

**PROPOSED MASTER PLAN SCOPES-OF-WORK**  
FOR YOUR GREEN DOTS TO VOTE FOR YOUR TOP PRIORITIES AT THIS SITE  
FOR YOUR GREEN DOTS TO VOTE FOR YOUR TOP PRIORITIES AT THIS SITE

PROGRAM DESCRIPTION	ESTIMATED COST
Existing Classrooms	\$ 1,964,000
Building Systems, Toilets & Energy Efficiency	\$ 1,964,000
Utilities & Infrastructure	\$ 2,742,000
Construction (Classrooms)	\$ 2,593,000
STEM & JHS/HS Science Programs	\$ 401,000
Electives Improvements	\$ 719,000
Drama & Performing Arts Improvements	\$ 639,000
Student Union & Food Service Improvements	\$ 58,000
Physical Education Improvements	\$ 1,090,000
Staff & Support Staff	\$ 779,000
Library & Student Support Services	\$ 749,000
Other	\$ 824,000
<b>Total Project Cost (2018)</b>	<b>\$ 16,461,000</b>

# DAVIS JOINT UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN

## PROGRAM COSTS **4** SECTION



**Montgomery Elementary**  
 DAVIS JOINT UNIFIED SCHOOL DISTRICT

**PROPOSED MASTER PLAN SCOPES-OF-WORK**  
FOR YOUR GREEN DOTS TO VOTE FOR YOUR TOP PRIORITIES AT THIS SITE

PROGRAM DESCRIPTION	ESTIMATED COST
Classrooms / Reconfigure Existing Classrooms	\$ 1,961,000
Building Systems, Toilets & Energy Efficiency	\$ 747,000
Utilities & Infrastructure	\$ 1,362,000
Construction (Classrooms)	\$ 13,568,000
Elementary STEM & JHS/HS Science Programs	\$ 1,010,000
Electives Improvements	\$ 1,010,000
Drama & Performing Arts Improvements	\$ 9,122,000
Student Union & Food Service Improvements	\$ 3,290,000
Physical Education Improvements	\$ 3,089,000
Staff & Support Staff	\$ 1,297,000
Library & Student Support Services	\$ 1,194,000

**Patwin Elementary**  
 DAVIS JOINT UNIFIED SCHOOL DISTRICT

**PROPOSED MASTER PLAN**



**Patwin Elementary**  
 DAVIS JOINT UNIFIED SCHOOL DISTRICT

**PROPOSED MASTER PLAN**

PROGRAM DESCRIPTION	ESTIMATED COST
Classrooms / Reconfigure Existing Classrooms	\$ 1,961,000
Building Systems, Toilets & Energy Efficiency	\$ 747,000
Utilities & Infrastructure	\$ 1,362,000
Construction (Classrooms)	\$ 13,568,000
Elementary STEM & JHS/HS Science Programs	\$ 1,010,000
Electives Improvements	\$ 1,010,000
Drama & Performing Arts Improvements	\$ 9,122,000
Student Union & Food Service Improvements	\$ 3,290,000
Physical Education Improvements	\$ 3,089,000
Staff & Support Staff	\$ 1,297,000
Library & Student Support Services	\$ 1,194,000

**Pioneer Elementary**  
 DAVIS JOINT UNIFIED SCHOOL DISTRICT





## BUDGET DEVELOPMENT

The following comments are intended to lend understanding to the development of the budgets included in the Facilities Master Plan and what steps should be taken beyond this study as the District continues planning for future facilities.

Project budgets have been developed for each school site and District support sites based on program and campus needs identified by the District and school site stakeholders during the Facilities Master Plan process. Each budget contains a breakdown based on the (16) scope categories with associated areas, unit costs, construction costs and soft costs; which result in a total project cost for each campus.

The total project cost includes the total costs to construct the project with the following markups and soft costs applied to the construction unit costs. It should be noted that all total project costs outlined in the Facilities Master Plan are in 2018 dollars. Upon inception of each proposed facilities modernization or new construction project, the cost for each scope of work should be escalated to the anticipated mid-point of construction as a project scope and schedule are identified in consultation with District staff and the Board of Trustees.

	% Mark-up
<b>Construction Cost Mark-ups:</b>	
General Contractor, Overhead & Profit	15.00%
Escalation	0.00%
Bonds & Insurance	2.00%
Design / Phasing Contingency	10.00%
<hr/>	
Subtotal Mark-ups (Compound)	<b>27.00%</b>
<b>Soft Cost Mark-ups:</b>	
Architect / Engineer Design Fee	10.00%
DSA Plan Check Fee	0.75%
Printing / Advertising	0.05%
Test / Survey	1.25%
Inspection	1.25%
Project Management Fees	5.00%
Project / Construction Contingency	5.00%
Relocation Costs	0.80%
Labor Compliance	0.25%
Builders Risk Insurance	0.80%
Legal	0.03%
Commissioning	0.08%
FF&E (Other than Classroom)	4.00%
Other Miscellaneous Consultants	4.00%
<hr/>	
Subtotal Soft Costs (Additive)	<b>33.26%</b>
(75% Construction / 25% Soft Cost Scenario)	

## MASTER PLAN COST SUMMARY

The following pages outline the master plan and school site costs for each of the educational and district facilities in the Davis Joint Unified School District. These total costs represent the entire need identified for each school and support site based on input during the master planning process from District Leadership, the Superintendent's Facilities Master Plan Advisory Committee, and the individual School Site Committees.

The budgets developed for this Facilities Master Plan include construction costs and soft costs for the scope of work identified in this study, based on information known by the District, LPA, and cost estimating consultant, HL Construction Management at this time.

### Exclusions

- Utility and City connection fees, off-site improvements, traffic signals or re-striping is not included in these budgets. These requirements and costs are subject to change regularly by the City or utility companies, and are best identified early in project development.
- No land acquisition costs have been included in these budgets, and should be considered separately.
- No hazardous materials surveys, asbestos or lead paint abatement or monitoring costs are included in these budgets for renovation work on existing buildings. Also not included are any surveys for removal of contaminated or unsuitable soils on existing or new sites.
- Phasing and interim housing/facility costs are not included in these budgets. These costs should be determined once an implementation plan is developed, including a project schedule and phasing plan for the individual projects.



## SECTION 4



## PROGRAM COSTS INTRODUCTION

## DISTRICT-WIDE SCOPES

Based on the District goals, the SFMPAC, along with LPA, generated (17) project scope categories that would be the foundation for the work proposed at each school site.

# 1

### Modernize & Reconfigure Existing Classrooms



Replacement/repair of roofs, walls, windows, doors, floors, ceilings; and interior/exterior painting. This category also includes the addition of windows to classrooms in order to create sight-lines into collaborative spaces and hallways, as well as reconfiguration to create collaborative spaces. Modernization addresses repair/replacement of finishes and Reconfiguration means walls have been removed/rebuilt to reshape spaces. Refer to the master plan diagrams for their applications to specific campuses.

# 2

### Existing Building Systems, Toilets & Improved Energy Efficiency



Upgrades to heating, ventilation, and air conditioning, lighting, electrical, plumbing, new drinking fountains, and toilet / gender neutral toilet modernization, reconfiguration, and additions.

# 3

### Site Utilities & Infrastructure



Update utility lines for gas, sewer, and water service, electrical mains and distribution, energy-efficient building systems & controls (EMS).

# 4

### New Construction (Classrooms)



Addition of new classrooms and colabs to support enrollment and/or new classroom building(s) to reflect replacement of existing portables/classrooms. Costs reflect circulation and elevators, and stairs necessary for 2-story construction, where applicable.

# 5

### Elementary STEM & JrHS/HS Science Programs



Addition of new and/or modernize/reconfigure of existing electives for Science, Art, and Maker spaces at the Elementary grade levels; and Science at the Junior and Senior High school grade levels.

# 6

### JrHS/HS Electives Improvements



Addition of new and/or modernize/reconfigure of existing electives for Art, Robotics, Woodshop, Technology / Computer Lab / Broadcast Media spaces at the Junior and Senior High school grades. This category does not include Science labs.

# 7

### Music, Drama & Performing Arts Improvements



Addition of new and/or modernize/reconfigure of existing Music, Drama, Dance, and Performance spaces at all grade levels and includes their support spaces.

# 8

### MPR, Student Union & Food Service Improvements



Addition of new and/or modernize / reconfigure of existing Multi-Purpose Room buildings and support spaces including Kitchen / Food Service area with new equipment and appliances. Also includes new lunch shelters for student dining and trash enclosures at the service area.

