



School Data

Date School Opened:	1962
2019 – 2020 Projected School Year Enrollment:	413
Standard Classrooms:	33
Portable Classrooms:	0
Classrooms Used for Other Programs:	5
Permanent Building Area:	82,070
Facility Capacity:	742

Revised October 2, 2019

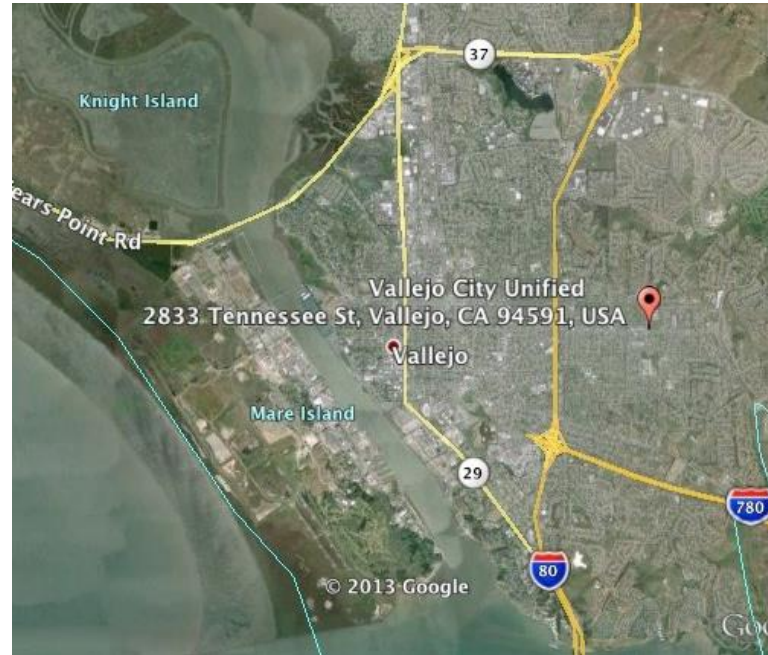
Vallejo Charter School
2833 Tennessee

Vallejo Charter School - Background information

Vallejo Charter School serves grades Kindergarten through 8 in southeast Vallejo and serves students from across Vallejo and beyond.

The campus was formerly Springstowne Middle School and has the same design and floor plan as Solano Middle School.

Vallejo Charter School is an Expeditionary Learning School. The academic program is based on the Design Principles and core benchmark practices of Expeditionary Learning Schools. The five core practice benchmarks are: Learning Expeditions, Active Pedagogy, Culture and Character, Leadership and School Improvement, and Structures. VCS provides the same core Reading/Language Arts, Mathematics and Intervention Programs as other Vallejo elementary and middle school campuses. In addition to the core academic program, students at VCS receive instruction in Pan-African Dance, Classical Dance, Theater, Photography, Creative Writing, and Art.



Vallejo Charter School - Existing Conditions Summary

Facilities Assessment Needs

- Address accessibility issues throughout campus including ramps in corridors and classrooms doors in two story building
- Corridor walls damaged and need repair and painting
- Most classrooms lack adequate sun control
- Metal lockers in corridor are damaged
- Exterior is dirty and marred
- Athletic areas, locker rooms, offices and support areas need complete modernization.
- Kitchen requires complete modernization
- Provide code compliant signage throughout campus
- Band room fabric wall surface dirty and damaged and needs replacing
- Exterior needs painting
- Modular classrooms have damaged stucco and dry rot in overhangs

Educational Program Needs

- STEM Lab space
- Small Group Instruction areas
- Security Fencing
- Replace or enlarge Multi-purpose room
- Enlarge Library and provide flexible space

Unique Opportunities

- Courtyard can be developed into a more usable and inviting space

Vallejo City Unified School District Facilities Master Plan



Dry rot at overhangs



Corridor Ramps









Courtyard

Vallejo Charter School - Master Plan Summary

Master Plan Features

- Develop kindergarten classrooms
- Improve small and large group presentation spaces
- Develop outdoor learning areas
- Renovate interior and exterior finishes

