

SITE DATA

Year Built: 1950

Year Modernized: 2001

Student Population (2017 – 2018): 1,750

PRINCIPAL PRIORITIES

1. Create a campus layout that is logical and functional focusing on safety and has proper signage and lighting.
2. Classroom buildings and spaces that foster 21st century instruction and learning
3. Upgrade and increase restroom spaces to inhibit vandalism and graffiti and promote safety and privacy.



315 W 14th Street, Davis | www.dshs.djUSD.net

CATEGORY:

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

Parking

Category [0]

- No issues observed, capacity seems to be enough to accommodate campus student load.
- There is drop off area in the student parking lot area, although there are no 9 graders on campus.

Concrete Paving

Category [2]

- In general, the concrete paving is in fair condition. Minor cracks observed, some floor utility box lids need replacement. Several areas have uneven surface concrete joints with the AC paving / pavers which need to be repaired to mitigate tripping hazards.
- The sloped pavement at access plaza area from W 14th Street to Administration building seems a little steep, recommend verify slope for accessibility compliance.

AC paving

Category [3]

- The AC paving in the staff parking next to administration area, the access path to campus from W 14th Street, area in front of portables on north side and in the area between the gymnasiums need a heavy slurry coat.
- The area behind the auto shop needs an overlay due to heavy cracking and excessive patching in the area.
- The areas adjacent to the Agricultural building need pavement replacement.

Ramps & Stairs

Category [2]

- In general, all ramps and stairs are in fair condition.
- The stairs in main entry plaza area from W 14th Street to Administration building need to have handrails reconfigured for accessibility.
- Handrail in front of language classrooms is missing a portion and extension rails on ramp need to be adjusted to meet accessibility.

Site Amenities

Drinking Fountains

Category [2]

- Only a couple of bottle stations were observed and very few drinking fountains on campus athletic areas.
- Locker areas need to have designated accessible lockers and benches.
- Exterior kiln area to be upgraded to meet accessibility, preferably located inside art classroom.

SECTION 5



FACILITY CONDITION ASSESSMENT DAVIS SENIOR HIGH

CATEGORY:

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

Shade Shelter**Category [0]**

- This condition does not exist.

Bike Area**Category [0]**

- No issues were observed.
- There seems to be enough bike racks on the three locations located on the north-west, north-east and south-east side of campus.

Covered Walkways**Category [0]**

- Covered walkway structures are in good condition.

Athletic Fields & Facilities**Category [2]**

- Tennis courts need patching throughout several areas in all courts, the cracks seem not to be very deep for tooling and general resurface coat may be enough to mitigate problem.
- Stadium needs synthetic turf replacement.

Landscape**Category [1]**

- In general, in fair condition throughout campus. Minor fix on area where premanufactured PVC grid was used in turf areas next to tennis courts.

Irrigation**Category [0]**

- No issues were observed.

Fencing & Gates**Category [1]**

- Gates at agricultural building enclosed area need to be upgraded for accessibility. There is no fencing and signage separating the soccer field and the park area.

ASSESSMENT OF BUILDINGS**Exterior**

- Overall Rating: Category [2]
- In general, in good condition throughout campus, normal wear and tear.
- Need wayfinding signage throughout the campus.

Paint**Category [0]**

- In general, in good condition throughout campus.

Door / Frames / Locks**Category [2]**

- In general, in good condition through campus, normal wear and tear.
- Classroom locks to be verified for compliance with classroom security locks by DSA.

Windows**Category [3]**

- In general, in good condition throughout campus.
- Older buildings will benefit from insulated double pane windows, several of them are single pane.

Roof**Category [0]**

- No access to roofs and no issues were reported.

ADA Compliance**Category [2]**

- Accessibility in CTE shops and technology classrooms is needed.
- Some signage upgrades needed for room identification.
- Parking lot along the new gym needs current color stripping and update accessible stall signs.
- The staff parking behind the auto shop needs to have designated accessible stalls.
- The staff parking next to administration building has a curb ramp encroaching into stripped area that needs to be fixed.
- Science labs need upgrades for accessibility.
- Path of travel needed to all fields on campus.

Interior**Overall Rating: Category [1]**

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

Food Service**Category [0]**

- Not accessed, area under construction with new student center building.

