

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

INTRODUCTION

LPA

The Woodland JUSD Facility Needs Assessment is comprised of two main components: the Site Functionality Assessment and the Technical Site Assessment.

Site Functionality Assessment:
Performed by LPA, this assessment focuses on the more fluid characteristics of a site: how the site is currently being used and how the facilities help or hinder the site's educational program delivery.

Technical Site Assessment:
Performed by Bureau Veritas (BV), this assessment focuses on the 'nuts and bolts' of a site: documenting the condition of the existing buildings, site, and systems in place and calculating each component's remaining useful life in the span of this facility plan's 10-year time frame.

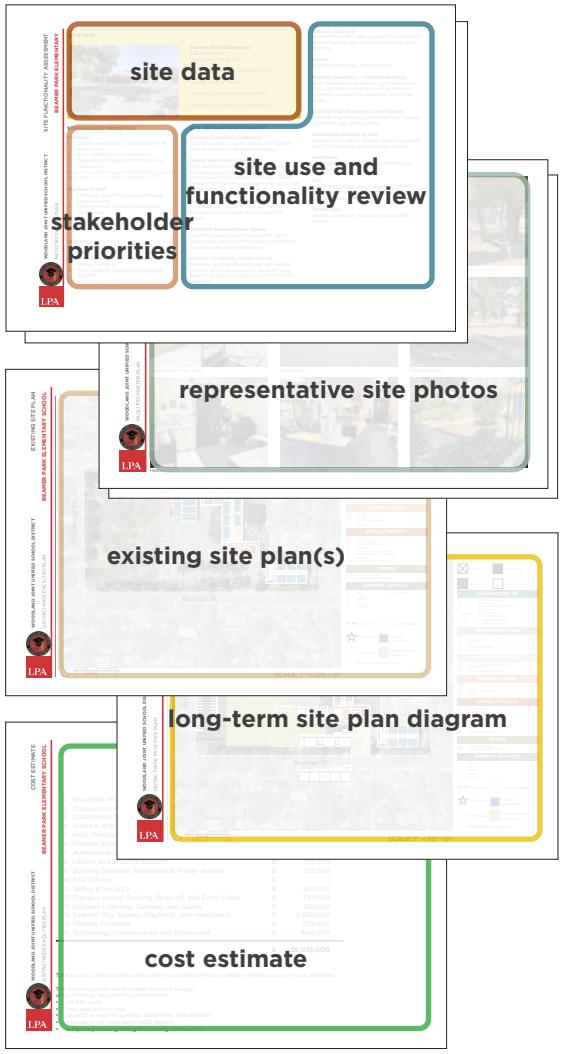
Both assessments are considered when developing the long-term site plan diagram proposals and their cost estimates.

SITE FUNCTIONALITY ASSESSMENT

LPA's assessment of the school sites within Woodland JUSD focus on the site's usage and its ability to support the existing and desired functions. These assessments were informed by the following:

- Stakeholder priorities from Principals, Teachers & Staff, and Students
- In-person principal interview and site walk

These assessments represent a snapshot in time, during May and September of 2021.



Each Site Functionality Assessment is comprised of:

Site Data
Includes information about the school facility such as address, current enrollment, year constructed, grades served, and modular classroom counts.

Stakeholder Priorities
Each principal was asked to provide his/her top priorities for the school, taken during the School Site Committee Listening Sessions. These vary from maintenance items to transformative changes to facilities to better help the implementation of current or desired programs.

Teachers & Staff and Students were administered an online survey in May of 2021. Their top priorities for improvements are also noted by site.

Site Use and Functionality Review
This section documents notable uses of spaces and the site's input related to the various space types.

Representative Site Photos
Includes photographs of the facility and site during LPA's School Site Listening Sessions in September 2021.

Existing Site Plan Diagram(s)
Indicates existing building placement and room usage.

Long-Term Site Plan Diagram(s)
Displays an ideal layout for the campus, overlapping the Educational Vision, demographic projections, knowledge learned during assessments, and stakeholder input.

Cost Estimate
Provides an estimation of costs to implement the entire Long-Term Site Plan Diagram in 2022-dollars.

TECHNICAL SITE ASSESSMENT

LPA has partnered with Bureau Veritas (BV) to supplement the overall Facility Needs Assessment documentation.

These thorough assessments took place in April 2021. The primary purpose of this report is to locate and evaluate materials and building system defects that might significantly affect the value of the school site property and to determine if the present site has conditions that will have a significant impact on its continued operations.

