

SITE DATA

Year Built: 1977-1978
Year Modernized:
Student Population (2017 – 2018): 300
Number of Classrooms: 8
Number of Portables: 1
Site Acreage: (see assessment for Emerson JHS)

PRINCIPAL PRIORITIES

- 1. Dedicated campus for Da Vinci Academy’s 7-12 grades
- 2. Science facilities
- 3. Conference/meeting space / Administration building

Program Support Needs

- Flexibility of furniture for team collaboration and varied classroom layouts.
- Meeting space for up to 12 people at Admin.
- All-staff meeting space.
- Built-in Chromebook storage.
- Classroom lighting to support technology / projector.

Functionality of Space

- The B wing hallway is used to hold “Woo-Hoo’s” (brief celebratory meetings).
- The courtyard is currently unused.
- Students have assigned Chromebooks, stored in the B wing.



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CATEGORY:

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

General Organization

Category [-]

- Da Vinci Academy Junior High is housed within the Emerson Junior High campus. The B wing of classrooms is used only by Da Vinci students for core subjects, as well as one raised-foundation portable classroom for Da Vinci science. Da Vinci students comingle with Emerson students for food service and all other classes including athletics and electives. The Administration office for Da Vinci is a stand-alone portable building on a raised foundation, located at the front of campus, near the B wing.

Parking

Category [0]

- Parking is sufficient with a dedicated drop-off lane separate from parking drive aisles.

Concrete Paving

Category [0]

- Site concrete is in good condition in most places.
- Site concrete is mildly cracked and uneven in some

unused courtyards.

AC paving

Category [-]

- See the assessment for Emerson Junior High.

Ramps & Stairs

Category [2]

- The metal ramp at the Administration building is in good condition.
- The metal ramp at the Science portable is in fair condition.

Site Amenities

Drinking Fountains

Category [-]

- See the assessment for Emerson Junior High.

Shade Shelter

Category [-]

- See the assessment for Emerson Junior High.

Bike Area

Category [-]

- See the assessment for Emerson Junior High.

Covered Walkways

Category [0]

- Walkway awnings are in good condition.

Athletic Fields & Facilities

Category [-]

- See the assessment for Emerson Junior High.

SECTION 5



CATEGORY:

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

Landscape**Category [2]**

- Landscape within the campus core consists mainly of mature trees and shrubbery in concrete planters.
- Many planters are bare and need to be replanted.

Irrigation**Category [-]****Fencing & Gates****Category [0]**

- The courtyard is enclosed with varied combinations of stucco walls, windows, and glulam header beams. These walls are in good condition.

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

- Buildings have stucco exteriors with exposed wood/glulam beams.

Paint**Category [1]**

- Exterior paint is in good condition.

Door / Frames / Locks**Category [0]**

- Exterior doors, frames, and hardware are in good condition.

Windows**Category [3]**

- Windows are single-pane.

Roof**Category [0]**

- All standing seam roofs have been replaced in 2013 and are in good condition.

ADA Compliance**Category [-]**

- See the assessment for Emerson Junior High.

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

- Interior finishes are outdated and/or damaged; modernization is needed.

Food Service**Category [-]**

- See the assessment for Emerson Junior High.

Restrooms**Category [-]**

- See the assessment for Emerson Junior High.

ASSESSMENT OF SYSTEMS**Site Utilities****Domestic Water****Category [5]**

- Utilities reported to need replacement.

Fire Protection**Category [5]**

- Utilities reported to need replacement.

Gas**Category [5]**

- Utilities reported to need replacement.

Sewer**Category [5]**

- Utilities reported to need replacement.

Storm Drain / Drainage**Category [5]**

- Utilities reported to need replacement.

Mechanical**Overall Rating: Category [0]**

- All Systems reported to be recently upgraded.

Plumbing**Category [5]**

- Restroom upgrades are reported to be needed.

