

10. Davenport Community School District Ancillary Facilities

DCSD operates out of five primary ancillary facilities. The main administrative support departments are housed at 1606 Brady in the Achievement Service Center, a three story (plus basement) former bank building. The Operations Center at 1008 Kimberly houses maintenance, custodial, food and nutrition services, construction management and central warehousing in a steel clad, steel frame building. The Warehouse operation also uses two off- site storage buildings. One is a circa 1900 wood frame masonry barn located at 530 E 36th Street. The second satellite warehouse is a former auto shop located at 3423 Brady Street. This building is shared and also used by maintenance for equipment storage and athletics for operations of the adjacent Brady Street Stadium complex. This building is a steel frame, steel clad structure with roll up doors. Transportation services are located at 748 E 36th Street. This facility has two shop buildings, two office buildings and a small storage shed. The bus lot is part of a parcel that also currently contains the 530 36th Street warehouse and the Central High tennis courts and softball field.

Achievement Services Center

The ASC building houses most central administrative departments, the Board meeting room and the Museum. This is a cast in place concrete building with a total of 40,360 ft² gross interior and a 54,450 ft² lot.

There are 85 parking spaces in the main lot and 30 additional spaces in a small lot on Main Street South of 16th. Parking often spills over into the Aldi grocery store lot next door causing complaints. The building does not provide sufficient space for all the desired administrative functions to be housed at that location. There are currently administrative functions housed at the former Lincoln Elementary School campus.



The ASC mechanical system includes original equipment boiler and chiller that are at the end of their useful life. The building is controlled by the original pneumatic system with limited digital controls. It is estimated that a complete HVAC renovation will be necessary within the next five years and that to replace the current boiler and chiller and add additional air handlers and ductwork to meet current outside air code requirements, the cost will exceed \$1 million. Some floor space would be given up to additional equipment, ductwork and mechanical chases. The original windows should be replaced with a modern, more energy efficient system.

The ASC building does not contain enough space to house all of the administrative staff that should be centrally located. The Exceptional Education department will be relocated to the Davenport Learning Center on Kimberly Road campus in the fall of 2015 to accommodate growth in their staffing. This will also place them adjacent to the alternative learning program at Davenport Learning Center. They lose the advantages of being adjacent to the rest of the central office staff.

SGGM Architects has met with each ASC department head and developed an architectural program of what is needed to support all central administration functions at the current time. The result of this analysis shows a need for 46,252 square feet to support the central office functions now housed at the ASC building. The ASC building has 40,360 square feet, leaving it 5,892 short of meeting current administrative needs. The current layout of the ASC gives up 11,088 square feet to circulation and common spaces where a more efficiently laid out space would use about 5,892 square feet to circulation and common space. The existing architecture and small lot size limit opportunities for an addition or renovation to remedy the deficit is available floor area. This fact combined with the upcoming investment needed in HVAC and code upgrades presents a serious challenge.

Operations Center

The Operations Center, located at 1008 W. Kimberly Road house maintenance, custodial services, food and nutrition services, construction management and central warehouse. The site also houses the Davenport Learning Center (DLC) in a former grocery store situated to the northeast of the Operations Center Buildings. The Operations Center Building is a steel clad, clear span metal frame building of 20,000 ft² situated on the west edge of the parcel of 8.59 acres.