# 9

### Physical Education Improvements



Addition of new and/or modernize / reconfigure of existing locker rooms, PE/fitness classrooms, weight room, PE storage, and Gymnasium. Includes new locker rooms associated with the aquatics center.

## SECTION 4

LPA

## PROGRAM COSTS SCOPE OF WORK CATEGORIES

Davis Joint Unified School District  
Facilities Master Plan



# 10

## Staff & Community Support



Addition of new and/or modernize / reconfigure of existing Administrative spaces including front entry / reception for a secure campus front door, faculty work and lounge spaces, parent resource rooms, and District support facilities.

# 13

## Bike / Car Parking & Drop-Off



Addition of new and/or reconfigured areas for car parking and student drop-off areas; bicycle parking with perimeter fencing and bicycle racks. Includes new access road for fire lane and MPR service.

# 16

## Next Generation Classroom Furniture



Furniture for all classroom /space types that improve the flexibility / usability of that space.

# 11

## Library & Student Support Services



Addition of new and/or modernize / reconfigure of existing spaces to create a Library / Innovation Lab and/or Learning Center for student resource and counseling services.

# 14

## Outdoor Learning Courts, Quads & Gardens



Enhancements to the exterior environments to support the “learning happening everywhere” philosophy. Includes outdoor learning courts, small group areas, improvements to garden and amphitheater. Includes shade structures associated with outdoor learning.

# 17

## Technology Infrastructure & Equipment



Additions and/or improvements to classroom technology, upgrade of backbone, wireless access points, switches, and MDF/IDF data rooms with environmental controls.

# 12

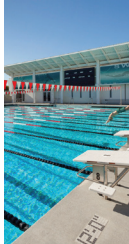
## Safety & Security



Safety improvements related to and/or new exterior lighting, wayfinding, signage, safety locks on classroom doors, fire alarms, public address / emergency communication systems, intrusion alarms, security cameras and other security systems.

# 15

## Exterior Play Spaces, Playfields & Hardcourts



Addition of new and/or resurface / restripe existing hardcourts, addition of new and/or repair of existing playfields. Addition of rubberized surfacing and new play equipment. New synthetic track and field, where applicable. At the high school level, this category includes new field house building and aquatic center.

## SECTION 4



## PROGRAM COSTS SCOPE OF WORK CATEGORIES

## TOTAL PROJECT COST SUMMARY

After draft plans were vetted by school site communities, LPA met with the Principals and other SSC members to gain their feedback and revise the Master Plan diagrams. Estimated costs were then applied to the Master Plan diagrams.

All costs shown are in 2018 dollars. For planning purposes, once a project moves forward to Board approval, the District's Facilities department should escalate these costs to the estimated midpoint of project construction.

### Group 1 and 2 Scope Cost Summary

Throughout the FMP process, all stakeholder groups were asked their top priorities for improvements (summarized later in this section). Ultimately, it is the School Board's decision as to which projects move forward as funding becomes available. 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.

#### 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\$)

School Site	TOTAL PROJECT COST (2018\$)	GROUP 1 SCOPE COST (2018\$)	GROUP 2 SCOPE COST (2018\$)
1. Birch Lane Elementary School	\$ 38,866,000	\$ 15,283,000	\$ 848,000
2. Cesar Chavez Elementary School	\$ 30,179,000	\$ 15,069,000	\$ 583,000
3. Fairfield Elementary School	\$ 1,838,000	\$ 311,000	\$ 372,000
4. Korematsu Elementary School	\$ 12,089,000	\$ 1,487,000	\$ -
5. Marguerite Montgomery Elementary School	\$ 11,532,000	\$ 1,368,000	\$ -
6. North Davis Elementary School	\$ 39,047,000	\$ 16,248,000	\$ 4,943,000
7. Patwin Elementary School	\$ 23,658,000	\$ 9,079,000	\$ 663,000
8. Pioneer Elementary School	\$ 19,395,000	\$ 2,762,000	\$ 1,755,000
9. Willett Elementary School	\$ 37,951,000	\$ 18,308,000	\$ 742,000
10. Ralph Waldo Emerson Junior High School	\$ 39,357,000	\$ 3,490,000	\$ 17,268,000
11. Frances Harper Junior High School	\$ 8,954,000	\$ 1,823,000	\$ -
12. Oliver Wendell Holmes Junior High School	\$ 23,938,000	\$ 3,106,000	\$ 928,000
13. Davis Senior High School	\$ 105,762,000	\$ 41,822,000	\$ 2,997,000
14. Da Vinci Charter Academy (JrHS & HS)	\$ 38,159,000	\$ 1,977,000	\$ 14,521,000
15. Martin Luther King (Jr) High School	\$ 579,000	\$ 287,000	\$ -
16. DSIS - Davis School for Independent Study	\$ 3,990,000	\$ -	\$ 1,995,000
17. DJUSD Children's Center	\$ 9,359,000	\$ 863,000	\$ 8,496,000
18. Davis Adult and Community Education	\$ 1,901,000	\$ -	\$ 1,901,000
19. Maintenance & Operations	\$ 177,000	\$ -	\$ -
<b>Total Construction / Project Cost (2018\$)</b>	<b>\$ 446,731,000</b>	<b>\$ 133,283,000</b>	<b>\$ 58,012,000</b>

## SECTION 4



## PROGRAM COSTS MASTER PLAN COST SUMMARY

**SCOPE CATEGORY**

**SCHOOL SITE**

	Birch Lane Elementary School	Cesar Chavez Elementary School	Fairfield Elementary School	Korematsu Elementary School	Marguerite Montgomery Elementary School	North Davis Elementary School	Patwin Elementary School	Pioneer Elementary School	Willett Elementary School
1. Modernize / Reconfigure Aging Classrooms	2,018,000	2,063,000	398,000	-	-	2,010,000	3,098,000	2,329,000	1,998,000
2. Existing Building Systems & Toilets	669,000	494,000	324,000	48,000	1,111,000	793,000	3,287,000	954,000	1,599,000
3. Site Utilities & Infrastructure	389,000	788,000	-	-	-	1,362,000	-	1,327,000	1,228,000
4. New Construction (Classrooms)	13,822,000	6,039,000	114,000	4,288,000	2,742,000	13,568,000	6,529,000	6,466,000	10,372,000
5. Elementary STEM & JrHS/HS Science Programs	2,074,000	846,000	-	2,904,000	2,593,000	-	489,000	1,038,000	1,456,000
6. JrHS/HS Electives Improvements	-	-	-	-	-	-	-	-	-
7. Music, Drama & Performing Arts Improvements	1,027,000	1,010,000	-	-	-	1,010,000	407,000	-	1,010,000
8. MPR, Student Union & Food Service Improvements	9,031,000	9,031,000	305,000	-	-	9,122,000	1,744,000	-	9,031,000
9. Physical Education Improvements	-	-	7,000	-	-	-	-	735,000	-
10. Staff & Community Support	1,301,000	1,307,000	-	163,000	401,000	3,290,000	501,000	600,000	3,115,000
11. Library & Student Support Services	2,178,000	2,593,000	48,000	591,000	719,000	3,089,000	2,958,000	1,072,000	2,731,000
12. Safety & Security	1,346,000	1,293,000	285,000	739,000	672,000	1,311,000	1,537,000	1,461,000	1,634,000
13. Bike / Car Parking & Drop-Off	1,393,000	1,345,000	-	92,000	58,000	1,154,000	536,000	270,000	787,000
14. Outdoor Learning Courts, Quads & Gardens	596,000	840,000	-	995,000	1,090,000	320,000	640,000	970,000	711,000
15. Exterior Play Spaces, Playfields & Hardcourts	1,425,000	1,248,000	203,000	1,022,000	779,000	600,000	648,000	578,000	622,000
16. Next Generation Learning Furniture	848,000	583,000	67,000	636,000	742,000	716,000	663,000	742,000	742,000
17. Technology Infrastructure & Equipment	749,000	699,000	87,000	611,000	625,000	702,000	621,000	853,000	915,000
<b>Total Project Cost (2018\$)</b>	<b>\$ 38,866,000</b>	<b>\$ 30,179,000</b>	<b>\$ 1,838,000</b>	<b>\$ 12,089,000</b>	<b>\$ 11,532,000</b>	<b>\$ 39,047,000</b>	<b>\$ 23,658,000</b>	<b>\$ 19,395,000</b>	<b>\$ 37,951,000</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\$)