Selected Improvements by Theme

	FACILITIES NEED THEME	IMPROVEMENT
	Campus Safety	Provide site security fencing. Provide crosswalk from parking across Tennessee Street. Upgrade remaining classroom locks. Provide new window blinds.
	Accessibility	Provide code compliant interior and exterior ramps. Upgrade drinking fountains, restrooms and other features to meet accessibility code requirements. Provide accessible identification signage. Relocate lockers to create compliant landings and side clearance at classroom doors.
	Technology	Provide A/V system in classrooms, auditorium, MPR, and gym. Add wireless internet throughout campus. Upgrade electrical, data, and security infrastructure as required.
	Science, Technology, Engineering, Mathematics (STEM)	Improve art classrooms Provide outdoor learning areas Provide display area and small group presentation areas
	Community Schools	Provide meeting areas. New exterior painting, playground equipment and paving. New classroom furniture.
	Infrastructure	Replace mechanical units with energy efficient models. Replace and upgrade roofing. Replace or repair site utilities where needed. Modernize restrooms.

Vallejo Charter School - Committee Facilities Improvement Priorities

The Master Plan Committee provided their recommendation on the priority of improvements with in the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Current Facilities Needs (CFN)

- Address accessibility issues throughout campus
- Ramps in corridors are not accessible
- Classrooms doors in two story building set in alcoves, not accessible
- Provide code compliant signage throughout campus
- Modular classrooms have damaged stucco and dry rot in overhangs (Modulars are not currently used by school)
- Separate play field from street with trees
- Provide lighting at parking
- Stoplight/crosswalk with flashing lights on Tennessee
- Full modernization of kitchen
- Kindergarten restrooms
- Small presentation areas
- Shaded areas at P.F. and playground










Future Facilities Needs (FFN)

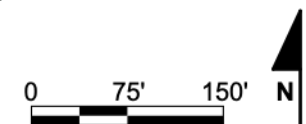
- Metal lockers in corridor are damaged, remove and relocate
- Quad/courtyard area needs to be “spruced up”