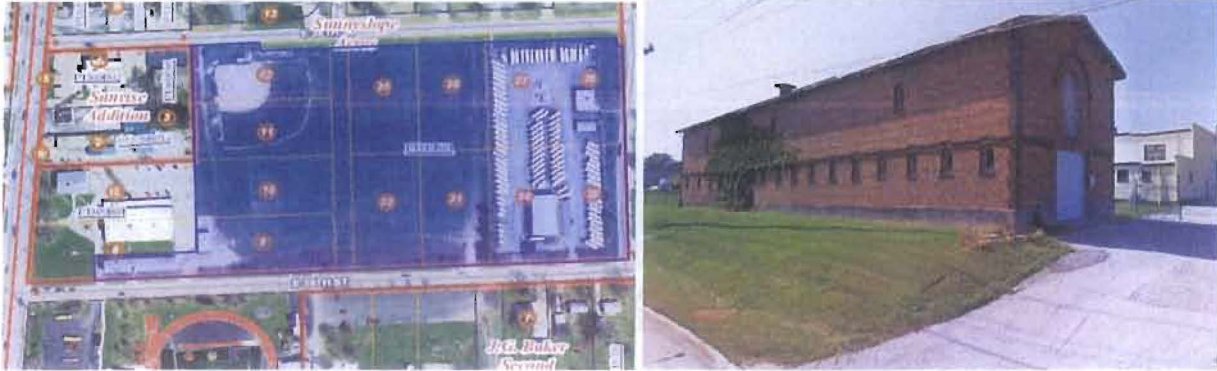


The building is divided roughly in thirds between high bay warehouse space, maintenance shops and office space. There is a partial mezzanine level housing warehouse storage and building plans storage/conference room.

Maintenance also has approximately 5000 ft² in the Davenport Learning Center building that is dedicated to an equipment and vehicle maintenance, welding shop and small equipment storage and repair facility. The Food Service Bakery is also in the DLC building. Pool vehicles are stored in the adjacent yard that is shared with DLC and serves as an outdoor play area for the school. Additional equipment storage is maintained at the 3423 Brady Street location inside 4 bays of the shop building and in the yard behind. There is also a salt storage building at that location. The salt storage building is in poor condition and at the end of its useful life. It would be preferable for all maintenance functions to have better adjacency. The remote storage at the 36th street and at Brady would better serve if they were immediately adjacent to the central Operations Center.

530 E 36th Street Warehouse Annex Building

This is a brick and wood frame 2 story building built in 1900 totaling 9180 ft². This building is currently used as warehouse for surplus property. One bay is given over to maintenance equipment storage. The balance of the parcel is used for athletics and the bus operations yard. Bus operations will be discussed below.



This warehouse building is situated on the southwest panhandle of the parcel. This building has limited electrical service and inadequate lighting. The long narrow layout and interior columns make use of the space for gross storage less efficient than other arrangements might provide.

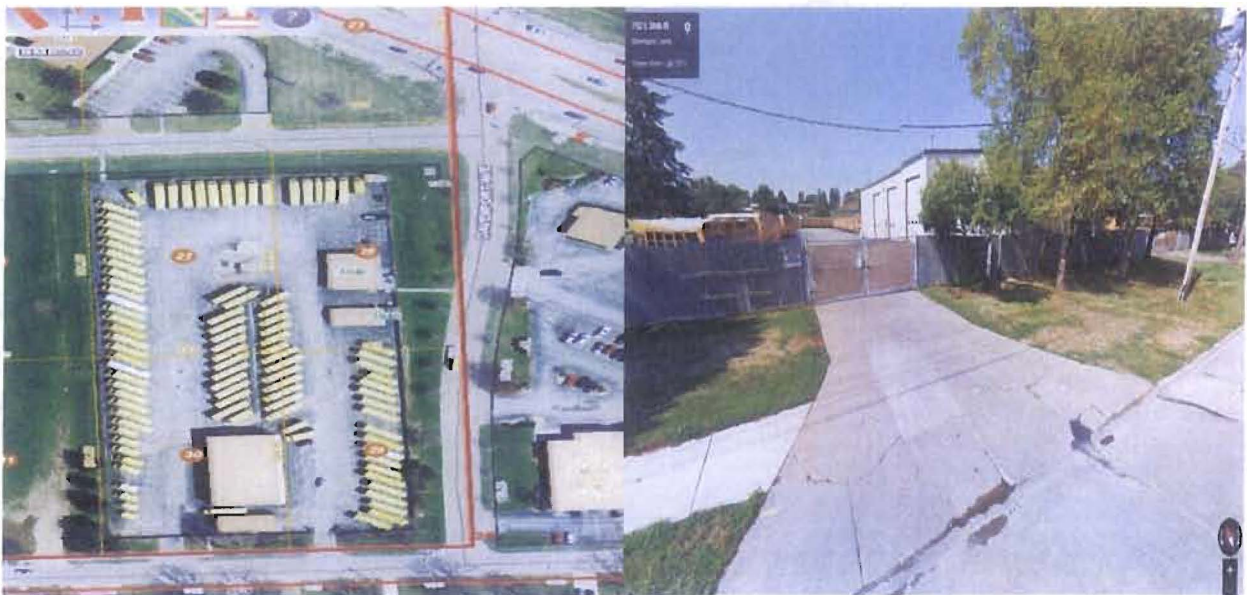
3423 Brady Street Warehouse Annex Building

