

PROPOSITION Z PROJECT GRANT APPLICATION



Name of Applicant/Organization: Darnall Charter School
Address: 6020 Hughes Street, San Diego, 92115
School Contact: Tim Simmons, Associate Director
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Year Established: 1993
Charter Renewal Date: June 30, 2109
CDS CODE: 37-68338-6039457
Website: darnallcharter.org

1. WHAT KIND OF PLANNING PROJECT: Construction and Modernization

2. PROJECT: In collaboration with Westberg and White Architects and Dion Harrington, SDUSD Project Coordinator, Darnall Charter School has completed a needs assessment and feasibility study; the planning phase of the project; and has a master plan to address needs, growth options, layout, and modernization. Darnall Charter School parents, community members, staff, and Board of Trustees were involved in assessing needs and determining feasibility to inform preliminary planning. The master plan was developed in consideration of all relevant needs and concerns as follows:

- Improve site safety and security
- Improve traffic circulation, impact on neighborhood, and create safe student drop-off and pick-up zones
- Replace non-DSA standard relocatable classrooms with permanent classrooms
- Bring existing structures up to current standards for energy efficiency
- Design for conservation
- Design or redesign to create creative classroom environments that foster and support 21st-Century learning
- Create new, or redesign existing, buildings to provide adequate classroom, administrative, parent, and student support services to accommodate current student capacity and projected growth over next five years to 800
- Create multi-purpose building with locker rooms for middle school students

- Convert cafeteria/auditorium to a science lab, music, and art rooms
- Relocate kitchen facility
- Redesign playgrounds and create turf fields for sports

3. PROPERTY ACQUISITION: San Diego Unified School District is the current owner of the property (see attached FUA).

4. CHARTER This project is intended to create a safer and more efficient campus by replacing, repurposing, and modernizing existing grounds and facilities. Consistent with the goals of our charter and State Priority #5 - Student Engagement, Subpriority C, Darnall Charter School is committed to serving and retaining students through the eighth grade. Therefore, this plan is also intended to accommodate 800 kindergarten through 8th grade students by expanding site facilities to full capacity.

Originally built in 1953, the facilities in which Darnall Charter School operates are on one of the oldest school sites in the SDUSD. With the exception of the school library, all permanent buildings are 62 years old and at least four classrooms are bungalows between 47 and 64 years old. As one can see, two of these buildings predate site construction. The age of these buildings and their supporting infrastructure require modernization to provide a safe and comfortable learning environment. For instance, all of the permanent buildings show signs of termite damage. Several of the relocatable buildings have undergone extensive repairs due to termite damage. Many classrooms have issues with sinks backing up or leaking. Classroom windows are single pane and many windows do not close securely. Two years ago, the refrigerator in the kitchen malfunctioned and the kitchen is inadequate to house the replacement refrigerator provided by the SDUSD. Therefore, it was placed in the cafeteria where it encroaches on that space. The plumbing in student restrooms is inadequate and frequently backs up.

Darnall Charter School is located in the quiet residential community of Redwood Village. Many students walk to school however, as a school of choice, many more drive from all parts of San Diego County. Traffic and student safety during peak hours at the beginning and end of the school day are an immediate concern for all stakeholders as there is currently no designated space off the street for students to embark or disembark from vehicles. One of the strengths of the proposed plan is the creation of safe zones, off the street for this purpose.

To address increasing enrollment over the years, several relocatable buildings have been added to the campus and there are currently 17, approximately 50% of the campus' classrooms. These relocatable buildings have been added where they could fit and campus space has not been used to maximum efficiency. Likewise, increased enrollment has increased staffing and the site lacks sufficient off-street parking for staff. Visitors must also park on the street and this impacts the community negatively. At current capacity, the restroom facilities for both children and adults meet the minimum standard but are insufficient. The proposed plan seeks to reorganize the site to address all of these concerns.

While the grounds are well-maintained, there are wide cracks in walkways that continue to widen increasing tripping hazards. Improper slope in greenways leads to flooding in hallways when it rains thus presenting safety hazards from slipping and making some hallways impassable. Sports fields are covered with decomposed granite resulting in more serious injuries than would be incurred on grass or turf. Darnall Charter School has made a commitment to the development of well-rounded global citizens and endeavors to offer sports programs for our Upper Grade students. The plan includes safe-surface fields and a multi-purpose building for whole school gatherings.