**SECTION 4**



**PROGRAM COSTS  
MASTER PLAN COST SUMMARY**



**SCOPE CATEGORY**

**SCHOOL SITE**

	Ralph Waldo Emerson Junior High School	Frances Harper Junior High School	Oliver Wendell Holmes Junior High School	Davis Senior High School	Da Vinci Charter Academy (JrHS & HS)	Martin Luther King (Jr) High School
1. Modernize / Reconfigure Aging Classrooms	2,190,000	-	-	-	1,704,000	-
2. Existing Building Systems & Toilets	6,905,000	55,000	160,000	804,000	1,553,000	55,000
3. Site Utilities & Infrastructure	2,496,000	-	1,869,000	1,921,000	744,000	-
4. New Construction (Classrooms)	86,000	4,440,000	4,524,000	25,102,000	8,592,000	-
5. Elementary STEM & JrHS/HS Science Programs	3,121,000	-	-	17,269,000	5,227,000	-
6. JrHS/HS Electives Improvements	1,477,000	-	1,497,000	12,262,000	2,625,000	46,000
7. Music, Drama & Performing Arts Improvements	591,000	-	3,322,000	1,418,000	1,010,000	-
8. MPR, Student Union & Food Service Improvements	2,130,000	-	4,191,000	973,000	639,000	75,000
9. Physical Education Improvements	6,583,000	-	-	10,611,000	8,217,000	31,000
10. Staff & Community Support	4,417,000	-	644,000	8,998,000	1,130,000	-
11. Library & Student Support Services	3,383,000	-	1,570,000	8,536,000	1,614,000	-
12. Safety & Security	2,106,000	775,000	1,187,000	4,229,000	1,589,000	42,000
13. Bike / Car Parking & Drop-Off	248,000	91,000	1,063,000	396,000	687,000	-
14. Outdoor Learning Courts, Quads & Gardens	241,000	691,000	969,000	1,263,000	693,000	-
15. Exterior Play Spaces, Playfields & Hardcourts	1,099,000	882,000	1,051,000	7,648,000	822,000	-
16. Next Generation Learning Furniture	663,000	901,000	928,000	2,120,000	663,000	133,000
17. Technology Infrastructure & Equipment	1,621,000	1,119,000	963,000	2,212,000	650,000	197,000
<b>Total Project Cost (2018\$)</b>	<b>\$ 39,357,000</b>	<b>\$ 8,954,000</b>	<b>\$ 23,938,000</b>	<b>\$ 105,762,000</b>	<b>\$ 38,159,000</b>	<b>\$ 579,000</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\$)

**SECTION 4**



**PROGRAM COSTS  
MASTER PLAN COST SUMMARY**





**SCOPE CATEGORY**

**SCHOOL SITE**

	Davis School for Independent Study (DSIS) and District Office	DJUSD Children's Center	Davis Adult and Community Education	Maintenance & Operations	TOTAL
1. Modernize / Reconfigure Aging Classrooms	-	-	-	-	17,808,000
2. Existing Building Systems & Toilets	-	48,000	-	-	18,859,000
3. Site Utilities & Infrastructure	-	539,000	-	-	12,663,000
4. New Construction (Classrooms)	-	5,339,000	-	-	112,023,000
5. Elementary STEM & JrHS/HS Science Programs	-	-	-	-	37,017,000
6. JrHS/HS Electives Improvements	-	-	-	-	17,907,000
7. Music, Drama & Performing Arts Improvements	-	-	-	-	10,805,000
8. MPR, Student Union & Food Service Improvements	-	-	1,051,000	-	47,323,000
9. Physical Education Improvements	-	-	-	-	26,184,000
10. Staff & Community Support	3,990,000	1,320,000	850,000	177,000	32,204,000
11. Library & Student Support Services	-	970,000	-	-	32,052,000
12. Safety & Security	-	261,000	-	-	20,467,000
13. Bike / Car Parking & Drop-Off	-	554,000	-	-	8,674,000
14. Outdoor Learning Courts, Quads & Gardens	-	-	-	-	10,019,000
15. Exterior Play Spaces, Playfields & Hardcourts	-	328,000	-	-	18,955,000
16. Next Generation Learning Furniture	-	-	-	-	11,147,000
17. Technology Infrastructure & Equipment	-	-	-	-	12,624,000
<b>Total Project Cost (2018\$)</b>	<b>\$ 3,990,000</b>	<b>\$ 9,359,000</b>	<b>\$ 1,901,000</b>	<b>\$ 177,000</b>	<b>\$ 446,731,000</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\$)

**SECTION 4**

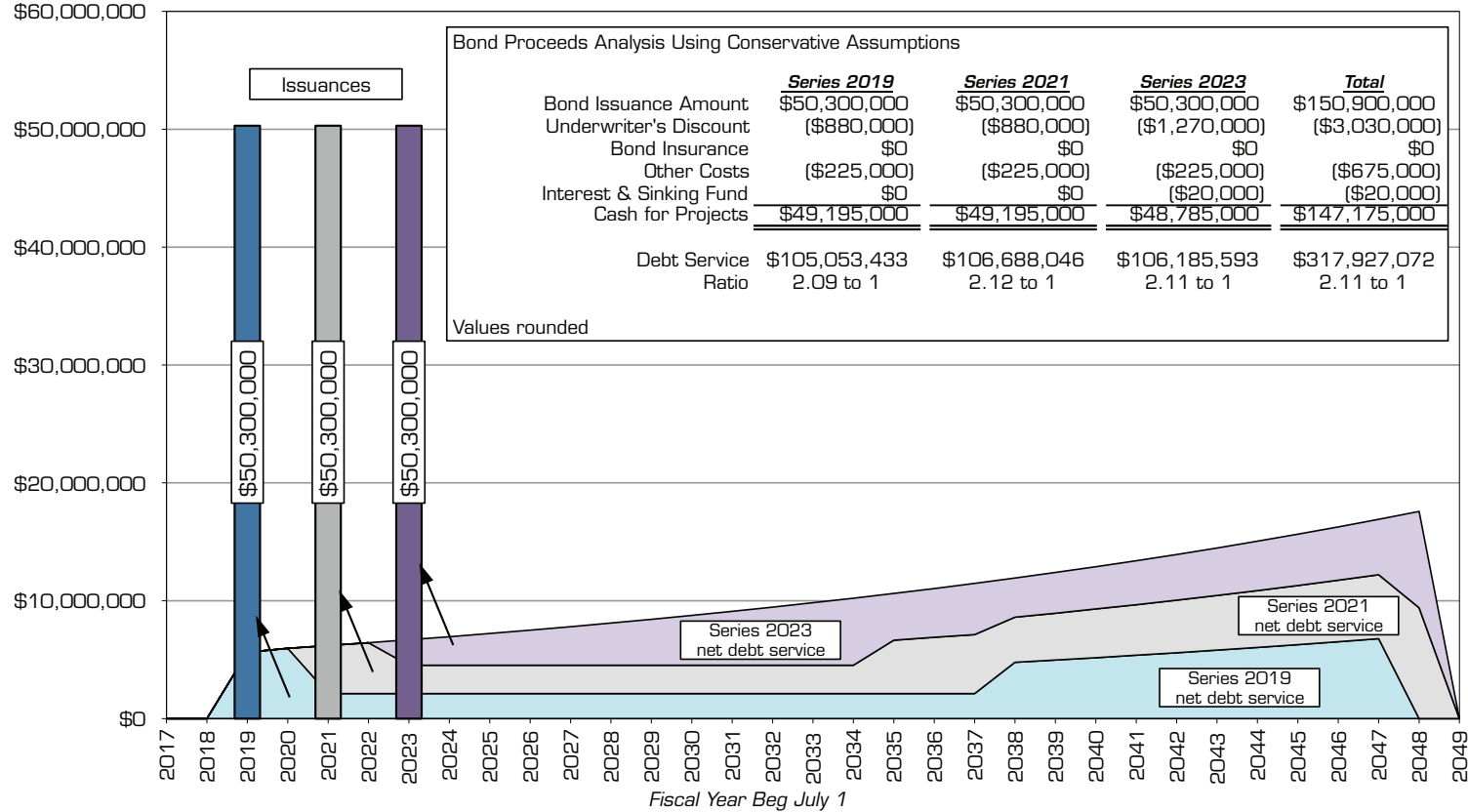


**PROGRAM COSTS  
MASTER PLAN COST SUMMARY**



Issuances/Net Debt Service

### \$150.9 Million Issuance over 3 Series Supported by Tax Revenue



Debt service based on MMD "AAA" rates as of Apr 2, 2018, adjusted +70bp for assumed "AA-" rating, plus timing adjustments for potential rate increasing prior to bond issuance of +125bp (2019), +150bp (2021), +175bp (2023), and +180bp for callable capital appreciation bonds. Existing net local secured AV is assumed to grow 4% annually, while all other AV types are assumed to remain unchanged. Values rounded.