The Districtwide Facilities Plan identifies needs over a projected 10-year period, as such the Technical Site Assessment identifies costs that may be expected within the next 10 years. The costs shown in this assessment identify anticipated costs of existing buildings and systems, assuming these buildings and systems will remain in place for the next 10 years. This assessment does not identify the addition of systems such as adding HVAC equipment to a currently unconditioned space. The costs identified herein will help inform the Districtwide Facilities Plan's cost estimate, should a building remain long-term in the site plan diagram.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to BV's Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the property, appropriate inquiry of municipal authorities, BV's Project Manager's walk-through observation during the site visit, and BV's experience with similar properties.





DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

BEAMER PARK ELEMENTARY

LPA

SITE DATA



Beamer Park Elementary
525 Beamer St
Woodland, CA 95695

Current Enrollment (2020/21): 507

Grades Served: TK-6

Original Construction Date: 1930

Number of Portable Classrooms: 9

STAKEHOLDER PRIORITIES

Principal:

1. Update electronics / technology in all classrooms.
2. AC / Heating for all classrooms.
3. Updated furniture and finishes for all classrooms.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Parking / Drop-Off circulation needs improvement.
2. Modernization of existing buildings / classrooms.
3. Replace portable classrooms with permanent construction.

Based on online survey results from May 2021.

Students:

1. Restrooms need updating and additional stalls.
2. Shaded outdoor area for gathering / eating / relaxing.
3. More drinking fountains throughout campus.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Update electrical outlet access, HVAC, and interior finishes (3-pronged outlets).

Special Education Classrooms
Two classrooms needed for EL specialist and a working space for staff. Add sensory / calm room in each SDC classroom for SEL needs. Flexible furniture and a sensory wall would be great additions.

Student Services / Counseling
Add aesthetic improvement and flexible furniture to assist with sensory and SEL needs.

Staff and Administrative Spaces
Updated casework and equipment. Team spaces and ergonomic furniture for teachers to collaborate more effectively.

Kitchen / Cafeteria / Food Service
Requires outdoor dining space with shade. Kitchen needs renovation to allow for prep space that can tie culinary arts into the CTE pathway.

Student Assembly
Update bleachers, add a space for screening/ projecting, and add sound system and stage lighting.

Library
Update technology and furniture.

Physical Education / Athletics Buildings
Multi-Purpose room acts as gym space. New mats, equipment and technology needed. Currently no space for students to sit/take notes.

Outdoor Play Equipment / Hardcourts
Resurfacing/re-striping hardcourts and some additional play areas desired.

Specialized Elective Spaces
Desires and outdoor garden space to connect with CTE pathway to agricultural studies.

Restrooms
Need updating and additional facilities for students.

Site
Improved signage, and marquee. Create a designated drop-off area. Improve site fence (currently only 3' tall).

Technology
Update classroom technology and outlet access.


Shade Structure


Drop-Off Lane / Parking



Site Identification and Announcements


Kindergarten Play Yard


Hardcourts


Play Structure


Health Office


Administration Office


School Garden


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Enrichment Room


Library


Food Service: Kitchen



Mural

EXISTING SITE PLAN

BEAMER PARK ELEMENTARY SCHOOL

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

LPA



0' 30' 60' 120'

SCALE: 1" = 120' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

CO	Counselor
ELD	English Language Development
LC	Learning Center
IEP	Individual Educational Plan
INT	Intervention
ISO	Isolation Room
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
SP	Speech

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

BEAMER PARK ELEMENTARY SCHOOL

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

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SRC	Student Resource Center

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- Drop-Off
- LS - Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Playfields
- New Fencing with Gates

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	4,383,000
2. Classrooms: Reconfigure	$	-
3. Classrooms: New Construction	$	15,282,000
4. Science, Arts, CTE, and Electives Spaces	$	1,309,000
5. Multi-Purpose Room, Student Union, and Food Service	$	513,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	-
8. Library and Student Support	$	513,000
9. Building Systems: Restrooms & Power Access	$	133,000
10. Site Utilities	$	-
11. Safety & Security	$	817,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	797,000
13. Outdoor Learning, Gardens, and Quads	$	281,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	2,635,000
15. Flexible Furniture	$	729,000
16. Technology Infrastructure and Equipment	$	643,000
	$	**28,035,000**