This building is a former auto service garage of 8313 ft² on a 4.53 acre parcel. The primary use of the buildings is storage for central warehouse, maintenance and curriculum materials. It also serves as a ticket office for Brady Street Stadium until the fall of 2015, when a new ticket building and accessible walkways will be built between the parking area adjacent to the warehouse and the stadium seating area. The salt storage building is shown in the upper right of the aerial photo. The majority of the site serves as parking for the Brady Street Stadium.



Bus Yard 752 E 36th Street

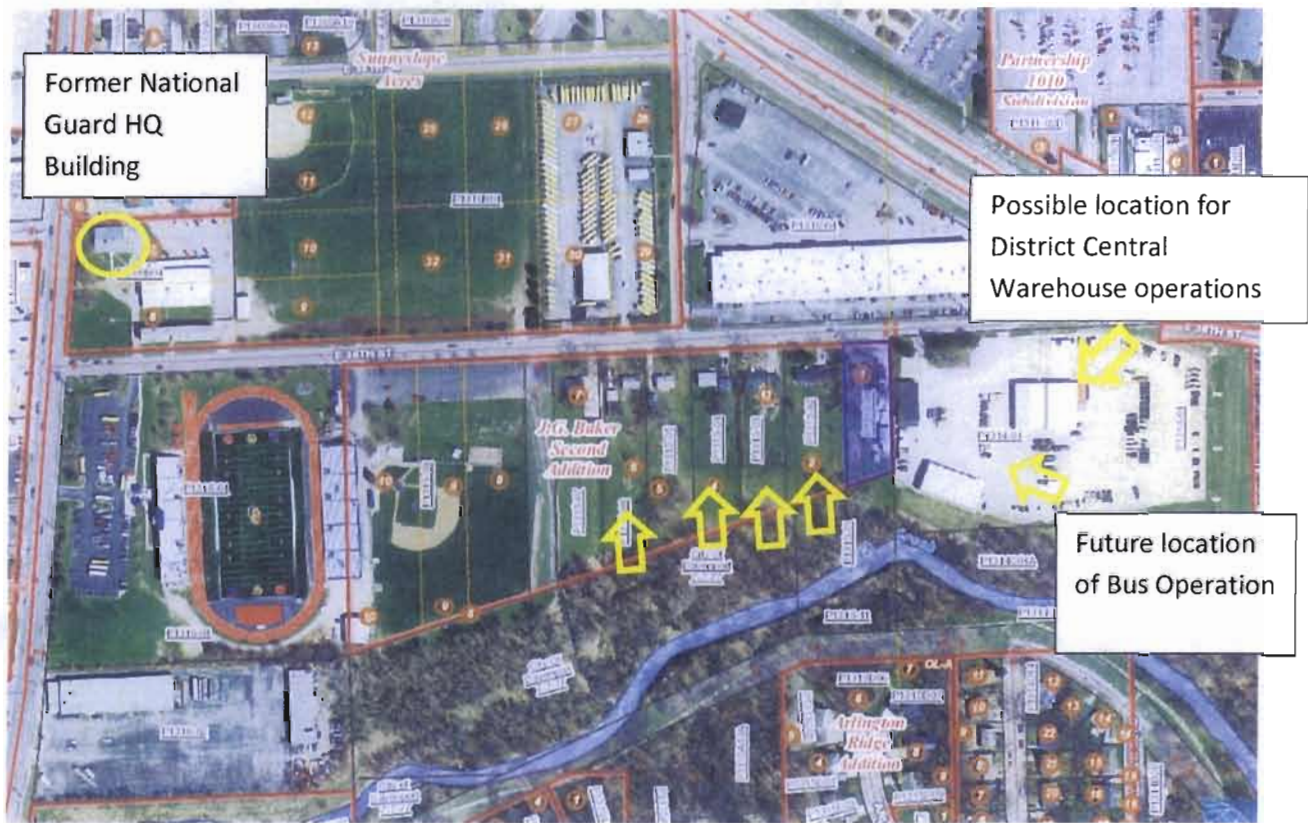
The bus yard takes up a little less than one third of the 11.96 acre 36th Street parcel on the east end of the parcel. There are two office buildings and two shop buildings on the site and a full perimeter chain link fence. Some spare busses are stored on the 3423 Brady Street property for want of sufficient space at the bus yard. The shops are adequate for their use. The two office buildings are in poor to very poor repair. One houses the transportation contractor's administration offices and dispatch operations. The other serves as the driver's waiting room.