5. ENROLLMENT: Darnall Charter School's current enrollment of kindergarten through eighth grade students is 656. Our P2 Average Daily Attendance for 2014-2015 was 96.4%. Enrollment in kindergarten through sixth grade has been steady for the past six years.

With the addition of 7th grade in 2013-14, Darnall Charter School has retained an increasing number of students as parents seek to provide academic, social, and emotional continuity for their children from Kindergarten through eighth grade. In 2014-15 Darnall Charter School promoted its first class of 8th grade students. Now, in 2015-16 enrollment is such that we have three sections of 7th grade and two sections of 8th grade. In 2016-17, Darnall Charter School will increase by one section of 8th grade to accommodate our current 7th students.

6. RUBRIC PROMPTS

A. Are you in "good standing" per District oversight staff? YES

B. Are there any negative findings on audit reports for the prior year? NO

C. Please briefly describe how your board and staff are engaged in facilities planning activities; specifically including this application?

The Darnall Charter School Board, comprised of parents, community members, and staff has discussed and approved all phases of planning and directed school leadership to pursue this application. Staff have participated in meetings and have given input through surveys.

D. What were your cash reserves as a percent of expenditures at the end of the prior fiscal year? 28.7%

E. Was your prior annual audit report free of any negative findings? YES

F. Briefly describe how your board and administrative staff are engaged in facilities planning activities, specifically including this application.

The Darnall Charter School Board, comprised of parents, community members, and staff receive updates as needed about each phase of project planning and the application process. Administrative staff have acted as a liaison on behalf of the Darnall Charter School Board with Proposition Z Committee by attending Proposition Z informational meetings; planning with the architect and SDUSD project

coordinator; conducted informational meetings for staff; created surveys for staff input; and facilitated parent and community meetings for the purposes of providing information and determining needs and concerns.

G. If this proposal relates to your school/organization expanding to serve additional grade levels, please briefly describe. (N/A)

H. If this proposal relates to an expansion of student enrollment, please briefly outline why you believe there is parent/student demand for your school (e.g., existing waiting list, etc.).

Darnall Charter School is committed to providing our students with a consistent academic program within a safe and responsive school community from kindergarten through 8th grade. In order to do so, facilities at the site need to be modernized and expanded to provide sufficient space to serve approximately 800 students. Enrollment trends indicate that there is a demand for one more section of 8th grade and the addition of classrooms and other facilities to provide a suitable educational environment that fosters the development of global citizenship by addressing the academic and social-emotional needs of our students.

7. DOCUMENTATION (please indicate those completed and provide brief summary of each)

- A. Feasibility Study and Site Review:** Included, see attached presentation
- B. Enrollment Capacity:** Current: 660, Proposed: 800
- C. Program Requirements** Included, see attached presentation
- D. Pre-Schematics:** Included, see attached presentation
- E. Facility Assessment:** Included, see attached presentation
- F. General Scope of Work:** Included, see attached presentation

Summary: Current square footage of buildings on the Darnall CS campus = 45,716 SF

Existing facilities being replaced = 18,755 SF

New space being added to the campus = 26,115 SF, of which 11,000 is the Multi-Purpose Room/Locker Rooms/Food Service building

Total building square footage on the campus at completion of construction = 71,831 SF

Square foot per student at projected enrollment of 800 = 90 SF

Net gain will be **4 additional classrooms** at completion of the Master Plan build-out.

G. Schematic Drawing(s) (areas of work): Not Applicable

H. CEQA Process Determination (Pre-CEQA – form) – Environmental Impact Report: Not Applicable

I. Preliminary Estimate (Cost):

Summary: Cost of the Proposition Z Project Application funding request = \$28,915,613

Total Estimated Project Cost per square foot averaged across all 4 phases = \$459

Cost per student at projected enrollment of 800 students = \$36,144; at current enrollment of 660 students = \$43,812

J. Design Development Drawings: Not Applicable

K. Construction Documents: Not Applicable

L. Design or Bid Estimate: Not Applicable

M. Project Schedule: Not Applicable