Vallejo Charter School

Existing Building Plan

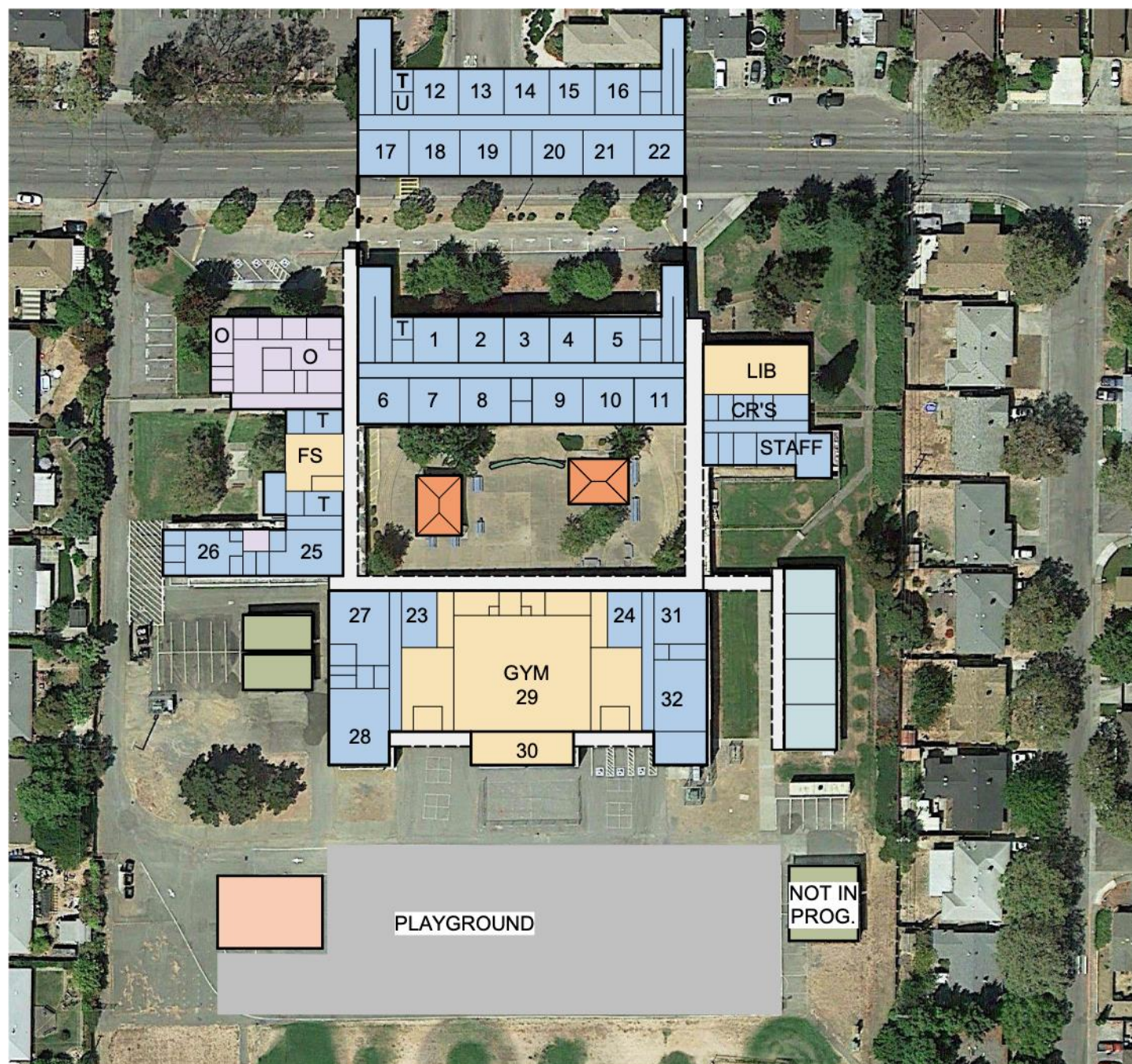


-  NEW CLASSROOM
-  EXISTING ADMINISTRATION
-  MULTI-PURPOSE LIBRARY GYM
-  MODULAR BUILDING
-  PORTABLE BUILDING
-  SHADE STRUCTURE
-  TO BE REMOVED
-  COVERED WALKWAYS
- ## CLASSROOM #
- T RESTROOM
- O OFFICE
- FS FOOD SERVICE
- EVA EMERGENCY VEHICLE ACCESS
-  RAMP DIRECTIONAL ARROW

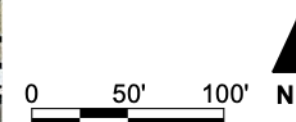


Vallejo Charter School

Existing Plan












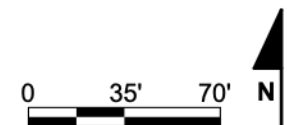
- NEW
- EXISTING
- CLASSROOM
- ADMINISTRATION
- MULTI-PURPOSE LIBRARY GYM
- MODULAR BUILDING
- PORTABLE BUILDING
- SHADE STRUCTURE
- TO BE REMOVED
- COVERED WALKWAYS
- ## CLASSROOM #
- T RESTROOM
- O OFFICE
- FS FOOD SERVICE
- EVA EMERGENCY VEHICLE ACCESS
- ← RAMP DIRECTIONAL ARROW



Vallejo Charter School

Civil Notes

- 
 NEW CLASSROOM
 EXISTING
- 
 ADMINISTRATION
- 
 MULTI-PURPOSE LIBRARY GYM
- 
 MODULAR BUILDING
- 
 PORTABLE BUILDING
- 
 SHADE STRUCTURE
- 
 TO BE REMOVED
- 
 COVERED WALKWAYS
- 
 SEE MASTER REPORT FOR SITE PLAN KEY