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-277/480A-3-phase
- One site connection from PG&E, overhead service.
- T8 lights throughout
- No site pole lights
- No preferred lighting and controls vendors

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

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

SECTION 5

CATEGORY:

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

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****Category [5]****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**



Administration Office



Drop-Off Lane



Parking



Staff Work Room / Lounge



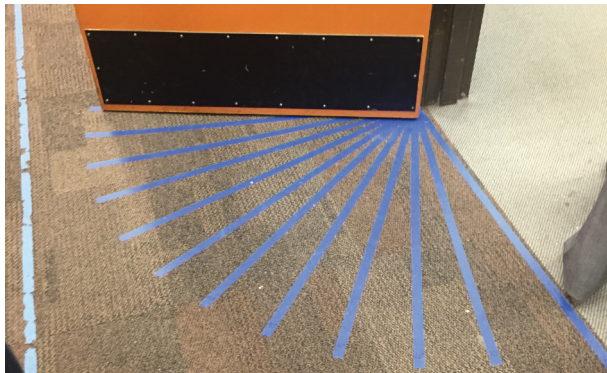
Conference Room



Ramps / Stairs



Water Fountain



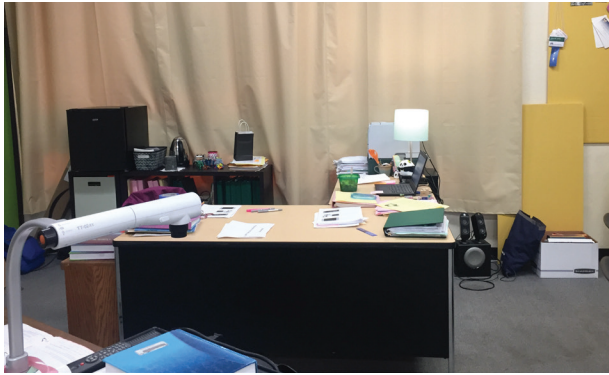
Door Swing



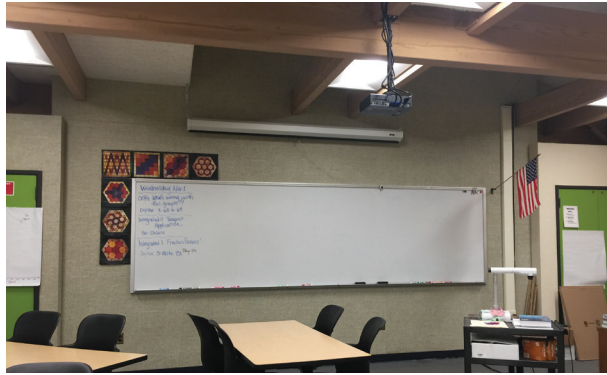
Storage/Prep

SECTION 5





Teaching Station / Presentation Technology



Classroom



Classroom



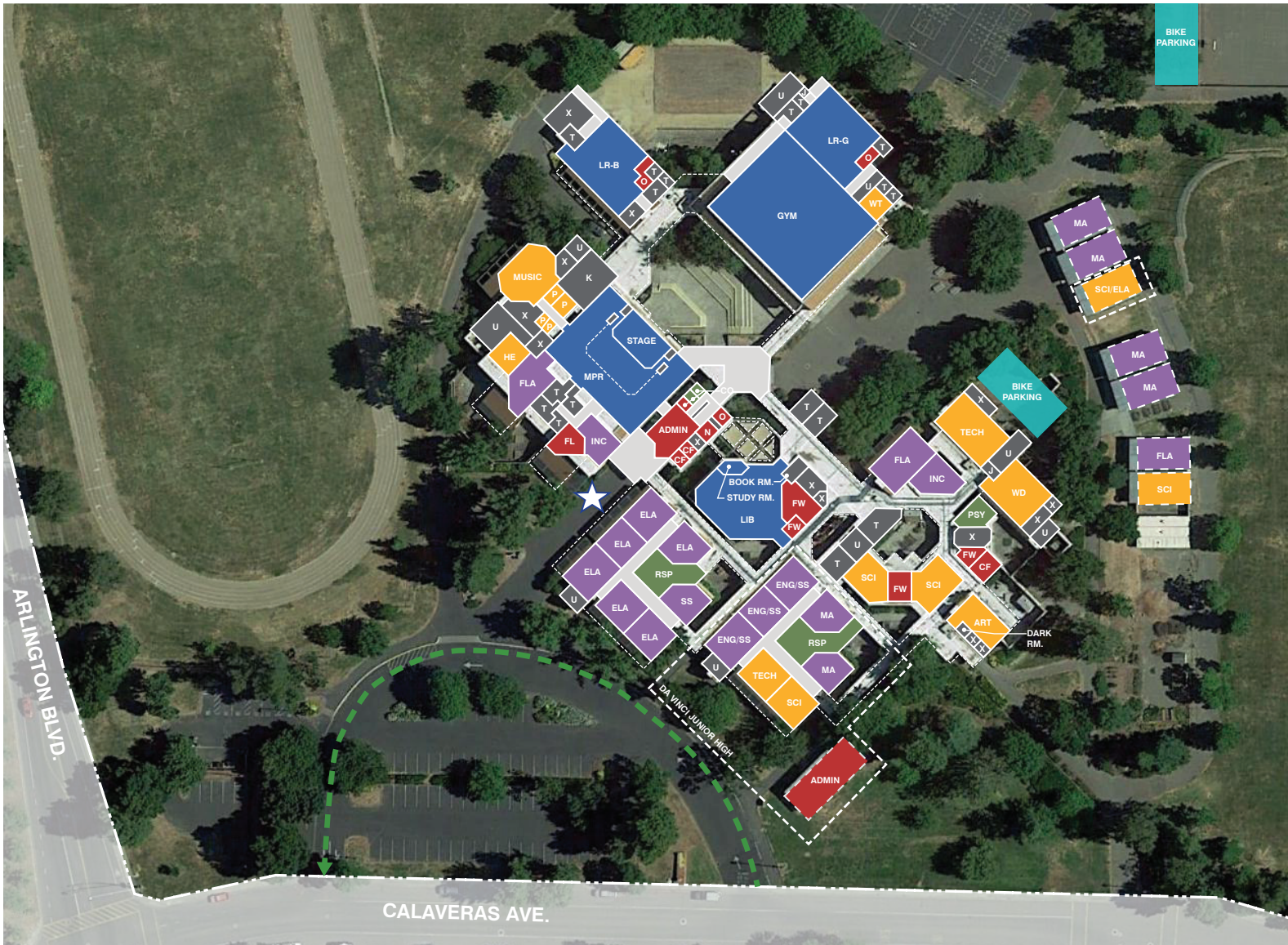
Laptops

SECTION 5



FACILITY CONDITION ASSESSMENT DA VINCI CHARTER ACADEMY JUNIOR 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

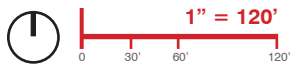
Student Services
 CO - Counseling, ED - Emotionally Disturbed
 EL - English Learners, INTV - Intervention
 OT - Occupational Therapy, PSY - Psychology
 SP - Speech, RSP - Resource Specialist Program

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
 DA VINCI CHARTER ACADEMY JUNIOR HIGH**



SITE DATA

Year Built: 1953
Year Modernized: 2000
Student Population (2017 – 2018): 300
Number of Classrooms: 7
Number of Portables: 9
Site Acreage: 8.24 ac
Building Area:

PRINCIPAL PRIORITIES

1. A single campus for Da Vinci Charter Academy grades 7-12
2. Modernize classrooms for 21st century learning