Circulation within the site is poor but adequate. The site layout requires backing movements from all parking spaces and a drive through arrangement is preferable. Fueling is by underground storage tanks.

Iowa National Guard Land Swap

The District has entered into a land exchange agreement with the Iowa National Guard that, if approved, would result in DCSD gaining two currently Iowa National Guard properties totaling just over ten acres and including several serviceable buildings. These properties are adjacent to the Brady Street stadium complex on the one north side of 36th street at Brady and the other on the south side of 36th Street at the east end of the block. The District already controls the former Headquarters Company Building north of 36th at Brady.



The district currently owns four of seven parcels (Yellow arrows) that lie between the Guard property at the east end of 36th Street and the Brady Stadium campus. The current plan is to purchase the other three parcels as they come to market in order to consolidate all the property into DCSD holdings.

The Brady Street Campus Master Plan would relocate the bus operations to the NG parcel at the east end of 36th street. Central baseball would then be relocated north of 36th street and out of the flood plain. After all of the three remaining residences are purchased those parcels would be used for flood plain mitigation of future development on the site, improvement of the creek side riparian area and additional practice fields for soccer and football that would be allowed to flood as needed.

The existing National Guard shop buildings would serve adequately for the bus operation. One option under study would be to relocate the Operations and Warehouse functions from the Kimberly Street facility and consolidate them in the existing National Guard buildings. This could render the Kimberly Street parcel where Operations and Central Warehouse is currently housed as surplus property.

The current Iowa National Guard property proposed for acquisition by DCSD could be a future location of Operations and Central Warehouse allowing for disposal of the Kimberly Road Operations Center and consolidating more functions at one location.



In the upper left of the plan above are the existing National Guard buildings that might be used to house the Operations and Warehousing functions or some part of them. There are two additional warehouse type buildings on the National Guard property at the east end of 36th street on the proposed relocated bus lot that may also suit central warehouse needs.

If all of the Operations and Central Warehouse functions can be relocated off the current Kimberly Road property, that property could become surplus. Its location and zoning potential suggest that highest and best use would be commercial. The last remain DCSD uses on the Kimberly Road parcel are the Davenport Learning Center and the central bakery located in the same building. That building is a former grocery store and the improvements made to accommodate the DLC were minimal. If the DLC

program could be located in a school building, their program needs could be better met and the entire Kimberly Road parcel could be sold. The central bakery operation would probably be relocated to the Brady Street complex.

The National Guard land exchange trades the two parcels described above for one of two parcels comprising approximately 72 acres north of Kimberly Road and west of Wisconsin Avenue and immediately adjacent east of the West High School baseball/softball fields, shown below. The Guard would get a lease on the southerly parcel shown consisting of about 37 acres. The parcel on the north could be future sports or other development or surplus. That is yet to be determined.



The National Guard new armory project is funded and they are working on development issues, extension of City sewer, final building design and construction schedule. As of this writing it may be 2017 to 2018 at the earliest before the final exchange and construction of the new Armory might begin.