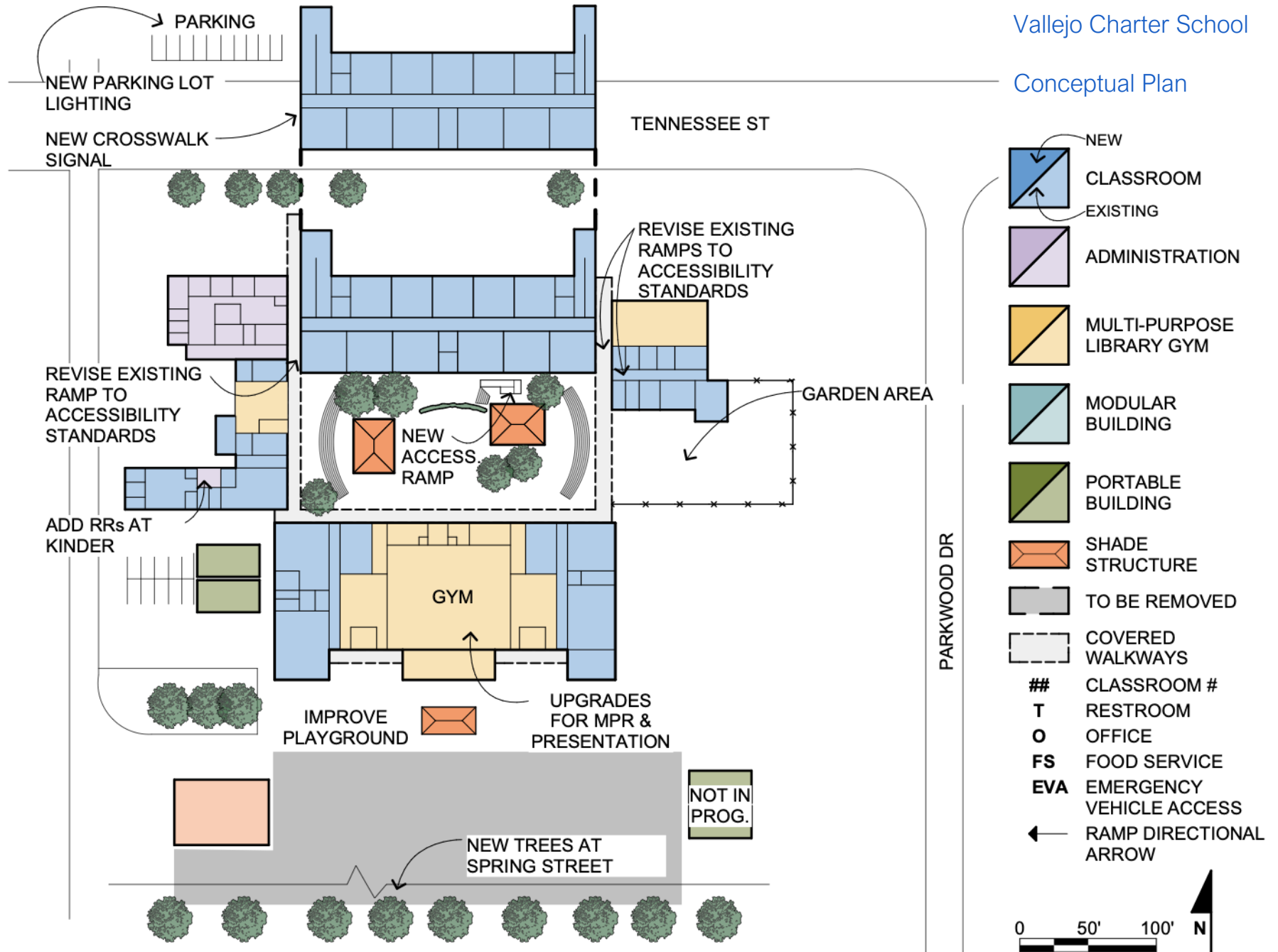
VCS-2



NO STEM LAB SHOWN

Vallejo Charter School

Conceptual Plan



Vallejo Charter School

Preliminary Cost Estimate

2833 Tennessee Street, Vallejo, CA 94591

707/556-8620

Square Footage (Bldg. only): 41,264

Classrooms: 21

Portables: 5

		CFN		EPN		FFN		Grand Total
Construction Costs	\$	2,372,520.00	\$	3,628,554.96	\$	414,028.00	\$	6,415,102.96
Sub-Total	\$	2,372,520.00	\$	3,628,554.96	\$	414,028.00	\$	6,415,102.96
Design Contingency (15%)	\$	355,878.00	\$	544,283.24	\$	62,104.20	\$	962,265.44
Sub-Total	\$	2,728,398.00	\$	4,172,838.20	\$	476,132.20	\$	7,377,368.40
General Contractor OHP (12%)	\$	327,407.76	\$	500,740.58	\$	57,135.86	\$	885,284.21
General Contractor Insurance (2%)	\$	54,567.96	\$	83,456.76	\$	9,522.64	\$	147,547.37
Sub-Total	\$	3,110,373.72	\$	4,757,035.55	\$	542,790.71	\$	8,410,199.98
Soft Costs: Change Order Contingency, A/E Fees, Inspection, Management Fees, etc. (30%)	\$	933,112.12	\$	1,427,110.67	\$	162,837.21	\$	2,523,059.99
Sub-Total	\$	4,043,485.84	\$	6,184,146.22	\$	705,627.92	\$	10,933,259.97
Escalation (11.25%)	\$	454,892.16	\$	695,716.45	\$	79,383.14	\$	1,229,991.75
Grand Total	\$	4,498,377.99	\$	6,879,862.67	\$	785,011.06	\$	12,163,251.72

Vallejo Charter School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
SITE ISSUES										
CFN	Site Utilities	Site	Deficiency	Site utilities are nearing the end of their useful life			1	ls	\$ 550,000.00	\$ 550,000.00
			Remedy	Replace underground utility lines						
CFN	Electrical	Campus-wide	Deficiency	Electrical/Security Systems			82070	sf	\$ 5.00	\$ 410,350.00
			Remedy	Upgrade/Replace as necessary						
CFN	Accessibility Issue	Site	Deficiency	Landing at Door/Ramp exceeds 2% Slope at 1 locations throughout site	1		50	sf	\$ 40.00	\$ 2,000.00
			Remedy	Saw cut, remove and replace Landings. Estimated 50 sf ea landing						