Restrooms**Category [2]**

- In general, in good condition throughout campus, normal wear and tear.
- Minor upgrades to locker rooms for accessibility identification.
- Nursery restroom size needs to be upgraded.
- Single user restroom signage to be upgraded to “non-gender”, at locations where are not updated.

ASSESSMENT OF SYSTEMS**Site Utilities****Domestic Water****Category [3]**

- Portion of system need to be replaced.

Fire Protection**Category [0]**

- No issues reported.

Gas**Category [3]**

- Portion of system need to be replaced.

Sewer**Category [3]**

- Portion of system need to be replaced.

Storm Drain / Drainage**Category [0]**

- No issues reported.

Mechanical**Overall Rating: Category [3]**

- New HVAC systems needed in the Barn, Robotics, CTE, and Metal Shops.

SECTION 5

CATEGORY:

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

Plumbing**Category [4]**

- Bathroom upgrades needed.
- Science building needs to be re-piped.

Electrical Power**Category [-]**

- 1960 original installation, had switchgear modernization – verify date of modernization.
- There were many upgrades/additions throughout the campus all the way to current date
- 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-277/480A-3-phase
- One site connection from PG&E
- T8 lights throughout (LED retrofit project in progress)
- No site pole lights
- No preferred lighting and controls vendors
- Site has PV (1MW)

Fire Alarm**Category [-]**

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

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
- Culinary Arts Video Streaming
- Digital Menu Boards (60" min.)