## SECTION 4

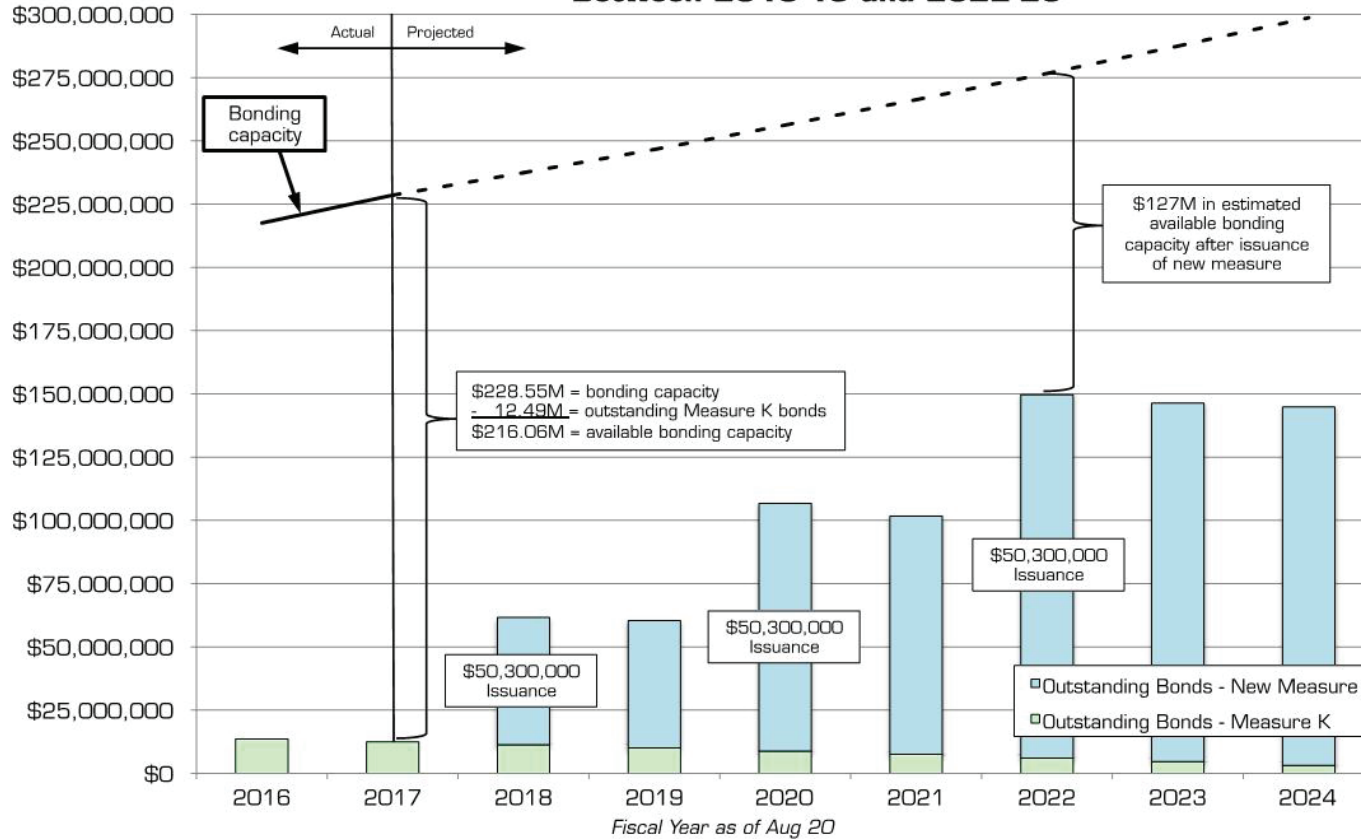


### PROGRAM COSTS FUNDING ANALYSIS



Bonding Capacity / Outstanding Bonds

### There is Sufficient Bonding Capacity to Issue \$150.9M over 3 Series Between 2018-19 and 2022-23



Bonding capacity is 2.5% of total District AV. AV through 2017-18 is actual, as obtained from Yolo & Solano Co Auditor-Controller's Departments. Net local secured AV is assumed to grow 4% annually, while all other types of AV are assumed to remain unchanged. Assessed value becomes "equalized" as of August 20 each year.

## SECTION 4



### PROGRAM COSTS FUNDING ANALYSIS



Davis Joint Unified School District



Comparison of Bond Measure Options

		55% Voter Approval		2/3 Measure	
		Nov 2018 Election	Nov 2020 Election	Nov 2018 Election	Nov 2020 Election
Issuance					
	May 1, 2019	\$50,300,000	\$0	\$96,700,000	\$0
	May 1, 2021	\$50,300,000	\$52,500,000	\$96,600,000	\$105,900,000
	May 1, 2023	\$50,300,000	\$52,500,000	\$96,600,000	\$105,900,000
	May 1, 2025	\$0	\$52,500,000	\$0	\$105,900,000
		<u>\$150,900,000</u>	<u>\$157,500,000</u>	<u>\$289,900,000</u>	<u>\$317,700,000</u>
Net Proceeds					
	May 1, 2019	\$49,195,000	\$0	\$94,785,000	\$0
	May 1, 2021	\$49,195,000	\$51,355,000	\$94,685,000	\$103,825,000
	May 1, 2023	\$48,785,000	\$51,355,000	\$94,685,000	\$103,825,000
	May 1, 2025	\$0	\$50,885,000	\$0	\$103,825,000
		<u>\$147,175,000</u>	<u>\$153,595,000</u>	<u>\$284,155,000</u>	<u>\$311,475,000</u>
Debt Service					
	May 1, 2019	\$105,053,433	\$0	\$203,829,813	\$0
	May 1, 2021	\$106,688,046	\$112,497,071	\$202,692,134	\$228,276,921
	May 1, 2023	\$106,185,593	\$113,593,000	\$154,364,149	\$227,870,083
	May 1, 2025	\$0	\$117,405,886	\$0	\$176,445,944
		<u>\$317,927,072</u>	<u>\$343,495,957</u>	<u>\$560,886,095</u>	<u>\$632,592,948</u>
	Debt Service to Principal	2.11 to 1	2.18 to 1	1.93 to 1	1.99 to 1
Bonding Capacity - as of Election					
	Bonding Capacity	\$237,432,397	\$256,270,745	\$237,432,397	\$256,270,745
	Outstanding Measure K Bonds	<u>(\$11,325,000)</u>	<u>(\$8,835,000)</u>	<u>(\$11,325,000)</u>	<u>(\$8,835,000)</u>
	Remaining Bonding Capacity	\$226,107,397	\$247,435,745	\$226,107,397	\$247,435,745
	Minimum Bonding Capacity Thereafter	\$126,976,303	\$145,819,505	\$16,303	\$79,505
Tax Levies					
	Maximum	\$60.00	\$60.00	\$132.07	\$140.38
	Average	\$59.98	\$59.98	\$110.95	\$115.84
	Minimum	\$59.96	\$59.96	\$83.98	\$88.18

Davis JUSD GO Bond Plan 2018-04-03.xlsx (Comp-Table)

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**SECTION 4**



**PROGRAM COSTS  
FUNDING ANALYSIS**



Davis Joint Unified School District



Projected Bond Measures

	<i>Issuance</i>	<i>Proceeds</i>	<i>Proceeds in \$2018</i>	<i>Remaining Bond Cap After Issuance</i>
2018 Measure				
Series 2019	\$50,300,000	\$49,195,000	\$47,305,000	\$175,807,397
Series 2021	\$50,300,000	\$49,195,000	\$43,735,000	\$149,520,745
Series 2023	\$50,300,000	\$48,785,000	\$40,100,000	\$126,976,303
	<u>\$150,900,000</u>	<u>\$147,175,000</u>	<u>\$131,140,000</u>	
2024 Measure				
Series 2025	\$51,800,000	\$50,665,000	\$38,500,000	\$102,044,505
Series 2027	\$56,100,000	\$54,895,000	\$38,570,000	\$77,111,655
Series 2029	\$61,200,000	\$59,345,000	\$38,550,000	\$50,590,372
	<u>\$169,100,000</u>	<u>\$164,905,000</u>	<u>\$115,620,000</u>	
2030 Measure				
Series 2031	\$52,100,000	\$50,965,000	\$30,610,000	\$31,358,348
Series 2033	\$56,400,000	\$55,165,000	\$30,630,000	\$14,780,625
Series 2035	\$62,100,000	\$59,615,000	\$30,605,000	\$79,178
	<u>\$170,600,000</u>	<u>\$165,745,000</u>	<u>\$91,845,000</u>	
Total	<b>\$490,600,000</b>	<b>\$477,825,000</b>	<b>\$338,605,000</b>	