CFN	Accessibility Issue	Site	Deficiency	Non-compliant Door threshold at 4 locations throughout site.	2	11	200	sf	\$ 40.00	\$ 8,000.00
			Remedy	Remove and replace with compliant threshold.						
CFN	Accessibility Issue	Site	Deficiency	Cross slope on path of travel exceeds 2% at 2 locations throughout site.	4		200	sf	\$ 40.00	\$ 8,000.00
			Remedy	Remove and replace section of walkway that is non compliant. Estimate of 100 sf ea occurrence.						
CFN	Accessibility Issue	Site	Deficiency	Slopes on path of travel > 5% without handrails at 2 locations.	5	10	100	sf	\$ 40.00	\$ 4,000.00
			Remedy	Remove and replace ramp with slopes < 5% or provide handrails for ramp as required path of travel.						
CFN	Accessibility Issue	Site	Deficiency	Slopes on path of travel > 8.33% at 2 locations.	6		100	sf	\$ 40.00	\$ 4,000.00
			Remedy	Remove ramp and construct code compliant ramp						
CFN	Accessibility Issue	Site	Deficiency	Broken or raised pavement at 12 locations.	9		300	sf	\$ 20.00	\$ 6,000.00
			Remedy	Remove and replace pavement. Estimate 25 sf ea occurrence						
CFN	Accessibility Issue	Site	Deficiency	Non compliant accessible Parking signage.	10		1	ea	\$ 100.00	\$ 100.00
			Remedy	Provide code compliant signage.						
CFN	Accessibility Issue	Site	Deficiency	Slopes exceed 2% in any direction on accessible parking stall or loading area	11		400	sf	\$ 30.00	\$ 12,000.00
			Remedy	Repave accessible parking area to provide maximum of 2% cross slope or relocate accessible parking						
CFN	Accessibility Issue	Site	Deficiency	Non-compliant ramp at accessible parking.	12		200	sf	\$ 40.00	\$ 8,000.00
			Remedy	Modify ramp as required - add truncated domes						
CFN	Accessibility Issue	Site	Deficiency	No Accessible route.	16		1	ea	\$ 2,500.00	\$ 2,500.00
			Remedy	Provide code compliant accessible route as required.						

