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 Grounding Busbar (TMGB). Poor cable management. CAT5 network cabling to all workstations. Room has dedicated cooling. No master clock system. No proper grounding and bonding. Security Camera system no longer functional. No Intrusion detection system. All horizontal cabling is in surface mounted wiremold in classrooms and corridor.

**Provide Telecommunication Main Grounding Busbar (TMGB) [4].****Provide dedicated cooling 24/7 [5]****Upgrade fiber optic backbone cabling to multimode 50um (OM3) and single mode (OS2) [4]****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

**Assistive Listening System****Category [4]****Lighting****Category [-]****SECTION 5**



Covered Walkway



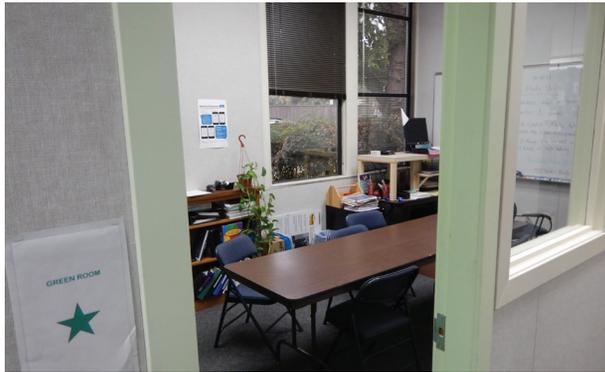
Windows



Parking



Staff Work Room / Lounge



Conference Room



Administration Office



Outdoor Space



Fencing / Gates



Shade Structure

## SECTION 5



# FACILITY CONDITION ASSESSMENT DAVIS SCHOOL FOR INDEPENDENT STUDY / DISTRICT OFFICE



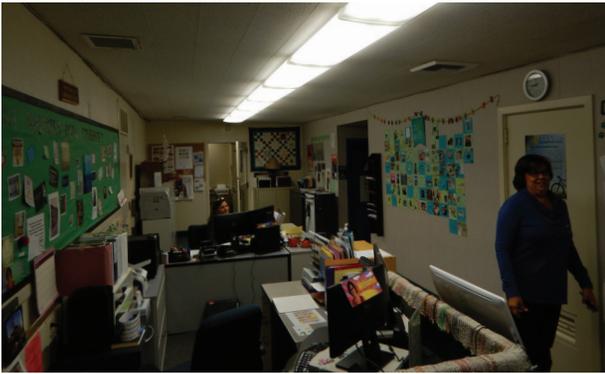
Exterior Door Hardware



Water Fountain



Teaching Station / Presentation Technology



Workspaces



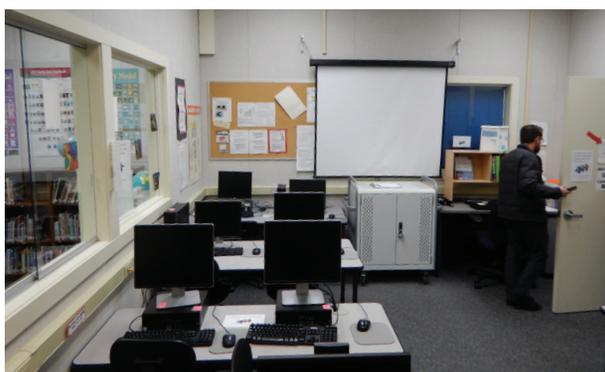
Presentaiton Room



Library



Typical Classroom



Computer Lab



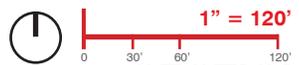
Garden

## SECTION 5





- Classrooms, CR**  
PK - Preschool, KG - Kindergarten  
TK - Transitional Kindergarten, CDC - Child Daycare, SDC - Special Day Class
- Electives / Labs**  
SCI - Science, CL - Computer Lab
- Student Services**  
CO - Counseling, RSP - Resource Specialist Program, SP - Speech, PSY - Psychology
- Shared Spaces**  
LIB - Library, MPR - Multi-Purpose Room
- Admin / Faculty**  
FW - Faculty Work, FL - Faculty Lounge, O - Office, CF - Conference Room
- Support Spaces**  
X - Storage, T - Toilets, U - Utility, J - Janitor, K - Kitchen
- Portable Classrooms
- Main Entry
- Drop-Off
- Electrical Transformer