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Beamer Elementary
525 Beamer Street
Woodland, California 95695

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BV PROJECT #:
141224.21R000-001.017

DATE OF REPORT:
September 22, 2021

ON SITE DATE:
April 21, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	12 buildings Building A Building B Building C Building D Portables 29-30 Portables 20-28, Restroom
Main Address	525 Beamer Street, Woodland, California 95695
Site Developed	1950 Renovated 2000 Portables added in phases
Leased Spaces	None
Date(s) of Visit	April 21, 2021
On-site Point of Contact (POC)	John Bidwell
Assessment and Report Prepared By	Bhaskar Ale
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The elementary school was originally constructed in 1950 and was renovated in 2000. Portable buildings were added from 2003 and 2014.

Architectural

The majority of buildings are wood framed construction with brick veneer on the exterior. The modified bitumen roofing in Building D has multiple leaks and the roof coating has been damaged. The roof hatch needs an extension ladder for safety. Also the upper and lower flat roofs on Building D did not have a fixed wall ladder access which is required for future maintenance and repair on the roof. There was also soffit damage in Building A, Room 2 exterior where a bird nest was observed inside the soffit. Multiple ACT tile damage was observed in various areas of the buildings.

Interior finishes have been periodically replaced as-needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The buildings are heated and cooled by multiple systems. Buildings A and, D are conditioned by packaged units. Building B has split system units with furnace. Building C has central heating with boiler and split system with fan coils. The unit heater in the restroom portable is not working and will need replacement.

Plumbing is provided by gas and electric water heaters located throughout. No major issues observed.

There is a fire sprinkler system onsite only in Building D for the stage. A fire alarm system is present throughout the rest of the buildings and portables.

Electrical service is provided to the site by Pacific Gas & Electric (PG&E) and is adequate for the requirements of the school. The site has security cameras and wi-fi in the classrooms.

Site

The asphalt pavement has developed significant cracks and requires mill and overlay to restore.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Beamer Elementary / Building A (1950)	$680	8,636	$5,872,480	0.0%	3.8%	6.0%	16.7%
Beamer Elementary / Building B (1975)	$680	3,280	$2,230,400	0.0%	1.4%	3.8%	10.3%
Beamer Elementary / Building C (1956)	$680	8,820	$5,997,600	0.0%	1.5%	3.3%	11.7%
Beamer Elementary / Building D (1951)	$680	8,820	$5,997,600	0.9%	2.5%	5.4%	15.2%
Beamer Elementary / Portables 20-28, Restroom (2003)	$398	10,500	$4,179,000	0.0%	0.0%	5.2%	18.9%
Beamer Elementary / Portables 29-30 (2014)	$398	2,080	$827,840	0.0%	0.0%	4.7%	11.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
Building A	2	$1,700
Building D	3	$52,600
Portables 20-28, Restroom	1	$1,600
Site	1	$10,100
Total	**7**	**$66,000**

Building A

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2979702	Beamer Elementary / Building A	Room 6	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$200
2979713	Beamer Elementary / Building A	Room 2 Exterior	B3080	Soffit, Metal, Replace	Poor	Performance/Integrity	$1,500
Total (2 items)							**$1,700**

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Building D

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2979711	Beamer Elementary / Building D	Building D - GYM	B3020	Roof Appurtenances, Roof Access Ladder, Steel, Install	NA	Safety	$3,600
2979754	Beamer Elementary / Building D	Roof	B3020	Roof Hatch Extension, Roof Access Ladder, Steel, Replace	Poor	Safety	$1,800
2979786	Beamer Elementary / Building D	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$47,200
Total (3 items)							**$52,600**

Portables 20-28, Restroom

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2979787	Beamer Elementary / Portables 20-28, Restroom	Restrooms	D3020	Unit Heater, Electric, 1 to 2 KW, Replace	Failed	Performance/Integrity	$1,600
Total (1 items)							**$1,600**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2979733	Beamer Elementary / Site	Playground	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$10,100
Total (1 items)							**$10,100**

Key Findings



Roof Appurtenances

Roof Access Ladder, Steel
Building D Beamer Elementary Building D - GYM

Uniformat Code: B3021
Recommendation: **Install in 2021**

Priority Score: **96.9**

Plan Type: Safety

Cost Estimate: $3,600

**$**$$$

Ladder access missing in 2 areas. - AssetCALC ID: 2979711



Roof Hatch Extension in Poor condition.