3. Increased space, specialized storage to address all needs

Program Support Needs

- The programs take an Inquiry and Project-Based Learning approach using technology to emphasize and enhance the education. This requires constant collaboration among students / teachers and the ability to support technology and student devices.

Functionality of Space

- Room 9 is known as the Presentation Room or Library. This room has a variety of flexible furniture including soft seating options.
- A tech service area is available in the Presentation Room that assists students with their campus-provided devices.



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CATEGORY:

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- [5] Complete Replacement

General Organization

Category [-]

- Da Vinci Charter Academy shares a campus with DJUSD Children's Center. The Children's Center sits along the street frontage with DVCA in the rear. This creates issues with wayfinding as well as circulation conflicts between Da Vinci bicyclists and the Children's Center drop-off lane.

Parking

Category [4]

- Parking is minimal and does not accommodate the demand.

Concrete Paving

Category [1]

- Concrete paving on campus is in fair to good condition. Areas where the paving has been ground down is apparent, especially where concrete was originally painted red at D wing.
- Some areas have vertical offsets in adjacent surfaces that pose a tripping hazard.

AC paving

Category [3]

- AC paving in the parking lot was resurfaced in 2017 and is in good condition.
- AC paving at the hardcourts has large cracks and needs to be resurfaced and striped.

Ramps & Stairs

Category [1]

- Uneven transitions to AC at bottom landings. Wide gaps.
- No issues reported.