**SECTION 5**



**EXISTING CAMPUS PLAN  
DAVIS SCHOOL FOR INDEPENDENT STUDY / DISTRICT OFFICE**



Develop existing courtyard for breaks, outdoor conferencing, media interviews and overall usability and identity of District. Add shade, seating, xeriscape landscape features, outdoor collaboration opportunities (technology, whiteboards, seating etc.)

C Street

**NEW DEPARTMENTS - OPTION 1**

- ADMIN. / COLLABORATION
- ADMIN. SERVICES
- CLIMATE
- COLLABORATION CENTER
- CONFERENCE
- CURRICULUM
- DAVIS SCHOOL FOR INDEPENDENT STUDY
- E.L.
- EAST CONF.
- ELEC.
- FISCAL
- HUMAN RESOURCES
- INSTRUCTIONAL SERVICES
- INSTRUCTIONAL TECHNOLOGY SERVICES
- JANITOR
- MAILROOM
- PUBLICATIONS
- RECEPTION
- SERVER
- SMALL CONF.
- SOUTH CONF.
- SPECIAL EDUCATION
- STAFF LOUNGE
- STORAGE
- SUPERINTENDENT
- TOILETS
- TRAINING CENTER

Develop new primary entrance to DSIS.

B Street

Develop new primary entrance to facility with reception and controlled means to receive and direct visitors throughout building. Provide conferencing opportunities near front to meet with visitors and staff.

(E) Parking

3RD Street

This Master Plan created for DJUSD by CA Associates

**SECTION 5**



**PROPOSED CAMPUS MASTER PLAN  
DAVIS SCHOOL FOR INDEPENDENT STUDY / DISTRICT OFFICE**

Davis Joint Unified School District  
Facilities Master Plan



SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2018\$)	GROUP 1 SCOPE	GROUP 2 SCOPE
1. Modernize / Reconfigure Existing Classrooms	\$ -	\$ -	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ -	\$ -	\$ -
3. Site Utilities & Infrastructure	\$ -	\$ -	\$ -
4. New Construction (Classrooms)	\$ -	\$ -	\$ -
5. Elementary STEM & JrHS/HS Science Programs	\$ -	\$ -	\$ -
6. JrHS/HS Electives Improvements	\$ -	\$ -	\$ -
7. Music, Drama & Performing Arts Improvements	\$ -	\$ -	\$ -
8. MPR, Student Union & Food Service Improvements	\$ -	\$ -	\$ -
9. Physical Education Improvements	\$ -	\$ -	\$ -
10. Staff & Community Support	\$ 3,990,000	\$ -	\$ 1,995,000
11. Library & Student Support Services	\$ -	\$ -	\$ -
12. Safety & Security	\$ -	\$ -	\$ -
13. Bike / Car Parking & Drop-Off	\$ -	\$ -	\$ -
14. Outdoor Learning Courts, Quads & Gardens	\$ -	\$ -	\$ -
15. Exterior Play Spaces, Playfields & Hardcourts	\$ -	\$ -	\$ -
16. Next Generation Learning Furniture	\$ -	\$ -	\$ -
17. Technology Infrastructure & Equipment	\$ -	\$ -	\$ -
<b>Total Construction / Project Cost (2018\$)</b>	<b>\$ 3,990,000</b>	<b>\$ -</b>	<b>\$ 1,995,000</b>

**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\$)

This Master Plan created for DJUSD by CA Associates

## SECTION 5



# COST SUMMARY DAVIS SCHOOL FOR INDEPENDENT STUDY / DISTRICT OFFICE

Davis Joint Unified School District  
Facilities Master Plan