**DAVENPORT COMMUNITY SCHOOL DISTRICT
ACADEMIC SERVICE CENTER - PROGRAM ANALYSIS**

June 9, 2015 #1530

DEPARTMENTAL SUMMARY

DEPARTMENT	PROPOSED AREA	EXISTING
Office of the Superintendent	1,028 sf	556 sf
Board of Education	3,405 sf	2,594 sf
Common Use Spaces	4,855 sf	5,053 sf
Executive Directors	1,930 sf	2,000 sf
Business Office	4,145 sf	3,906 sf
Human Resources	2,825 sf	2,586 sf
Special Education	8,100 sf	1,803 sf
Curriculum / Instruction / Assessment	3,775 sf	3,765 sf
Learning Information Services	4,825 sf	2,690 sf
Community Relations & Partnerships	2,310 sf	1,362 sf
Department of Equity & Student Support	1,950 sf	1,051 sf
Federal Programs	<u>1,200</u> sf	<u>328</u> sf
Sub-Total	40,348 sf	29,272 sf *
Circulation / Infrastructure (15%)	<u>5,892</u>	<u>11,088</u>
• Corridors / Walls		
• Restrooms / Janitor		
• Mechanical		
• Stairs / Elevator		
TOTAL	46,252	40,360

* Note: Senator Harkin's office and lobby spaces included in sub-total but not shown on list of departments.

BUSINESS OFFICE
ACCOUNTING / PAYROLL / PURCHASING / MIS

June 2015

SPACE	QUANTITY	SIZE	SF	NOTES
ACCOUNTING				
Office	2	12' x 16'	384	sf
Cubicles	7	6' x 8'	336	sf
Conference	1	12' 14'	168	sf
Secured Storage	1	12' 18'	216	sf
Storage	1	10' 14'	140	sf
			1,244	sf

FINANCE

Office	1	12' x 16'	384	sf
Cubicles	3	8' x 8'	192	sf
Conference	1	12' x 12'	144	sf
			720	sf

SPACE	QUANTITY	SIZE	SF	NOTES
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PAYROLL

Cubicle	2	8' 8'	128 sf	
Storage	1	10' x 12'	120 sf	
			248 sf	

PURCHASING

Office	1	12' x 16'	192 sf	
Cubicles	4	8' 8'	256 sf	
Conference	1	12' 12'	144 sf	
Storage	1	10' 12'	120 sf	
			712 sf	

MIS

Cubicles	2	8' 8'	128 sf	
Conference	1	12' x 12'	144 sf	
Secured Area	1	10' 12'	120 sf	
			392 sf	

			3,316 sf	
Circulation (25%)			829 sf	
			4,145 sf	

COMMON USE SPACES

June 2015

SPACE	QUANTITY	SIZE	SF	NOTES
Conference Room A	1	16' x 32'	512	sf
Conference Room B	1	16' x 24'	384	sf
Conference Room C	1	14' x 18'	252	sf
Break Room	2	12' x 29'	480	sf
Museum	1	32' x 72'	2,304	sf
Storage	2	12' x 16'	384	sf
			4,316	sf
Circulation (25%)			1,079	sf
			5,395	sf

COMMUNITY RELATIONS & PARTNERSHIPS

June 2015

SPACE	QUANTITY	SIZE	SF	NOTES
Welcome Center/Reception	1	12' x 16'	192	sf
Director's Office	1	10' x 14'	140	sf
Marketing Specialist	1	14' x 16'	224	sf
Communications & Media Relations	1	10' x 14'	140	sf
Community Education Project Manager	1	12' x 18'	216	sf
Work/File/Storage	1	12' x 12'	144	sf
Davenport Schools Foundation	1	14' x 16'	224	sf
Out of School Time/Step Stones				
training room	1	12' x 16'	192	sf
Office	1	10' x 12'	120	sf
Workstations	4	8' x 8'	256	sf
			1,848	sf
Circulation (25%)			462	sf
			2,310	sf

CURRICULUM / INSTRUCTION/ASSESSMENT

June 2013

SPACE	QUANTITY	SIZE	SF	NOTES
Clerical	1	16' x 18'	288 sf	
Director's Office	1	12' x 18'	216 sf	
Assistant Director	1	12' x 14'	168 sf	
Office Manager	1	12' x 14'	168 sf	
Athletic Program Director	1	12' x 16'	192 sf	
Athletic Program Secretary	1	8' x 10'	80 sf	
Curriculum Specialist	4	12' x 12'	144 sf	
Curriculum Conference Room	1	12' x 18'	216 sf	
Teacher Leader's Office	1	12' x 18'	216 sf	
Assessment Program Director	1	10' x 12'	120 sf	
Assessment Staff	1	12' x 16'	192 sf	
Assessment Locked Closet	1	6' x 10'	60 sf	
Math Coaches	1	16' x 24'	384 sf	
Kitchen	1	12' x 12'	144 sf	
Breakroom	1	12' x 16'	192 sf	
Work Room	1	10' x 16'	160 sf	