Site Amenities

Drinking Fountains

Category [0]

- The MPR has a hi-low drinking fountain.
- Classrooms have a drinking fountain at the sink.

Shade Shelter

Category [0]

- Cloth shade structure is in good condition.

Bike Area

Category [0]

- Bike parking is available adjacent the MPR. This area is not enclosed with fencing.

Covered Walkways

Category [0]

- Walkway awnings are in good condition.

SECTION 5



FACILITY CONDITION ASSESSMENT DA VINCI CHARTER HIGH / DJUSD CHILDREN'S CENTER

CATEGORY:

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

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

- Boys' and Girls' locker rooms are housed in two separate portable classrooms. These rooms have lockers, casework, a single sink, and accommodate bike and various storage. These locker rooms are not located near the MPR but are adjacent the hardcourts and playfields. The interior finishes are showing wear and tear and are not well organized and do not have benches for changing, or restrooms.
- Fitness classes use the MPR, hardcourts, and playfields.
- Students interested in team sports join Davis Senior High School teams.
- DJUSD Children's Center also uses the MPR for lunch and activities.

Landscape**Category [0]**

- Landscape is bare between classroom wings, consisting of dried grass or dirt and mature trees.

Irrigation**Category [0]**

- No issues reported.

Fencing & Gates**Category [0]**

- Full-height chain-link fencing separates the Children's Center from the Da Vinci portion of the site.

ASSESSMENT OF BUILDINGS**Exterior****Overall Rating: Category [-]****Paint****Category [0]**

- Exterior paint is in good condition throughout campus.

Door / Frames / Locks**Category [1]**

- All doors, frames, and hardware are in good condition, despite minor paint chips due to normal wear and tear.

Windows**Category [2]**

- Windows are single-pane with vertical blinds.
- MPR has a linear skylight that runs the length of the roof and has operable slats for shade.
- Buildings would benefit from insulated, dual-pane windows.

Roof**Category [0]**

- No access to roofs and no issues were reported.

ADA Compliance**Category [0]**

- The staff restroom has a wheelchair lift.

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

- Interior wall and ceiling finishes are dated and slightly damaged.
- Carpet is in good to fair condition.
- Casework appears to be original to the buildings.

Food Service**Category [0]**

- The kitchen at the MPR is in good condition.
- Indoor dining is accommodated with tables that fold out from the wall. These are in good condition.
- Students also eat outdoors in various locations. The site would like a central, outdoor quad for students.

Restrooms**Category [1]**

- Three restrooms are dedicated to students (boys, girls, and all-gender). Staff have two restrooms.
- Restrooms are in fair condition, showing minor damage.

ASSESSMENT OF SYSTEMS**Site Utilities****Domestic Water****Category [-]****Fire Protection****Category [-]****Gas****Category [-]****Sewer****Category [-]****Storm Drain / Drainage****Category [-]****Mechanical****Overall Rating: Category [-]****Plumbing****Category [-]****Electrical Power****Category [-]****Fire Alarm****Category [-]****Technology -Overall Site****Category [4]**

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- 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

SECTION 5

FACILITY CONDITION ASSESSMENT

DA VINCI CHARTER HIGH / DJUSD CHILDREN'S CENTER

CATEGORY:

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Exterior Security Cameras

Category [0]

- Campus currently does not have security cameras. None are required

Exterior Wireless Access Points

Category [3]

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Building Systems:

MDF

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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