SECTION 4



PROGRAM COSTS  
FUNDING ANALYSIS

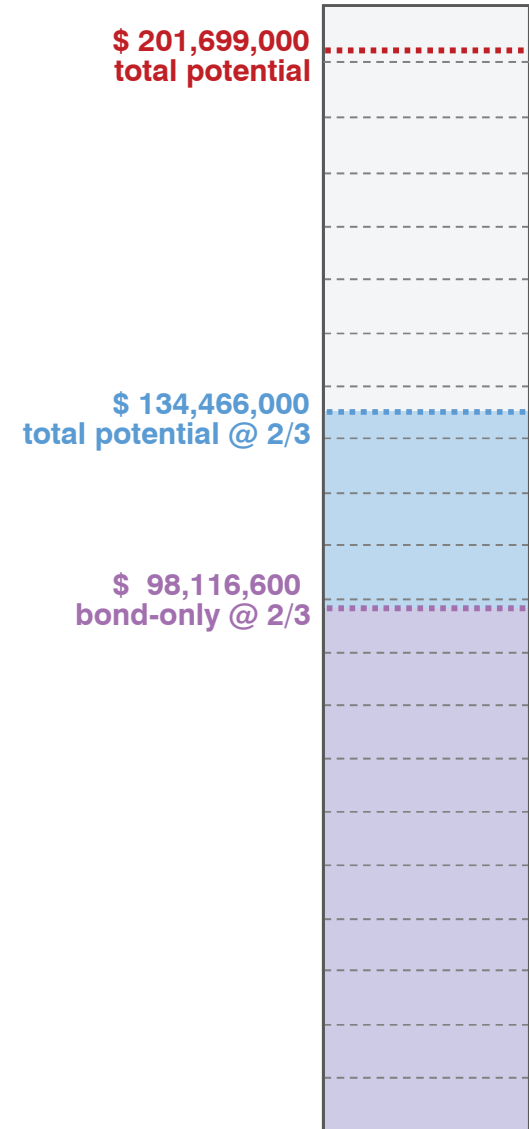


# potential funding analysis

<b>Bond Scenario</b>	<b>\$ 147,175,000</b>
<b>State Funding Eligibility</b> \$ 14,092,000 + \$ 3,932,000 (Modernization + New Construction)	<b>\$ 18,024,000</b>
<b>Fund 49</b> (2019/20 through 2026/27) (CFDs)	<b>\$ 31,300,000</b>
<b>Fund 25</b> (2019/20 through 2026/27) (Developer Fees & Redevelopment)	<b>\$ 5,200,000</b>

<b>TOTAL POTENTIAL FUNDING</b>	<b>\$ 201,699,000</b>
	x 2/3
<b>AVAILABLE FOR PROJECTS</b> (2018\$)	<b>\$ 134,466,000</b>

*Note: 2/3 of the program budget allocated to projects in (2018\$). Remaining 1/3 to be used as a cost allowance to cover escalation to mid-point of construction, interim housing costs, offsite issues and as an overall program contingency.*




## SECTION 4



## PRINCIPAL PRIORITIES

A survey was sent to all Davis JUSD's Principals, then followed-up with an interview and campus tour. The survey and subsequent conversation focused on the school's existing operations, condition of the facilities, and how well the facilities support the current/desired programs. The information gathered is included in the assessments, help shape the educational specifications, and influence the master plan diagrams.

 greatest overlap in priority

	Birch Lane Elementary School	Cesar Chavez Elementary School	Fairfield Elementary School	Korematsu Elementary School	Montgomery Elementary School	North Davis Elementary School	Patwin Elementary School	Pioneer Elementary School	Willett Elementary School	Da Vinci Charter Academy (JHS)	Emerson Junior High School	Frances Harper Junior High School	Holmes Junior High School	Davis Senior High School	Da Vinci Charter Academy (HS)	Martin Luther King (Jr) High School	Davis School for Independent Study	DJUSD Children's Center	Davis Adult and Community Ed.	TOTAL
1. Modernize / Reconfigure Existing Classrooms				●										●	●	2	●	●	2	9
2. Existing Building Systems, Toilets & Improved Energy Efficiency														●						1
3. Site Utilities & Infrastructure																				0
4. New Construction (Classrooms)	●			●	●	●				●					●					6
5. Elementary STEM & JrHS/HS Science Programs									●											1
6. JrHS/HS Electives Improvements										●	2				●					4
7. Music, Drama & Performing Arts Improvements																				0
8. MPR, Student Union & Food Service Improvements		●	●						●				●							4
9. Physical Education Improvements																				0
10. Staff & Community Support	●					●			●	●										4
11. Library & Student Support Services	●	●			●													●		4
12. Safety & Security												●		●				●		3
13. Bike / Car Parking & Drop-Off		●				●	●	●				●	●							6
14. Outdoor Learning Courts, Quads & Gardens				●			●	●								●				4
15. Exterior Play Spaces, Playfields & Hardcourts			●	●				●				●	●							5
16. Next Generation Learning Furniture											●									1
17. Technology Infrastructure & Equipment					●														●	2

## SECTION 4



## PROGRAM COSTS STAKEHOLDER PRIORITIES



## TEACHER & STAFF SURVEY

A survey was sent to all Davis JUSD's staff members and teachers. The survey focused on the functionality of the various spaces at any school campus, and how well the facilities support the current/desired programs. The information gathered is included in the assessments, help shape the educational specifications, and influence the master plan diagrams.

 greatest overlap in priority

	Birch Lane Elementary School	Cesar Chavez Elementary School	Fairfield Elementary School	Korematsu Elementary School	Montgomery Elementary School	North Davis Elementary School	Patwin Elementary School	Pioneer Elementary School	Willett Elementary School	Da Vinci Charter Academy (JHS)	Emerson Junior High School	Frances Harper Junior High School	Holmes Junior High School	Davis Senior High School	Da Vinci Charter Academy (HS)	Martin Luther King (Jr) High School	Davis School for Independent Study	DJUSD Children's Center	Davis Adult and Community Ed.	TOTAL
1. Modernize / Reconfigure Existing Classrooms		●								●	●			●	●		●			6
2. Existing Building Systems, Toilets & Improved Energy Efficiency					●				●									●		3
3. Site Utilities & Infrastructure																				0
4. New Construction (Classrooms)						●	●							●						3
5. Elementary STEM & JrHS/HS Science Programs																				0
6. JrHS/HS Electives Improvements										●	●		●			●				4
7. Music, Drama & Performing Arts Improvements																				0
8. MPR, Student Union & Food Service Improvements	●	●				●	●	●							●					6
9. Physical Education Improvements																				0
10. Staff & Community Support		●																		1
11. Library & Student Support Services	●		●	●	2			●							●					7
12. Safety & Security																		●		1
13. Bike / Car Parking & Drop-Off	●	●		●		●	●	●				●					2	●		10
14. Outdoor Learning Courts, Quads & Gardens																				0
15. Exterior Play Spaces, Playfields & Hardcourts			●	●				●				●								4
16. Next Generation Learning Furniture										●	●	●	●							4
17. Technology Infrastructure & Equipment							●						●	●		●				4