Roof Access Ladder, Steel
Building D Beamer Elementary Roof

Uniformat Code: B3021
Recommendation: **Replace in 2021**

Priority Score: **96.9**

Plan Type: Safety

Cost Estimate: $1,800

**$**$$$

Roof hatch needs extension of the ladder for safety. - AssetCALC ID: 2979754



Roofing in Poor condition.

Modified Bitumen
Building D Beamer Elementary Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $47,200

**$$**$$

The roof has been patched up multiple times. It has multiple cracks and paints peeling off. - AssetCALC ID: 2979786



Parking Lots in Poor condition.

Pavement, Asphalt
Site Beamer Elementary Parking lot

Uniformat Code: G2021
Recommendation: **Mill & Overlay in 2022**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $78,600

**$$$**$

Parking lot requires milling and overlay. - AssetCALC ID: 2979790



Unit Heater in Failed condition.

Electric, 1 to 2 KW
Portables 20-28, Restroom Beamer Elementary Restrooms

Uniformat Code: D3027
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

**$**$$$

Unit heater is not working. - AssetCALC ID: 2979787



Soffit in Poor condition.

Metal
Building A Beamer Elementary Room 2 Exterior

Uniformat Code: B3082
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$**$$$

Damaged soffit screen due to bird infestation. According to POC, there is a bird nest inside. It should be removed and sealed. - AssetCALC ID: 2979713



Packaged Unit in Poor condition.

RTU, Pad Mounted, 3 TON
Building C Beamer Elementary Room 9 - Exterior wall

Uniformat Code: D3055
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $10,100

**$$**$$

The unit is at the end of its life. The unit has damaged fins which significantly reduces efficiency and should be replaced in the near future. - AssetCALC ID: 2979750



ADA Miscellaneous

Level III Study, Includes Measurements
Site Beamer Elementary Playground

Uniformat Code: Y1091
Recommendation: **Evaluate/Report in 2021**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $10,100

**$$**$$

ADA study required. - AssetCALC ID: 2979733

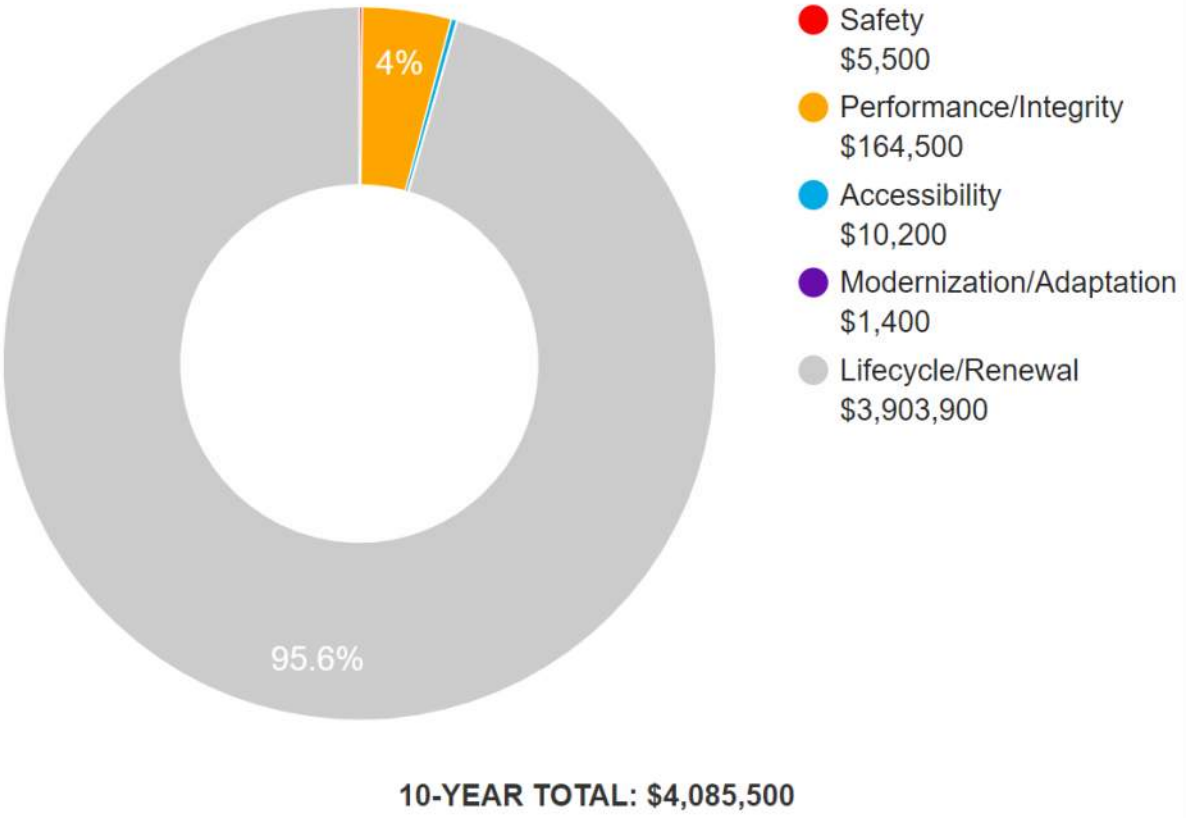
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)





