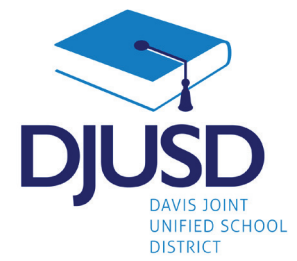


DAVIS JOINT UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN

SITE MASTER PLANS

5 SECTION



SITE MASTER PLANS

LPA conducted site assessments of the Davis Joint Unified School District facilities in early November of 2017 along with a focused interview with the District's Facilities staff. The information provided within this document is based upon the conditions of the facilities at this point in time.

Each Site Master Plan is comprised of:

FACILITY CONDITION ASSESSMENT
School Information

Includes information about the school facility such as year constructed/modernized, square footage, site size, and classroom counts.

Principal Interview

Includes the Principal's top 3 priorities and other information gained during the Principal interview related to facility usage and deficiencies.

Existing Condition Assessment

Includes a description of building and grounds concerns identified by District Facilities staff and observations made during the site visit.

Interior and Exterior Photographs

Includes representative photographs of buildings and site.

SCHOOL INFO
 School Name: CESAR CHAVEZ ELEMENTARY
 Address: 7401 S. 16th St., Sacramento, CA 95828
 Phone: (916) 485-1234
 Website: www.djusd.net/cce

SCHOOL PHOTO with address and website

PRINCIPAL INTERVIEW
 Principal Name: [Redacted]
 Title: Principal
 Email: [Redacted]
 Phone: [Redacted]

EXISTING CONDITION ASSESSMENT
 Air Conditioning: AC installed in 2017, in good condition.
 Ramps & Stairs: Ramp at rear of Admin, leading to Kindergarten, in new condition.
 Site Amenities: Shade seats at student dining area in poor condition and have been replaced with wheelchair accessible.
 Storm Drain / Drainage: Flushing/cleaning occurs at the edge of the handouts, at the playground.
 Mechanical Overall Rating: Category (D)
 Plumbing: Multiple issues reported throughout the campus. Backflow preventer needed.
 Electrical Power: 1000 original installation, had switchgear modernization - new type of modernization. Review digital so-bills for each case of modernization. Breakers are beginning to show, collection and others (no standard manual). Voltage 100/200A is phase. One gas connection from PSEU overhead service. Tri lights throughout. No site side lights. No preferred lighting and controls vendors.
 Fire Alarm: Manual pull stations - verify full coverage. Study not automatic. No fire sprinklers - verify so-bills. Connected to the preferred manufacturer. Integrated Fire System - preferred vendor/consultant. Floor to all sites - verify so-bills.

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EXISTING CONDITION ASSESSMENT
 ADA Compliance: Restrooms have been modernized to include a wheelchair-accessible stall with grab bars.
 Landscaping: No irrigation in the courtyard.
 Irrigation: Irrigation pump is needed.
 Ramps & Gates: Ramp at the Kindergarten play yard is full-height and in good condition. A new gate with panic hardware has been installed.
 ASSESSMENT OF BUILDINGS
 Exterior: Administration office is not insulated.
 Roof: Roof is in good condition.
 Doors / Frames / Locks: Doors, frames, and hardware appear to be in good condition.
 ADA Compliance: Restrooms have been modernized to include a wheelchair-accessible stall with grab bars.
 Landscaping: No irrigation in the courtyard.
 Irrigation: Irrigation pump is needed.
 Ramps & Gates: Ramp at the Kindergarten play yard is full-height and in good condition. A new gate with panic hardware has been installed.
 ASSESSMENT OF SYSTEMS
 Site Utilities: No issues reported.
 Fire Protection: No issues reported.
 Gas: No issues reported to be original and past their useful life.
 Sewer: No issues reported to be original and past their useful life.

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INTERIOR & EXTERIOR PHOTOGRAPHS

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FACILITY CONDITION ASSESSMENT OVERVIEW OF CONTENTS



SITE MASTER PLANS

LPA conducted site assessments of the Davis Joint Unified School District facilities in early November of 2017 along with a focused interview with the District’s Facilities staff. The information provided within this document is based upon the conditions of the facilities at this point in time.

Each site’s Facility Condition Assessment is comprised of:

EXISTING SITE PLAN DIAGRAM(S)

Indicates existing building placement. In addition, the existing site diagram locates relevant program spaces, adjacencies and current uses.

PROPOSED MASTER PLAN DIAGRAM(S)

Represents the long-range vision for the campus. These conceptual diagrams depict ideal adjacencies and organization of the various campus facility types. Refer to Section 3: Educational Program Vision for design guidelines for all relevant facility types.

MASTER PLAN COST SUMMARY

Includes a summary of the overall costs of proposed facilities improvements, broken out by scope-of-work category (refer to Section 4 for scope descriptions).

GROUPS 1 AND 2 COST SUMMARY

The Group 1 and 2 Scopes shown on this page reflect the School Board’s considerations for stakeholder priorities, filtered holistically through their District-wide lens.

Group 1 Scope represents projects that could be funded with existing resources and would require the solicitation of community support for a potential bond measure.

Group 2 Scope represents additional priorities to that could be realized if additional funding or savings are achieved in the facilities program.

It should be noted that costs shown within this document are in 2018 dollars and inclusive of both hard construction 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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PROPOSED CAMPUS MASTER PLAN
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Item	2018 Cost	2018 Cost	2018 Cost
1. JHS/MS Electives Improvements	\$ 0	\$ 0	\$ 0
2. Music, Drama & Performing Arts Improvements	\$ 1,010,000	\$ 1,010,000	\$ 0
3. MPR, Student Union & Food Service Improvements	\$ 9,031,000	\$ 9,031,000	\$ 0
4. Physical Education Improvements	\$ 0	\$ 0	\$ 0
5. Staff & Community Support	\$ 1,307,000	\$ 1,307,000	\$ 0
6. Library & Student Support	\$ 2,695,000	\$ 2,695,000	\$ 0
7. Safety & Security	\$ 1,293,000	\$ 1,293,000	\$ 0
8. Bike / Car Parking & Storage	\$ 1,345,000	\$ 1,345,000	\$ 0
9. Outdoor Learning Courts, Quads & Gardens	\$ 940,000	\$ 940,000	\$ 0
10. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,248,000	\$ 1,248,000	\$ 0
11. Next Generation Learning Furniture	\$ 585,000	\$ 585,000	\$ 583,000
12. Technology Infrastructure & Equipment	\$ 699,000	\$ 699,000	\$ 583,000
Total Construction / Project Cost (2018)	\$ 30,179,000	\$ 15,852,000	\$ 583,000

Item	Group 1 Scope	Group 2 Scope
1. JHS/MS Electives Improvements	\$ 0	\$ 0
2. Music, Drama & Performing Arts Improvements	\$ 0	\$ 0
3. MPR, Student Union & Food Service Improvements	\$ 0	\$ 0
4. Physical Education Improvements	\$ 0	\$ 0
5. Staff & Community Support	\$ 1,307,000	\$ 0
6. Library & Student Support	\$ 2,695,000	\$ 0
7. Safety & Security	\$ 1,293,000	\$ 0
8. Bike / Car Parking & Storage	\$ 1,345,000	\$ 0
9. Outdoor Learning Courts, Quads & Gardens	\$ 940,000	\$ 0
10. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,248,000	\$ 0
11. Next Generation Learning Furniture	\$ 585,000	\$ 583,000
12. Technology Infrastructure & Equipment	\$ 699,000	\$ 583,000
Total Construction / Project Cost (2018)	\$ 15,852,000	\$ 583,000

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