## SECTION 4

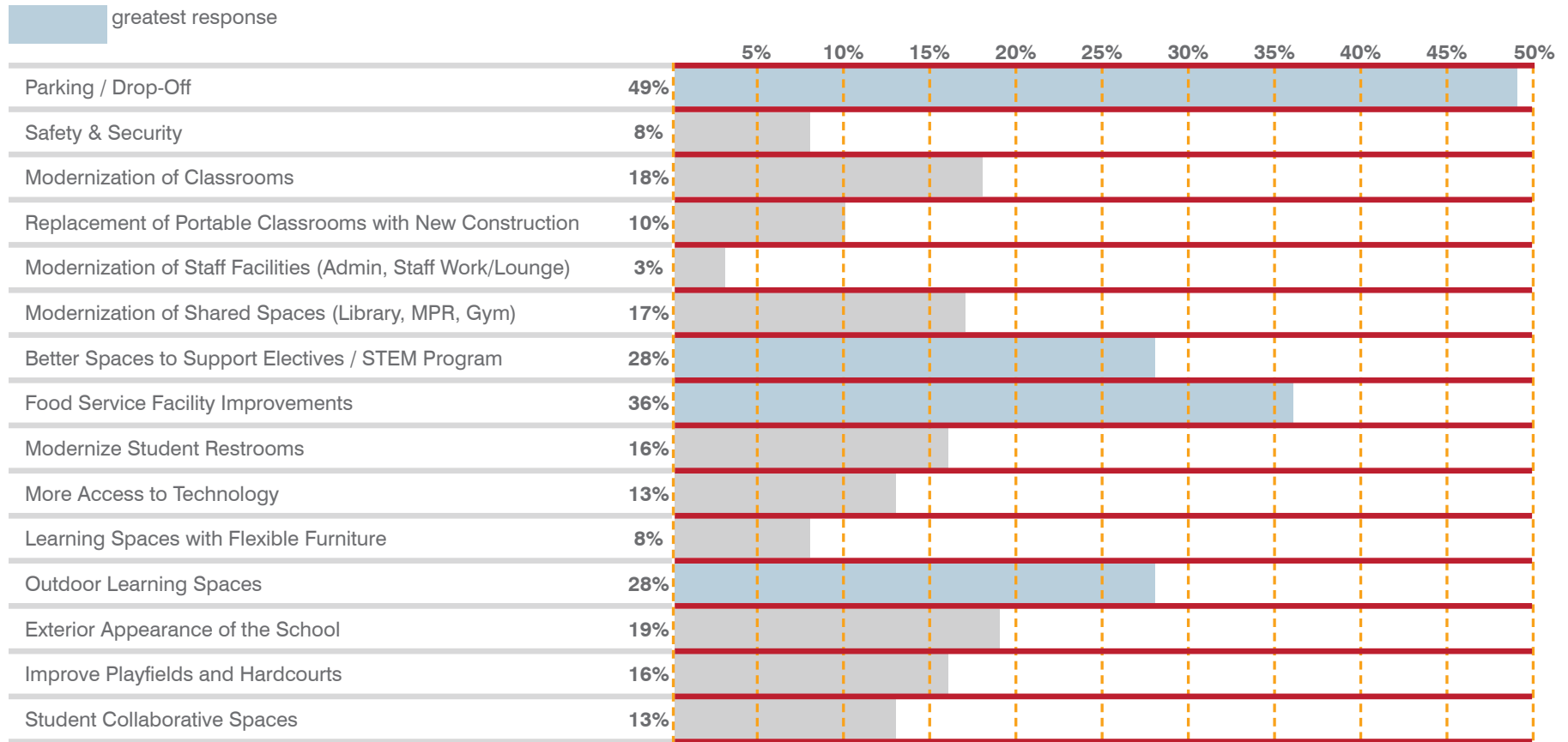


## PROGRAM COSTS STAKEHOLDER PRIORITIES



## STUDENT SURVEY

A survey was sent to all Davis JUSD's students. The survey focused on the functionality of the various spaces at any school campus, and how well the facilities support the current/desired programs. The information gathered is included in the assessments, help shape the educational specifications, and influence the master plan diagrams.



## SECTION 4



### PROGRAM COSTS STAKEHOLDER PRIORITIES

## SCHOOL SITE COMMITTEE PRIORITIES

All school sites spent approximately one month with their Draft Master Plans diagram, gaining feedback from teachers, staff, students, parents, and other members of the community. The site Principal conveyed this feedback during the follow-up 1-on-1 sessions and gave the School Site Committee's top three priority projects they would like to see first.

 greatest overlap in priority

	Birch Lane Elementary School	Cesar Chavez Elementary School	Fairfield Elementary School	Korematsu Elementary School	Montgomery Elementary School	North Davis Elementary School	Patwin Elementary School	Pioneer Elementary School	Willett Elementary School	Emerson Junior High School	Frances Harper Junior High School	Holmes Junior High School	Davis Senior High School	DaVinci Charter Academy (JrHS/HS)	Martin Luther King (Jr) High School	DJUSD Children's Center	Davis Adult and Community Ed.	TOTAL
1. Modernize / Reconfigure Existing Classrooms																		0
2. Existing Building Systems, Toilets & Improved Energy Efficiency					●		●								●	●		3
3. Site Utilities & Infrastructure																		0
4. New Construction (Classrooms)	●					●	●	●	●			●	●	●				8
5. Elementary STEM & JrHS/HS Science Programs				●	●													2
6. JrHS/HS Electives Improvements										2	●							3
7. Music, Drama & Performing Arts Improvements																		0
8. MPR, Student Union & Food Service Improvements	●	●				●			●			●			●			6
9. Physical Education Improvements																		0
10. Staff & Community Support		●							●				●	●		●	●	6
11. Library & Student Support Services		●			●												●	3
12. Safety & Security	●																●	2
13. Bike / Car Parking & Drop-Off						●	●								●	●		4
14. Outdoor Learning Courts, Quads & Gardens			●					●	●									3
15. Exterior Play Spaces, Playfields & Hardcourts			2	2				●			2	●	●					10
16. Next Generation Learning Furniture																		0
17. Technology Infrastructure & Equipment													●					1


## SECTION 4



## PROGRAM COSTS STAKEHOLDER PRIORITIES

**SUPERINTENDENT’S FMP ADVISORY COMMITTEE PRIORITIES**

During the final SFMPAC meeting, committee members voted for their priorities in three ways: by District-wide scopes of work, by school site, and by scope categories at individual school sites. This matrix summarizes the votes cast for **scope categories at individual school sites**. Dots indicate the top three votes at each campus.