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WOODLAND UNIFIED SCHOOL DISTRICT

SITE PACKAGE

CE DINGLE ELEMENTARY

LPA

SITE DATA



CE Dingle Elementary
625 Elm St #3921
Woodland, CA 95695

Current Enrollment (2020/21): 335

Grades Served: K-6

Original Construction Date: 1889

Number of Portable Classrooms: 14

STAKEHOLDER PRIORITIES

Principal:

1. Separate restrooms for Kindergarten classes in the main building.
2. Classroom upgrades and outdoor learning spaces.
3. Improve drop-off zone in front of the school or create one on the west side of the school off of Oak Ave.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Modernization of Existing buildings and classrooms.
2. Replace portable classrooms with permanent construction.
3. Build and improve HVAC systems.

Based on online survey results from May 2021.

Students:

1. Improve restroom facilities and add additional restrooms across campus.
2. Resurface and stripe hardscape.
3. Improve "gym" space and add storage for PE equipment.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Kindergarten needs dedicated restroom spaces. Finishes need replacement, windows need to be replaced and added for better ventilation and access to natural light. Add outlets and shelves under whiteboards.

Special Education Classrooms
Insufficient classrooms for instructors. Currently three instructors are sharing one room. No confidential spaces for meeting with students.

Student Services / Counseling
Currently share a divided portable which does not allow for adequate privacy. Not enough storage space or room for adequate counseling services / staff.

Staff and Administrative Spaces
Teachers lounge is outdated and needs more space / storage.

Kitchen / Cafeteria / Food Service
Kitchen is undersized and has no prep function. Furniture needs to be updated / added. Inefficient circulation has led to long lines and wait time for food. Expand outdoor dining by cafeteria.

Student Assembly
Current facility meets needs however additional collaborative spaces would be useful.

Library
Add book shelves and additional storage. Create privacy between library and the hallway/custodial spaces.

Physical Education / Athletics Buildings
Need more storage space for PE equipment. Upgrade PE equipment.

Outdoor Play Equipment / Hardcourts
Kindergarten play area needs to be relocated to be adjacent to Kindergarten classrooms. Additional basketball hoops and play areas desired. Hardscape needs to be resurface/ striped to accommodate ADA requirements. Mobility Impaired students are struggling with grading and pathway damage.

Specialized Elective Spaces
Elective spaces need new furniture and technology. Music room needs more space and storage.

Restrooms
Need additional restrooms and hand-washing stations for students and staff. Kindergarten needs dedicated bathroom spaces.

Site
Critical pathways are flooding and not adequate for wheelchair access. No secure bike rack is available. More display spaces for student work is desired. Expanding and reconfiguring drop-off zone to improve traffic flow and provide space for buses.

Technology
Additional outlets and technology upgrades would be appreciated but is not currently an issue.



Shade Structure



Entry Gate



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



School Garden


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Principal's Office


Multi-Purpose Room


Teacher's Lounge


Library


Food Service: Kitchen


Basement Storage

EXISTING SITE PLAN

CE DINGLE ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

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Portable Classrooms

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LONG-TERM SITE PLAN DIAGRAM

CE DINGLE ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



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Modernization

Reconfigure

New Construction

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ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