Hardcourts



Ramps / Stairs



Playfields / Athletics



Transition



Shade Structure

SECTION 5



FACILITY CONDITION ASSESSMENT DA VINCI CHARTER HIGH / DJUSD CHILDREN'S CENTER

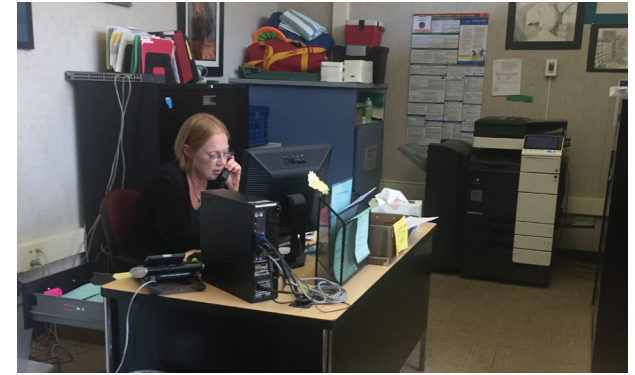




Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Dining Area



Library



Multi-Purpose Room



Presentation Room



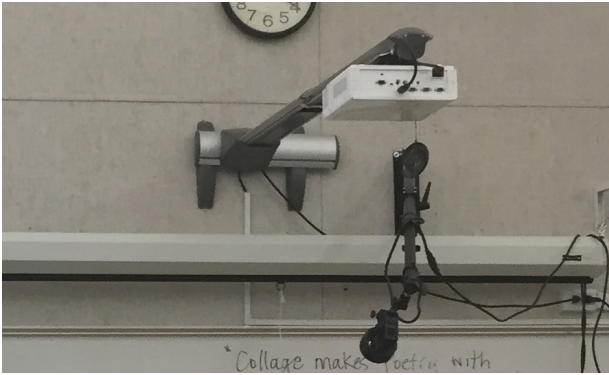
Food Service

SECTION 5



FACILITY CONDITION ASSESSMENT DA VINCI CHARTER HIGH / DJUSD CHILDREN'S CENTER





Teaching Station / Presentation Technology



Typical Classroom



Hardware



Science Lab



Science Lab



Science Prep



Art



Photography Room

SECTION 5



FACILITY CONDITION ASSESSMENT DA VINCI CHARTER HIGH / DJUSD CHILDREN'S CENTER



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

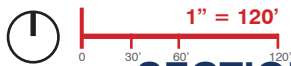
Student Services
 CO - Counseling, ED - Emotionally Disturbed
 EL - English Learners, INTV - Intervention
 OT - Occupational Therapy, PSY - Psychology
 SP - Speech, RSP - Resource Specialist Program

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
 DA VINCI CHARTER HIGH**

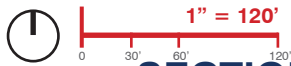




See the following page for a note added per the direction of the DJUSD Board of Education.

- 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



EXISTING CAMPUS PLAN DA VINCI CHARTER ACADEMY (JrHS/HS)



SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2018\$)	GROUP 1 SCOPE	GROUP 2 SCOPE
1. Modernize / Reconfigure Existing Classrooms	\$ 1,704,000	\$ -	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 1,553,000	\$ 55,000	\$ -
3. Site Utilities & Infrastructure	\$ 744,000	\$ -	\$ 643,000
4. New Construction (Classrooms)	\$ 8,592,000	\$ -	\$ 7,596,000
5. Elementary STEM & JrHS/HS Science Programs	\$ 5,227,000	\$ -	\$ 2,307,000
6. JrHS/HS Electives Improvements	\$ 2,625,000	\$ -	\$ 2,625,000
7. Music, Drama & Performing Arts Improvements	\$ 1,010,000	\$ -	\$ -
8. MPR, Student Union & Food Service Improvements	\$ 639,000	\$ -	\$ -
9. Physical Education Improvements	\$ 8,217,000	\$ -	\$ -
10. Staff & Community Support	\$ 1,130,000	\$ -	\$ -
11. Library & Student Support Services	\$ 1,614,000	\$ -	\$ -
12. Safety & Security	\$ 1,589,000	\$ 1,272,000	\$ -
13. Bike / Car Parking & Drop-Off	\$ 687,000	\$ -	\$ 687,000
14. Outdoor Learning Courts, Quads & Gardens	\$ 693,000	\$ -	\$ -
15. Exterior Play Spaces, Playfields & Hardcourts	\$ 822,000	\$ -	\$ -
16. Next Generation Learning Furniture	\$ 663,000	\$ -	\$ 663,000
17. Technology Infrastructure & Equipment	\$ 650,000	\$ 650,000	\$ -
Total Construction / Project Cost (2018\$)	\$ 38,159,000	\$ 1,977,000	\$ 14,521,000

Per direction from the Board of Trustees on June 14, 2018, it should be noted that the Board has not made a decision for a combined campus of junior high and high school students, as depicted by this master plan proposal for Da Vinci Charter Academy and the implications that it may have on the Emerson Junior High School Campus. The master plan diagram was used as a tool to apply cost to the expressed needs of the District. Implementation of the master plan may result in something very different than depicted in the plans within this document.

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 DA VINCI CHARTER ACADEMY (JrHS/HS)