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



Covered Walkway



Drop-Off Lane



Parking



Concrete Paving



Asphalt Paving



Ramps / Stairs



Tennis Courts



Stadium



Shade Structure

SECTION 5



FACILITY CONDITION ASSESSMENT DAVIS SENIOR HIGH



Administration Office



Staff Work Room / Lounge



Home Economics



Library



Gymnasium



Fencing / Gates



Food Service @ New Student Center

SECTION 5



**FACILITY CONDITION ASSESSMENT
DAVIS SENIOR HIGH**





Typical Classroom



Metal Shop



Robotics Room



Music Room



Science Lab



Computer Lab



Art Room



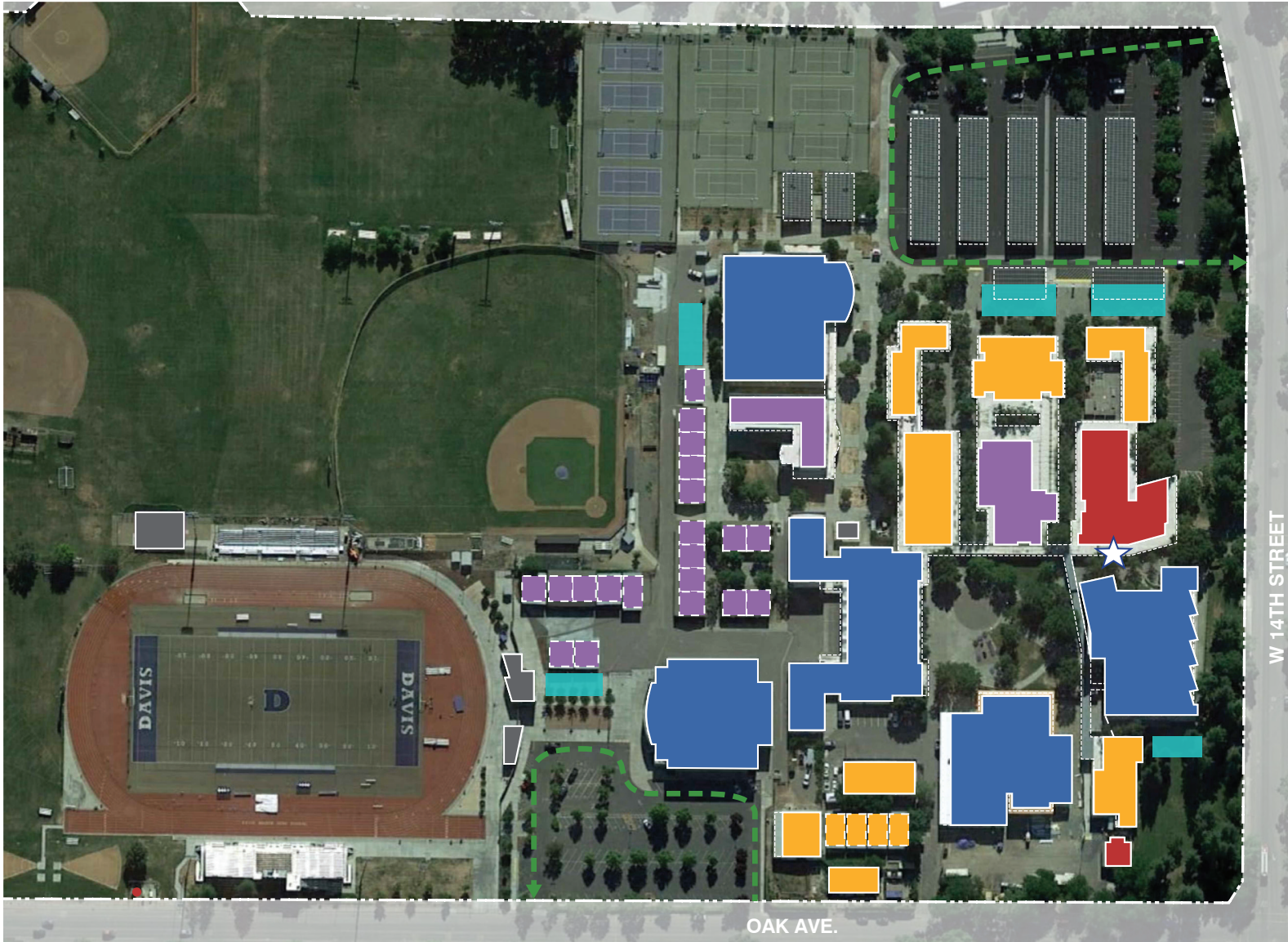
Auto Class & Garage

SECTION 5



FACILITY CONDITION ASSESSMENT DAVIS SENIOR HIGH





Classrooms, CR
 ELA - English Language Arts, FLA - Foreign Language
 INC - Inclusion, MA - Math, MI - Math Intervention
 R - Reading Intervention, SS - Social Studies
 TA - Teaching Assistant

Electives / Labs
 CS - Computer Science, HE - Home Economics
 P - Practice, SCI - Science, TECH - Technology
 WD - Woodshop, WT - Weight Room

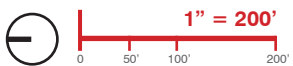
Student Services
 CO - Counseling, ED - Emotionally Disturbed
 EL - English Learners, INTV - Intervention
 OT - Occupational Therapy, PSY - Psychology
 SP - Speech, RSP - Resource Specialist Program

Shared Spaces
 LC - Learning Center, LIB - Library
 LR - Locker Room (G - Girls, B - Boys)
 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 SENIOR HIGH - OVERALL**





Classrooms, CR
 ELA - English Language Arts, FLA - Foreign Language
 INC - Inclusion, MA - Math, MI - Math Intervention
 R - Reading Intervention, SS - Social Studies
 TA - Teaching Assistant

Electives / Labs
 CS - Computer Science, HE - Home Economics
 P - Practice, SCI - Science, TECH - Technology
 WD - Woodshop, WT - Weight Room

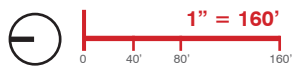
Student Services
 CO - Counseling, ED - Emotionally Disturbed
 EL - English Learners, INTV - Intervention
 OT - Occupational Therapy, PSY - Psychology
 SP - Speech, RSP - Resource Specialist Program

Shared Spaces
 LC - Learning Center, LIB - Library
 LR - Locker Room (G - Girls, B - Boys)
 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