ELD	English Language Development
ISO	Isolation Room
SRC	Student Resource Center

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	5,054,000
2. Classrooms: Reconfigure	$	434,000
3. Classrooms: New Construction	$	9,535,000
4. Science, Arts, CTE, and Electives Spaces	$	3,795,000
5. Multi-Purpose Room, Student Union, and Food Service	$	1,223,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	1,124,000
8. Library and Student Support	$	1,063,000
9. Building Systems: Restrooms & Power Access	$	840,000
10. Site Utilities	$	-
11. Safety & Security	$	864,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	1,408,000
13. Outdoor Learning, Gardens, and Quads	$	1,083,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	2,819,000
15. Flexible Furniture	$	663,000
16. Technology Infrastructure and Equipment	$	638,000
	$	**30,543,000**

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Dingle Elementary
625 Elm Street
Woodland, California 95695

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
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BV CONTACT:
Matthew Anderson
Program Manager
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BV PROJECT #:
141224.21R000-002.017

DATE OF REPORT:
September 22, 2021

ON SITE DATE:
April 12, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Administration Building Multipurpose Building Staff Building Portables Group 1 Portables Group 2 Portables Group 3 Restroom Building
Main Address	625 Elm Street, Woodland, California 95695
Site Developed	Main Building: 1940s, renovations in 2003 Multipurpose Building: 2004 Staff room and portables: unknown age
Leased Spaces	None
Date(s) of Visit	April 12, 2021
On-site Point of Contact (POC)	John Bidwell
Assessment and Report Prepared By	Mark Robinson
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The Dingle Elementary School site was originally developed as a school in the late 1800s. Several generations of schools occupied the site since that time.

The current Main Building was likely built in the 1940s and had some interior and exterior renovations completed around 2003.

The Multipurpose Building was constructed in 2004.

There are 11 portables of varying ages as well as a newer restroom building that serves the portables and a staff room of unknown age.

Architectural

The Main Building had new roofing installed in 2003. The roofing will be reaching the end of its expected useful life in the next few years but could have its lives extended through continued maintenance. Currently there are reports of roof leaks over the administration area. No obvious source for those leaks was observed.

The Multipurpose building has original systems from the 2004 construction. The roof will be reaching the end of its expected useful like withing the next few years but could be extended with continued maintenance. Of particular concern is the quantity of tree debris that accumulated, particularly on the lower roofs. This will shorten the roof's life span.

The Portables and Staff Room have numerous locations of rotting and warped siding and soffits.

The windows on the front of the Staff Room are wood-framed Plexiglas panes with surface deterioration.

All other windows on in the buildings are non-thermally broken single pane aluminum windows.

The elevator has reported reliability issues with the hydraulic pump.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The roof-top mechanical systems for the Main Building and Multipurpose were installed in 2003 and 2004. These will be reaching the end of their expected useful life in the next few years but could be last longer if well maintained.

The heat pumps serving the portables are of varying age and should be replaced as needed.

Electrical and plumbing systems appear to be functioning and adequate.

Site

Parking lot has extensive alligator cracking, some potholes and raveling. Both paved play areas have some alligator cracking and worn surfaces. Landscape area and playing field have areas of worn and missing grass.

Sidewalks and brick pavers are in good condition.

Around Portable Group 2 are educational planting areas.

There is an outdoor dining pavilion in front of the Main Building.

Recommended Additional Studies

Some areas of the facility were identified as having moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Dingle Elementary / Administration Building	$680	16,600	$11,288,000	0.0%	8.8%	10.4%	18.6%
Dingle Elementary / Multipurpose Building (2004)	$680	5,000	$3,400,000	0.0%	8.9%	11.7%	13.3%
Dingle Elementary / Portables Group 1	$398	1,800	$716,400	0.3%	7.4%	11.7%	22.7%
Dingle Elementary / Portables Group 2	$398	7,200	$2,865,600	0.2%	10.9%	14.1%	20.9%
Dingle Elementary / Portables Group 3	$398	1,800	$716,400	0.0%	2.8%	5.4%	14.8%
Dingle Elementary / Restroom Building	$484	1,800	$871,200	0.0%	0.5%	1.3%	4.0%
Dingle Elementary / Site	$0	0	$0	%	∞%	∞%	∞%
Dingle Elementary / Staff Building	$680	1,000	$680,000	6.3%	9.1%	12.1%	20.4%

Immediate Needs

Facility/Building	Total Items	Total Cost
Administration Building	1	$400
Portables Group 1	1	$2,400
Portables Group 2	1	$6,100
Staff Building	4	$43,000
Total	**7**	**$51,900**

Administration Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2976206	Dingle Elementary / Administration Building	Janitor's Closet	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Poor	Performance/Integrity	$400
Total (1 items)							**$400**