Vallejo Charter School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Accessibility Issue	Site	Deficiency	Accessible drinking fountain not provided.	17		82070	sf	\$ 0.30	\$ 24,621.00
			Remedy	Provide code compliant approved drinking fountain.						
CFN	Accessibility Issue	Site	Deficiency	No Accessible route to public right of way.	19		1	ea	\$ 2,500.00	\$ 2,500.00
			Remedy	Provide code compliant accessible route to public right of way.						
CFN	Accessibility Issue	Site	Deficiency	Non compliant/missing accessible signage at parking lot entry	21		Cost included in Signage cost			\$ -
			Remedy	Provide code compliant signage						
EPN	Site	Site	Deficiency	Playfield Safety improvements			1	ls	\$ 300,000.00	\$ 300,000.00
			Remedy							
FFN	Paving & Grading	Site	Deficiency	Pavement broken or failing.	26		1500	sf	\$ 40.00	\$ 60,000.00
			Remedy	Remove existing paving and base and replace full paving section.						
GENERAL & CAMPUS-WIDE ISSUES										
CFN	Accessibility Issue	Child Care	Deficiency	Scope of ramps in child care corridor exceeds max allowance scope per code.		09	1	ls	\$ 12,500.00	\$ 12,500.00
			Remedy	Demo concrete ramps and slab and construct ramps per code						
CFN	Accessibility Issue	Main Corridor	Deficiency	Ramps at doors in main corridor do not provide required landing at doors.		04 09	100	sf	\$ 40.00	\$ 4,000.00
			Remedy	Demolish ramps and slab and construct ramps per code (two locations).						
CFN	Accessibility Issue	Classrooms	Deficiency	Doors to classrooms are in alcove and do not have required landing.		03	1	ls	\$ 10,850.00	\$ 10,850.00
			Remedy	Relocate lockers and demolish wing walls.						
CFN	Accessibility Issue	Campus-wide	Deficiency	Campus lacks code compliant signage.			82070	sf	\$ 0.50	\$ 41,035.00
			Remedy	Provide code compliant signature.						
CFN	Mechanical	Campus-wide	Deficiency	Mechanical units at end of useful life.			1	ls	\$ 495,168.00	\$ 495,168.00
			Remedy	Replace mechanical units						
CFN	Roofing	Campus-wide	Deficiency	Roofing Upgrades			1	ls	\$ 577,696.00	\$ 577,696.00
			Remedy							
CFN	Plumbing	Restrooms	Deficiency	There is no hot water in restrooms.			6	ea	\$ 950.00	\$ 5,700.00
			Remedy	Provide small water heater in restrooms (6 locations).						
CFN	Accessibility Issue	Restrooms	Deficiency	Accessible stall not compliant.			1	ls	\$ 159,000.00	\$ 159,000.00
			Remedy	All restroom will require complete modernization, remove fixtures, new toilet partitions, toilet accessories, FRP.						