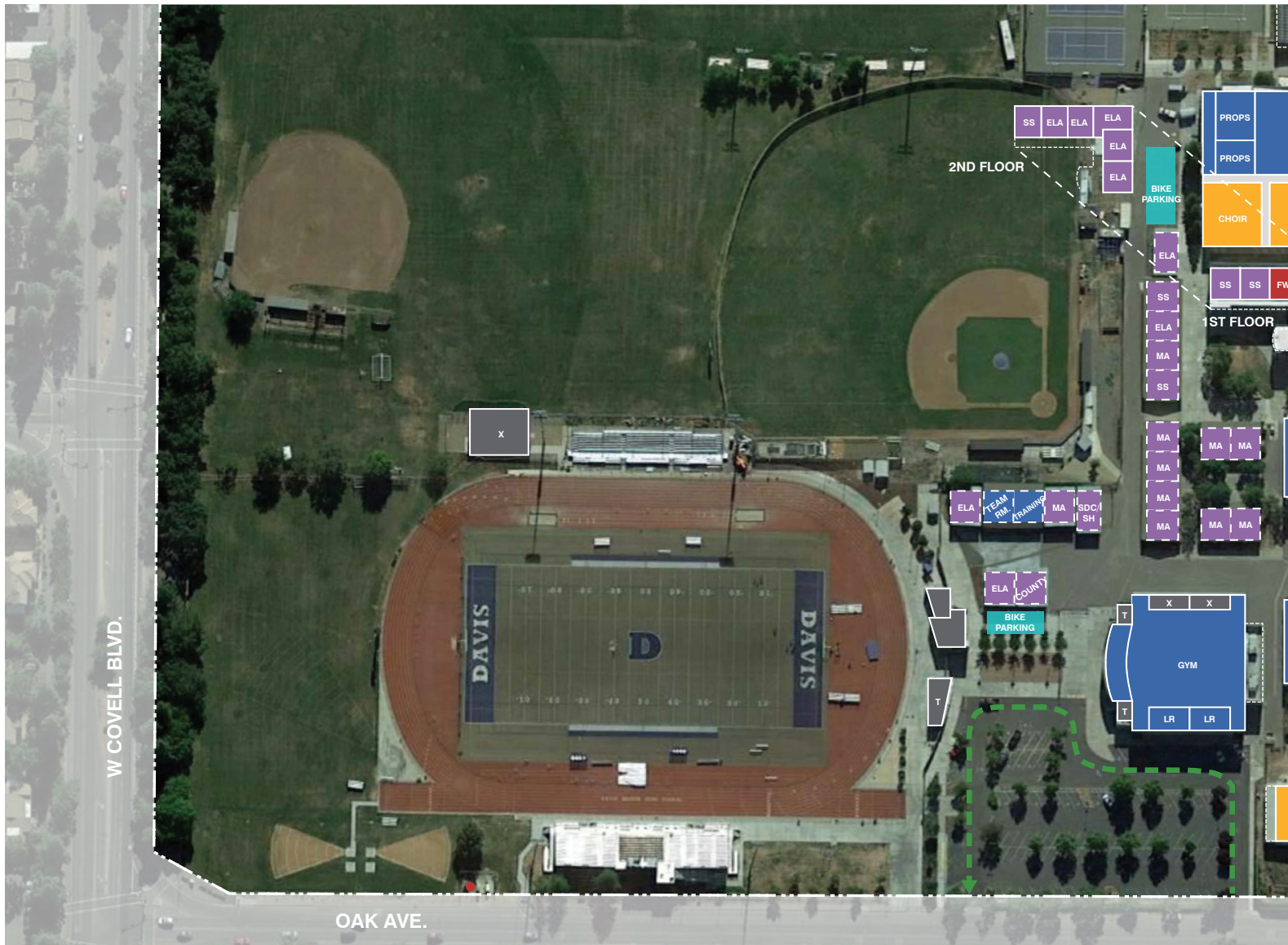


SECTION 5



**EXISTING CAMPUS PLAN
 DAVIS SENIOR HIGH - ENLARGED SOUTH**





Classrooms, CR
 ELA - English Language Arts, FLA - Foreign Language
 INC - Inclusion, MA - Math, MI - Math Intervention
 R - Reading Intervention, SS - Social Studies
 TA - Teaching Assistant

Electives / Labs
 CS - Computer Science, HE - Home Economics
 P - Practice, SCI - Science, TECH - Technology
 WD - Woodshop, WT - Weight Room

Student Services
 CO - Counseling, ED - Emotionally Disturbed
 EL - English Learners, INTV - Intervention
 OT - Occupational Therapy, PSY - Psychology
 SP - Speech, RSP - Resource Specialist Program

Shared Spaces
 LC - Learning Center, LIB - Library
 LR - Locker Room (G - Girls, B - Boys)
 MPR - Multi-Purpose Room

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

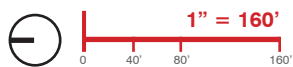
Support Spaces
 X - Storage, T - Toilets, U - Utility,
 J - Janitor, K - Kitchen