SPACE	QUANTITY	SIZE	SF	NOTES
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Storage	1	8' x 10'	80 sf	
			3,020 sf	
Circulation (25%)			255 sf	
			3,775 sf	

DEPARTMENT OF EQUITY & STUDENT SUPPORT

June 2015

SPACE	QUANTITY	SIZE	SF	NOTES
Director's Office	1	12' x 16'	192	sf
Administrative Assistant	1	10' x 10'	100	sf
STAARS office	1	12' x 18'	216	sf
Mental Health Office	2	10' x 12'	120	sf
PBI's Office	1	10' x 14'	140	sf
Records Secretary	1	12' x 14'	168	sf
Work Room	1	10' x 12'	120	sf
Dropout Prevention	1	12' x 14'	168	sf
Student Support	1	12' x 14'	168	sf
Conference Room	1	12' x 14'	168	sf
			1,560	sf
Circulation (25%)			390	sf
			1,950	sf

EXECUTIVE DIRECTOR'S OFFICE

June 2015

SPACE	QUANTITY	SIZE	SF	NOTES
Executive Director's Office	2	12' x 16'	384	sf
Reception / Waiting	1	12' x 16'	192	sf
Work / Mail Room	1	12' x 16'	192	sf
Administrative Assistant	2	8' x 8'	128	sf
Hearing Officer	1	12' x 18'	216	sf
Conference Room Security	1	12' x 16'	192	sf
Officer	1	10' x 12'	120	sf
Storage	1	10' x 12'	120	sf
			1,544	sf
Circulation (25%)			386	sf
			1,930	sf

HUMAN RESOURCES

June 2015

SPACE	QUANTITY	SIZE	SF	NOTES
Reception / Waiting	1	12' x 14'	168	sf
Offices	5	12' x 14'	840	sf
Main Office - Cubicles	9	8' x 8'	576	sf
Processing	1	14' x 14'	196	sf
Testing	1	14' x 14'	196	sf
Work Room	1	10' x 10'	100	sf
Storage	1	8' x 8'	64	sf
Vault/Fire Safe	1	12' x 16'	192	sf
			2,332	sf
Circulation (25%)			583	sf
			2,915	sf

LEARNING INFORMATIONAL SERVICES

June 2015

SPACE	QUANTITY	SIZE	SF	NOTES
Reception / Waiting	1	12' x 16'	256 sf	
Drop-Off / Hand-Out	1	10' x 12'	120 sf	
Service Center	1	20' x 24'	480 sf	
LAB	1	20' x 28'	560 sf	
Administrator Office Help	1	12' x 18'	216 sf	
Desk Manager Office	1	12' x 14'	168 sf	
Project Manager Office	1	12' x 14'	168 sf	
NET Administrator Office	1	14' x 18'	252 sf	
Conference Room	1	12' x 18'	216 sf	
Server Room	1	24' x 36'	864 sf	
Server Office	1	12' x 18'	216 sf	
Kitchenette	1	12' x 12'	144 sf	
Storage	1	10' x 20'	200 sf	
Circulation (25%)			3,860 sf	
			965 sf	
			4,825 sf	

OFFICE OF THE SUPERINTENDENT

SPACE	QUANTITY	SIZE	SF	NOTES
Waiting	1	10' x 12'	120	sf
Superintendent's Office	1	14' x 21'	294	sf
Administrative Assistant	1	10' x 12'	120	sf
Work Room/Storage	1	10' x 12'	120	sf
Board Secretary	1	12' x 14'	168	sf
			822	sf
Circulation (25%)			206	sf
			1,028	sf

BOARD OF EDUCATION

SPACE	QUANTITY	SIZE	SF	NOTES
Board Room	1	32' x 72'	2,304	sf
Executive Board Room	1	14' x 32'	448	sf
Video Room	1	10' x 10'	100	sf
			2,852	sf
Circulation (25%)			713	sf
			3,565	sf