Portables Group 1

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2979094	Dingle Elementary / Portables Group 1	Modular 1	B2010	Exterior Walls, Textured Plywood (T1-11), Replace	Failed	Performance/Integrity	$2,400
Total (1 items)							**$2,400**

Portables Group 2

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2979106	Dingle Elementary / Portables Group 2	Modular campus	B2010	Exterior Walls, Plywood/OSB, Replace	Failed	Performance/Integrity	$6,100
Total (1 items)							**$6,100**

Staff Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2976242	Dingle Elementary / Staff Building	Staff room	B3010	Roofing, Asphalt Shingle, 20-Year Standard, Replace	Poor	Performance/Integrity	$8,200
2978933	Dingle Elementary / Staff Building		B2020	Window, Aluminum Double-Glazed, 28-40 SF, Replace	Poor	Performance/Integrity	$1,700
2976264	Dingle Elementary / Staff Building	Staff room	B2020	Window, Wood, 28-40 SF, Replace	Poor	Performance/Integrity	$12,900
2976220	Dingle Elementary / Staff Building	Staff room	B2010	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	$20,200
Total (4 items)							**$43,000**

Key Findings



Exterior Walls in Failed condition.

Textured Plywood (T1-11)
Portables Group 1 Dingle Elementary Modular 1

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,400

**$**$$$

Rotted, warped and delaminated boards in limited locations. - AssetCALC ID: 2979094



Exterior Walls in Failed condition.

Plywood/OSB
Portables Group 2 Dingle Elementary Modular campus

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,100

**$**$$$

Rotted boards - AssetCALC ID: 2979106



Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
Staff Building Dingle Elementary Staff room

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,200

**$**$$$

Loose, curling and damaged shingles throughout - AssetCALC ID: 2976242



Exterior Walls in Poor condition.

Wood Siding
Staff Building Dingle Elementary Staff room

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $20,200

**$$**$$

Warped and rotted siding throughout - AssetCALC ID: 2976220



Window in Poor condition.

Wood, 28-40 SF
Staff Building Dingle Elementary Staff room

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: $12,900

**$$**$$

Plexiglass glazing - AssetCALC ID: 2976264



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
Staff Building Dingle Elementary

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,700

**$**$$$

Single pane glazing - AssetCALC ID: 2978933



Passenger Elevator in Poor condition.

Hydraulic, 2 Floors
Administration Building Dingle Elementary Main

Uniformat Code: D1011
Recommendation: **Renovate in 2023**

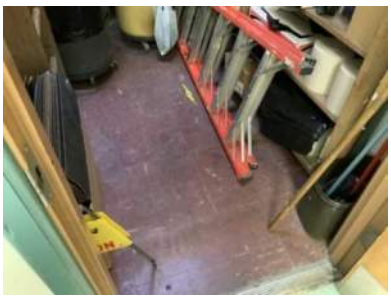
Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: $74,200

**$$$**$

Hydraulic pump is unreliable. - AssetCALC ID: 2976222



Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement
Administration Building Dingle Elementary
Janitor's Closet

Uniformat Code: C2035
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $400

**$**$$$

Nine inch tiles are likely ACM and slight chipping at the threshold was observed. - AssetCALC ID: 2976206



Flooring in Poor condition.

Carpet, Commercial Standard
Administration Building Dingle Elementary Main

Uniformat Code: C2037
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $151,700

$$$$

Worn, some tears. - AssetCALC ID: 2976275



Soffit in Poor condition.

Wood
Portables Group 3 Dingle Elementary

Uniformat Code: B3082
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,600

**$**$$$

Rotting, damaged - AssetCALC ID: 3002046



Soffit in Poor condition.

Wood
Portables Group 2 Dingle Elementary

Uniformat Code: B3082
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,600

**$**$$$

Rotting, damaged - AssetCALC ID: 3002048



Soffit in Poor condition.