--- Portable Classrooms

★ Main Entry

→ Drop-Off

● Electrical Transformer

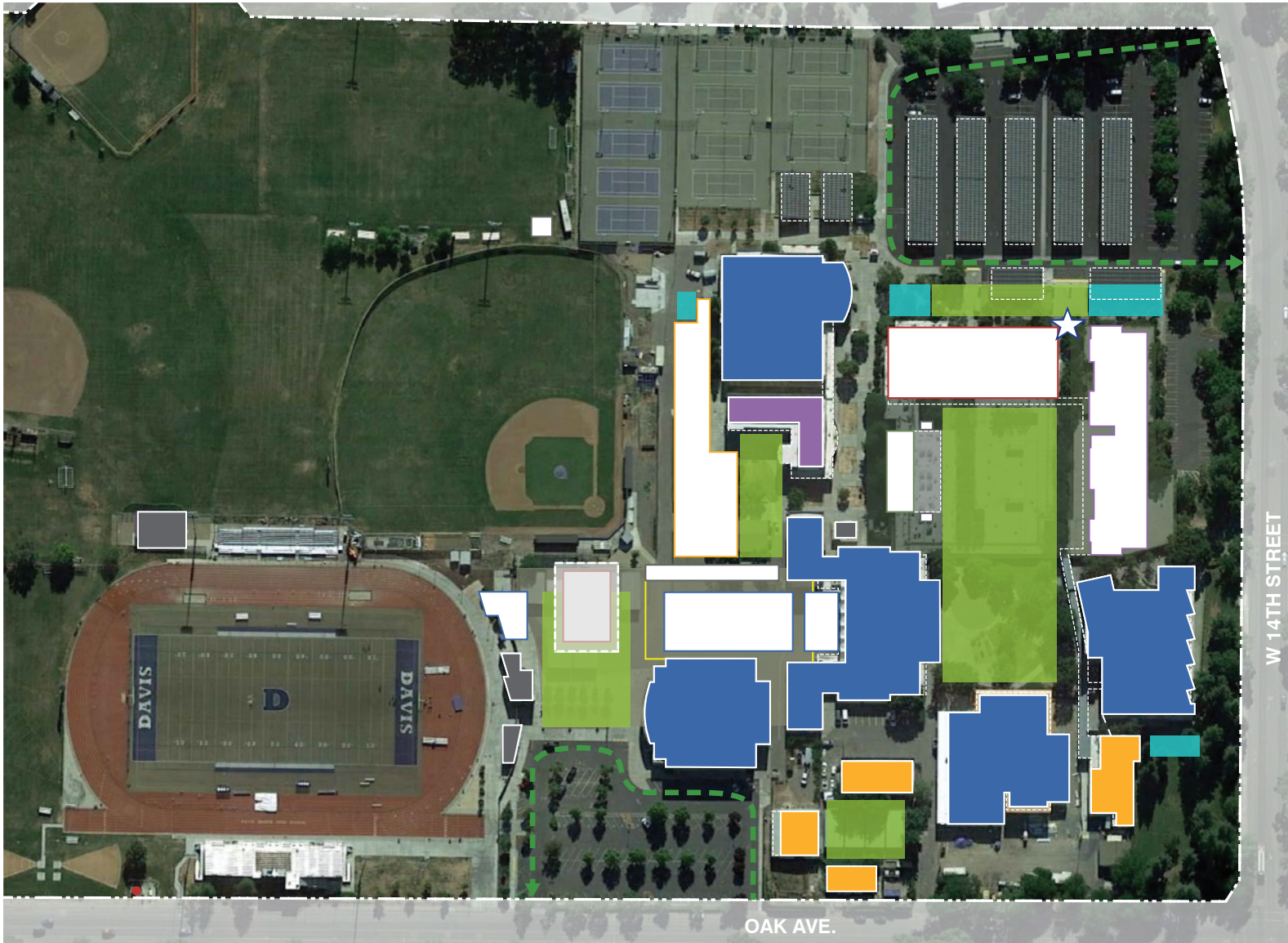


SECTION 5



**EXISTING CAMPUS PLAN
 DAVIS SENIOR HIGH - ENLARGED NORTH**





Classrooms, CR
 ELA - English Language Arts, FLA - Foreign Language
 INC - Inclusion, MA - Math, MI - Math Intervention
 R - Reading Intervention, SS - Social Studies
 TA - Teaching Assistant

Electives / Labs
 CS - Computer Science, ENG - Engineering
 HE - Home Economics, MKR - Maker
 P - Practice, SCI - Science, TECH - Technology
 WD - Woodshop, WT - Weight Room