Vallejo Charter School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION		DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Safety	Site	Deficiency	Parking across Tennessee Street. Crosswalk is not lit.			1	ls	\$ 24,500.00	\$ 24,500.00
			Remedy	Provide flashing lights at crosswalk.						
CFN	Electrical	Site	Deficiency	Parking at rear of campus lacks lighting.			Cost included in Electrical costs			\$ -
			Remedy	Provide lights.						
CFN	Electrical	Site	Deficiency	Parking lot across Tennessee Street does not have lights.			Cost included in Electrical costs			\$ -
			Remedy	Provide lights.						
EPN	Mechanical	Campus-wide	Deficiency	Mechanical units in classrooms are very noisy.			Cost included in Mechanical costs			\$ -
			Remedy	Replace mechanical units with ducted distribution system.						
EPN	Windows	Classrooms	Deficiency	Classrooms on Southside need exterior sun control.			20632	sf	\$ 0.88	\$ 18,156.16
			Remedy	Provide exterior sun shades						
FFN	Exterior Envelope	Campus-wide	Deficiency	Exterior of buildings are dirty, marred and have peeling paint.		08	41264	sf	\$ 1.00	\$ 41,264.00
			Remedy	Prep and paint all buildings.						
FFN	Walls & Finishes	Campus-wide	Deficiency	Interior walls are marred and show some damage.		01	41264	sf	\$ 1.00	\$ 41,264.00
			Remedy	Repair minor damage and paint.		02 03				
FFN	Flooring	Library	Deficiency	Carpet in library at end of useful life.			2000	sf	\$ 7.50	\$ 15,000.00
			Remedy	Replace carpet.						
FFN	Walls & Finishes	Bandroom/ Clsm26	Deficiency	Bandroom, classroom 26, acoustical wall panels are dirty and damaged.		06 07	1	ls	\$ 6,500.00	\$ 6,500.00
			Remedy	Replace all acoustical wall panels.						

Vallejo Charter School - Facilities Needs Spreadsheet

EDUCATIONAL PROGRAM NEEDS										
EPN	Educational Needs	Kitchen	Remedy	Kitchen requires complete modernization.		05	1000	sf	\$ 350.00	\$ 350,000.00
EPN	Educational Needs	Special Ed	Deficiency	Special Ed classrooms are not suitable for students with special needs.			2000	sf	\$ 165.00	\$ 330,000.00
EPN	Educational Needs	Campus-wide	Remedy	Modernize classrooms 31 and 32 to program needs.						
EPN	Educational Needs	Campus-wide	Needs	Provide technology infrastructure to meet District technology goals.			1	ls	\$ 206,320.00	\$ 206,320.00
EPN	Technology	Campus-wide	Deficiency	Wireless throughout campus			41264	sf	\$ 2.95	\$ 121,728.80
EPN		Gymnasium	Remedy	Provide/upgrade wiring to 1gig fiber connection						
EPN		Gymnasium	Needs	Upgrade Gymnasium to function as a Multi-purpose Room (MPR), including remodel of some locker spaces for presentation rooms			8900	sf	\$ 250.00	\$ 2,225,000.00
EPN		Kindergarten	Needs	Remodel two storage areas at existing classroom wing for two new kindergarten restrooms			238	sf	\$ 325.00	\$ 77,350.00
FFN	Additional Needs	Courtyards	Deficiency	Courtyard area under used. Requires minor renovation and accessible ramp.			1	ls	\$ 250,000.00	\$ 250,000.00
FFN	Additional Needs	Courtyards	Remedy	Construct ramp to presentation area.						
									CFN Total	\$ 2,372,520.00
									EPN Total	\$ 3,628,554.96
									FFN Total	\$ 414,028.00
									TOTAL COSTS (not including	\$ 6,415,102.96

Vallejo Charter School - Photographs



1

2

3

4

5

6



Vallejo Charter School - Photographs



7
10



8
11



9