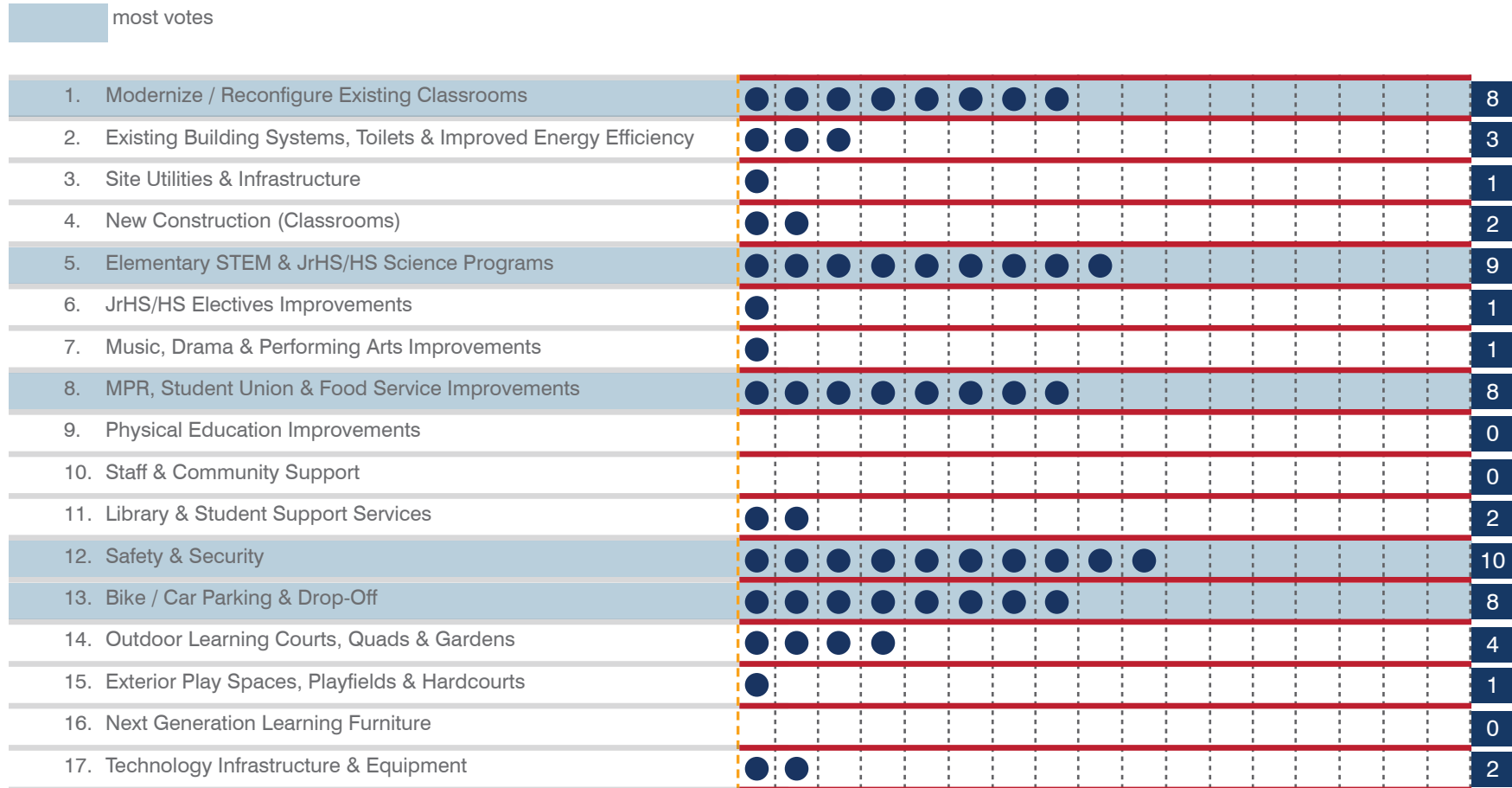
 greatest overlap in priority

	Birch Lane Elementary School	Cesar Chavez Elementary School	Fairfield Elementary School	Korematsu Elementary School	Montgomery Elementary School	North Davis Elementary School	Patwin Elementary School	Pioneer Elementary School	Willett Elementary School	Emerson Junior High School	Frances Harper Junior High School	Holmes Junior High School	Davis Senior High School	DaVinci Charter Academy (JrHS/HS)	Martin Luther King (Jr) High School	DJUSD Children’s Center	Davis Adult and Community Ed.	TOTAL
1. Modernize / Reconfigure Existing Classrooms	●	●				●		●	●	●				●				7
2. Existing Building Systems, Toilets & Improved Energy Efficiency			●	●	●		●			●								5
3. Site Utilities & Infrastructure																		0
4. New Construction (Classrooms)	●			●	●	●						●	●	●		●		8
5. Elementary STEM & JrHS/HS Science Programs	●			●	●		●	●	●	●			●	●				9
6. JrHS/HS Electives Improvements										●								1
7. Music, Drama & Performing Arts Improvements																		0
8. MPR, Student Union & Food Service Improvements	●	●				●		●									●	5
9. Physical Education Improvements													●					1
10. Staff & Community Support																	●	1
11. Library & Student Support Services																		0
12. Safety & Security																		0
13. Bike / Car Parking & Drop-Off		●				●	●					●		●				5
14. Outdoor Learning Courts, Quads & Gardens				●				●										2
15. Exterior Play Spaces, Playfields & Hardcourts			●	●														2
16. Next Generation Learning Furniture															●			1
17. Technology Infrastructure & Equipment											●		●					2

**SECTION 4**

### SUPERINTENDENT’S FMP ADVISORY COMMITTEE PRIORITIES

During the final SFMPAC meeting, committee members voted for their priorities in three ways: by District-wide scopes of work, by school site, and by scope categories at individual school sites. This matrix summarizes the votes cast for **scope categories District-wide**. Dots indicate individual votes.



## SECTION 4

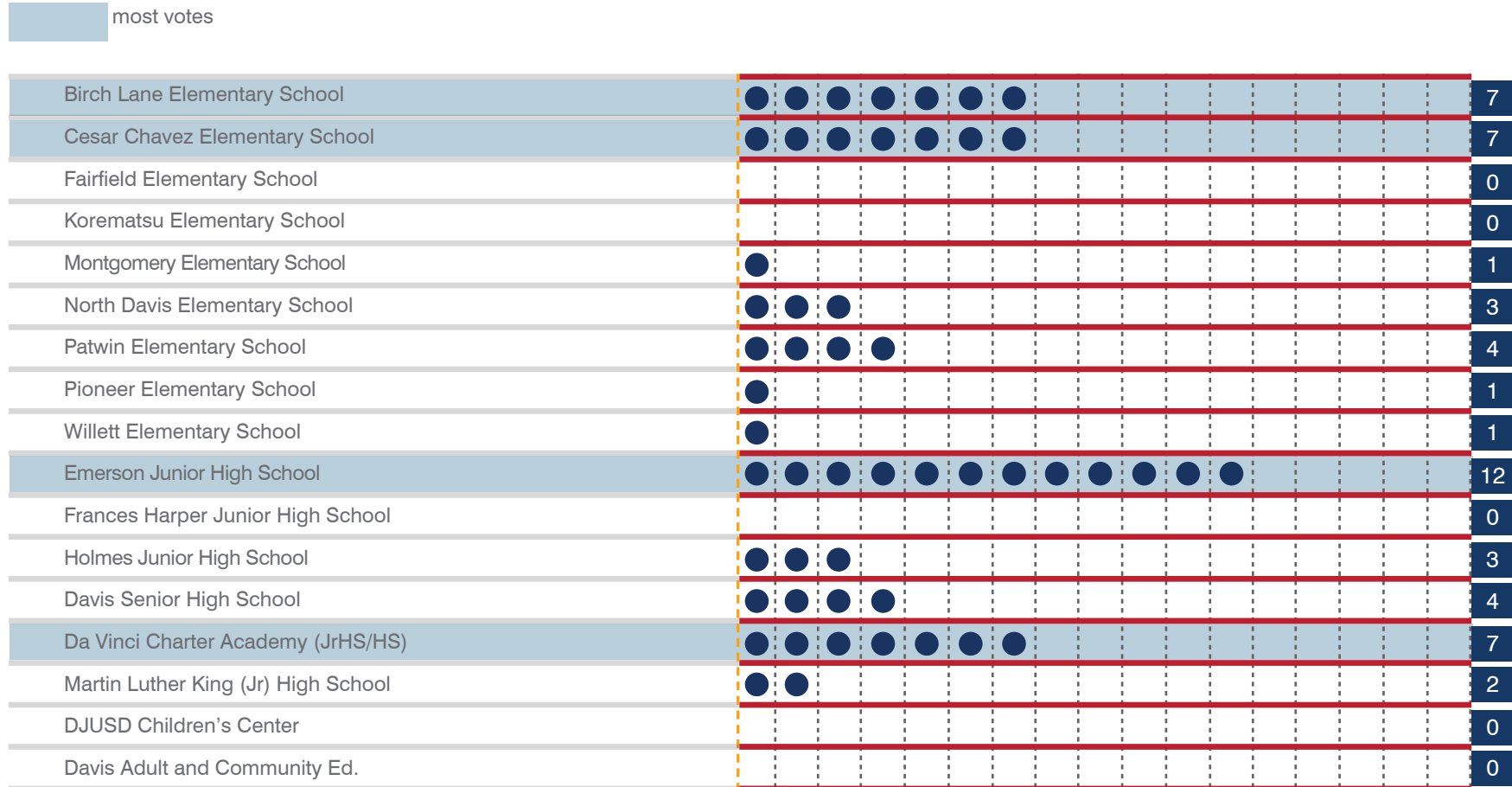


### PROGRAM COSTS STAKEHOLDER PRIORITIES



### SUPERINTENDENT'S FMP ADVISORY COMMITTEE PRIORITIES

During the final SFMPAC meeting, committee members voted for their priorities in three ways: by District-wide scopes of work, by school site, and by scope categories at individual school sites. This matrix summarizes the votes cast for **school sites**. Dots indicate individual votes.



## SECTION 4



## PROGRAM COSTS STAKEHOLDER PRIORITIES

## SUMMARY

This page provides a summary of the highlighted, common priorities from the previous pages of stakeholder engagements.

### Principal Priorities

- 01. Modernize / Reconfigure Existing Classrooms
- 04. New Construction (Classrooms)
- 13. Bike / Car Parking & Drop-Off

### Teacher & Staff Survey

- 01. Modernize / Reconfigure Existing Classrooms
- 08. MPR, Student Union & Food Service Improvements
- 13. Bike / Car Parking & Drop-Off

### Student Survey

- 13. Bike / Car Parking & Drop-Off
- 08. MPR, Student Union & Food Service Improvements
- 05. Elementary STEM & JrHS/HS Science Programs
- 14. Outdoor Learning Courts, Quads & Gardens

### School Site Committee Priorities

- 04. New Construction (Classrooms)
- 15. Exterior Play Spaces, Playfields & Hardcourts
- 08. MPR, Student Union & Food Service Improvements
- 10. Staff & Community Support

### SFMPAC Priorities

- 12. Safety & Security
- 05. Elementary STEM & JrHS/HS Science Programs
- 01. Modernize / Reconfigure Existing Classrooms
- 08. MPR, Student Union & Food Service Improvements
- 13. Bike / Car Parking & Drop-Off

### COMMON PRIORITIES

- 01. Modernize / Reconfigure Existing Classrooms
- 08. MPR, Student Union & Food Service Improvements
- 13. Bike / Car Parking & Drop-Off

### Board of Education

The School Board considered these stakeholder priorities as they weighed them against the total overall need, and filtered all data holistically through their District-wide lens. As a result, Group 1 and 2 Scopes were defined.