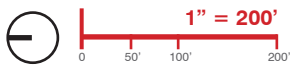
Student Services
 AC - Academic Center, CO - Counseling
 ED - Emotionally Disturbed
 EL - English Learners, INTV - Intervention
 LRC - Learning Resource Center
 OT - Occupational Therapy, PSY - Psychology
 SP - Speech, RSP - Resource Specialist Program

Shared Spaces
 CNTY - County, LC - Learning Center
 LIB - Library, LR - Locker Room (G - Girls, B - Boys), MPR - Multi-Purpose Room
 TM - Team Room, TR - Training Room

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

Support Spaces
 FS - Food Service / Concessions
 X - Storage, T - Toilets, U - Utility,
 J - Janitor, K - Kitchen

- Portable Classrooms
- Main Entry
- Drop-Off
- Electrical Transformer
- Outdoor Learning / Playfields
- Rubberized Surface
- Hardcourts
- Parking Lot
- NO WORK
- MODERNIZATION
- RECONFIGURE
- NEW CONSTRUCTION



SECTION 5



**PROPOSED CAMPUS MASTER PLAN
 DAVIS SENIOR HIGH - OVERALL**





Classrooms, CR
 ELA - English Language Arts, FLA - Foreign Language
 INC - Inclusion, MA - Math, MI - Math Intervention
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Electives / Labs
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Shared Spaces
 CNTY - County, LC - Learning Center
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 TM - Team Room, TR - Training Room

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

Support Spaces
 FS - Food Service / Concessions
 X - Storage, T - Toilets, U - Utility,
 J - Janitor, K - Kitchen

Portable Classrooms

Main Entry

Drop-Off

Electrical Transformer

Outdoor Learning / Playfields

Rubberized Surface

Hardcourts

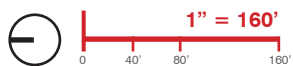
Parking Lot

NO WORK

MODERNIZATION

RECONFIGURE

NEW CONSTRUCTION



SECTION 5



**PROPOSED CAMPUS MASTER PLAN
 DAVIS SENIOR HIGH - ENLARGED SOUTH**

**Davis Joint Unified School District
 Facilities Master Plan**





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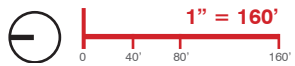
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 SP - Speech, RSP - Resource Specialist Program

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- Rubberized Surface
- Hardcourts
- Parking Lot
- NO WORK
- MODERNIZATION
- RECONFIGURE
- NEW CONSTRUCTION



SECTION 5

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	\$ 804,000	\$ 62,000	\$ -
3. Site Utilities & Infrastructure	\$ 1,921,000	\$ -	\$ -
4. New Construction (Classrooms)	\$ 25,102,000	\$ -	\$ -
5. Elementary STEM & JrHS/HS Science Programs	\$ 17,269,000	\$ 17,269,000	\$ -
6. JrHS/HS Electives Improvements	\$ 12,262,000	\$ 9,131,000	\$ -
7. Music, Drama & Performing Arts Improvements	\$ 1,418,000	\$ -	\$ 877,000
8. MPR, Student Union & Food Service Improvements	\$ 973,000	\$ -	\$ -
9. Physical Education Improvements	\$ 10,611,000	\$ 2,279,000	\$ -
10. Staff & Community Support	\$ 8,998,000	\$ -	\$ -
11. Library & Student Support Services	\$ 8,536,000	\$ -	\$ -
12. Safety & Security	\$ 4,229,000	\$ 3,005,000	\$ -
13. Bike / Car Parking & Drop-Off	\$ 396,000	\$ 216,000	\$ -
14. Outdoor Learning Courts, Quads & Gardens	\$ 1,263,000	\$ -	\$ -
15. Exterior Play Spaces, Playfields & Hardcourts	\$ 7,648,000	\$ 7,648,000	\$ -
16. Next Generation Learning Furniture	\$ 2,120,000	\$ -	\$ 2,120,000
17. Technology Infrastructure & Equipment	\$ 2,212,000	\$ 2,212,000	\$ -
Total Construction / Project Cost (2018\$)	\$ 105,762,000	\$ 41,822,000	\$ 2,997,000

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 2018\$)

SECTION 5



COST SUMMARY DAVIS SENIOR HIGH