**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.



## SECTION 4



## PROGRAM COSTS STAKEHOLDER PRIORITIES

**SCOPE CATEGORY**

**SCHOOL SITE**

	Birch Lane Elementary School	Cesar Chavez Elementary School	Fairfield Elementary School	Korematsu Elementary School	Marguerite Montgomery Elementary School	North Davis Elementary School	Patwin Elementary School	Pioneer Elementary School	Willett Elementary School
1. Modernize / Reconfigure Aging Classrooms	-	-	-	-	-	-	1,309,000	-	-
2. Existing Building Systems & Toilets	48,000	48,000	48,000	48,000	48,000	48,000	1,638,000	48,000	48,000
3. Site Utilities & Infrastructure	-	-	-	-	-	-	-	-	-
4. New Construction (Classrooms)	-	-	-	-	-	4,080,000	-	1,013,000	-
5. Elementary STEM & JrHS/HS Science Programs	-	-	-	-	-	-	-	-	-
6. JrHS/HS Electives Improvements	-	-	-	-	-	-	-	-	-
7. Music, Drama & Performing Arts Improvements	1,027,000	1,010,000	-	-	-	1,010,000	-	-	1,010,000
8. MPR, Student Union & Food Service Improvements	9,031,000	9,031,000	305,000	-	-	9,122,000	-	-	9,031,000
9. Physical Education Improvements	-	-	-	-	-	-	-	-	-
10. Staff & Community Support	1,301,000	1,307,000	-	163,000	145,000	3,290,000	-	-	3,115,000
11. Library & Student Support Services	-	-	-	-	-	-	-	-	1,820,000
12. Safety & Security	1,155,000	1,010,000	176,000	739,000	672,000	1,013,000	1,537,000	1,199,000	1,606,000
13. Bike / Car Parking & Drop-Off	1,393,000	1,345,000	-	92,000	58,000	1,063,000	536,000	270,000	787,000
14. Outdoor Learning Courts, Quads & Gardens	-	-	-	-	-	-	-	392,000	-
15. Exterior Play Spaces, Playfields & Hardcourts	579,000	619,000	-	-	-	147,000	-	-	-
16. Next Generation Learning Furniture	848,000	583,000	67,000	-	-	716,000	663,000	742,000	742,000
17. Technology Infrastructure & Equipment	749,000	699,000	87,000	445,000	445,000	702,000	621,000	853,000	891,000
<b>Total Project Cost (2018\$)</b>	<b>\$ 16,131,000</b>	<b>\$ 15,652,000</b>	<b>\$ 683,000</b>	<b>\$ 1,368,000</b>	<b>\$ 1,368,000</b>	<b>\$ 21,191,000</b>	<b>\$ 6,304,000</b>	<b>\$ 4,517,000</b>	<b>\$ 19,050,000</b>
<b>Group 1 Total Project Cost (2018\$)</b>	15,283,000	15,069,000	311,000	1,487,000	1,368,000	16,248,000	5,641,000	2,762,000	18,308,000
<b>Group 2 Total Project Cost (2018\$)</b>	848,000	583,000	372,000	-	-	4,943,000	663,000	1,755,000	742,000

	Group 1 Scope
	Group 2 Scope

**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\$)

**SECTION 4**



**PROGRAM COSTS  
GROUPS 1 AND 2 SCOPE SUMMARY**



**SCOPE CATEGORY**

**SCHOOL SITE**

	Ralph Waldo Emerson Junior High School	Frances Harper Junior High School	Oliver Wendell Holmes Junior High School	Davis Senior High School	Da Vinci Charter Academy (JrHS & HS)	Martin Luther King (Jr) High School
1. Modernize / Reconfigure Aging Classrooms	2,190,000	-	-	-	-	-
2. Existing Building Systems & Toilets	768,000 6,137,000	54,000	62,000	62,000	55,000	48,000
3. Site Utilities & Infrastructure	2,496,000	-	-	-	643,000	-
4. New Construction (Classrooms)	-	-	-	-	7,596,000	-
5. Elementary STEM & JrHS/HS Science Programs	4,417,000	-	-	17,269,000	2,307,000	-
6. JrHS/HS Electives Improvements	1,477,000	-	-	9,131,000	2,625,000	-
7. Music, Drama & Performing Arts Improvements	591,000	-	-	877,000	-	-
8. MPR, Student Union & Food Service Improvements	-	-	-	-	-	-
9. Physical Education Improvements	-	-	-	2,279,000	-	-
10. Staff & Community Support	-	-	-	-	-	-
11. Library & Student Support Services	-	-	-	-	-	-
12. Safety & Security	991,000 593,000	775,000	1,025,000	3,005,000	1,272,000	42,000
13. Bike / Car Parking & Drop-Off	110,000	91,000	1,063,000	216,000	687,000	-
14. Outdoor Learning Courts, Quads & Gardens	-	-	-	-	-	-
15. Exterior Play Spaces, Playfields & Hardcourts	-	-	-	7,648,000	-	-
16. Next Generation Learning Furniture	663,000	-	928,000	2,120,000	663,000	-
17. Technology Infrastructure & Equipment	1,621,000	903,000	963,000	2,212,000	650,000	197,000
<b>Total Project Cost (2018\$)</b>	<b>\$ 22,054,000</b>	<b>\$ 1,823,000</b>	<b>\$ 4,034,000</b>	<b>\$ 44,819,000</b>	<b>\$ 16,498,000</b>	<b>\$ 287,000</b>
<b>Group 1 Total Project Cost (2018\$)</b>	7,907,000	1,823,000	3,106,000	41,822,000	1,977,000	287,000
<b>Group 2 Total Project Cost (2018\$)</b>	14,147,000		928,000	2,997,000	14,521,000	

	Group 1 Scope
	Group 2 Scope

**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\$)

**SECTION 4**



**PROGRAM COSTS  
GROUPS 1 AND 2 SCOPE SUMMARY**





**SCOPE CATEGORY**

**SCHOOL SITE**

	Davis School for Independent Study (DSIS) and District Office	DJUSD Children's Center	Davis Adult and Community Education	Maintenance & Operations	TOTAL
1. Modernize / Reconfigure Aging Classrooms	-	-	-	-	3,499,000
2. Existing Building Systems & Toilets	-	48,000	-	-	9,249,000
3. Site Utilities & Infrastructure	-	539,000	-	-	3,678,000
4. New Construction (Classrooms)	-	5,339,000	-	-	18,028,000
5. Elementary STEM & JrHS/HS Science Programs	-	-	-	-	23,993,000
6. JrHS/HS Electives Improvements	-	-	-	-	13,233,000
7. Music, Drama & Performing Arts Improvements	-	-	-	-	5,525,000
8. MPR, Student Union & Food Service Improvements	-	-	1,051,000	-	37,571,000
9. Physical Education Improvements	-	-	-	-	2,279,000
10. Staff & Community Support	1,995,000	1,320,000	850,000	-	13,486,000
11. Library & Student Support Services	-	970,000	-	-	2,790,000
12. Safety & Security	-	261,000	-	-	17,071,000
13. Bike / Car Parking & Drop-Off	-	554,000	-	-	8,265,000
14. Outdoor Learning Courts, Quads & Gardens	-	-	-	-	392,000
15. Exterior Play Spaces, Playfields & Hardcourts	-	328,000	-	-	9,321,000
16. Next Generation Learning Furniture	-	-	-	-	8,735,000
17. Technology Infrastructure & Equipment	-	-	-	-	12,038,000
<b>Total Project Cost (2018\$)</b>	<b>\$ 1,995,000</b>	<b>\$ 9,359,000</b>	<b>\$ 1,901,000</b>	<b>\$ -</b>	<b>\$ 189,153,000</b>
<b>Group 1 Total Project Cost (2018\$)</b>	-	863,000	-	-	134,262,000
<b>Group 2 Total Project Cost (2018\$)</b>	1,995,000	8,496,000	1,901,000	-	54,891,000

	Group 1 Scope
	Group 2 Scope

**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\$)

**SECTION 4**



**PROGRAM COSTS  
GROUPS 1 AND 2 SCOPE SUMMARY**