Wood
Portables Group 1 Dingle Elementary

Uniformat Code: B3082
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,600

**$**$$$

Rotting, damaged - AssetCALC ID: 3002047

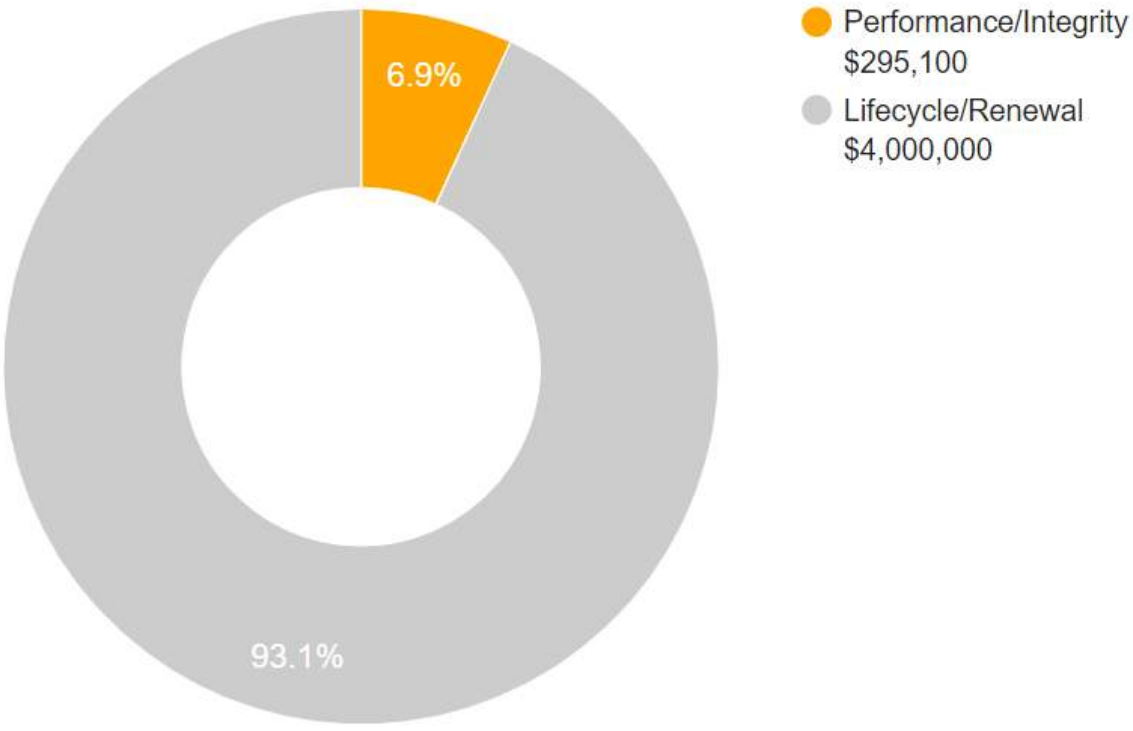
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $4,295,100



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

FREEMAN ELEMENTARY

LPA

SITE DATA



Freeman Elementary
126 N West St
Woodland, CA 95695

Current Enrollment (2020/21): 451

Grades Served: TK-6

Original Construction Date: 1955

Number of Portable Classrooms: 12

STAKEHOLDER PRIORITIES

Principal:

1. A media center or large multi-purpose space for students/parents. Shared asset for family support services
2. Additional drop-off / pick-up along Freeman.
3. Modernization of existing spaces. Paint, replace dry rot / dust.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Update and replace classroom furniture.
2. Update exterior appearance / add curb appeal.
3. Modernization of existing buildings / classrooms.

Based on online survey results from May 2021.

Students:

1. Update and add restrooms.
2. Additional outdoor areas to gather and visit with friends.
3. Update classroom technology (internet, presentation equipment).

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms are in decent condition. Upgrading finishes is desired. Students would like drinking fountains added within classrooms.

Special Education Classrooms
Current classrooms are overcrowded with up to three student groups at once. Designated restrooms are required.

Student Services / Counseling
Needs a dedicated space and a larger office for group sessions.

Staff and Administrative Spaces
Expand administrative spaces and staff lounge.

Kitchen / Cafeteria / Food Service
Current serving kitchen meets needs. There are three lunch periods to serve all students.

Student Assembly
Need larger space for school wide assembly. More storage is also required.

Library
Currently in a portable not adjacent to classrooms. Requires a long walk to access. Space is adequate and appreciated by users.

Physical Education / Athletics Buildings
In a shared classroom with band.

Outdoor Play Equipment / Hardcourts
Track desired to support high participation in cross country.

Specialized Elective Spaces
Band teachers are sharing space with PE and do not have enough room for storage. In need of a dedicated art room with a kiln, or a similar collaborative space.

Restrooms
In good condition.

Site
Need a safer crossing at Woodland Ave. and West St.

Technology
Classroom technology needs an update. Teachers are taping webcams to TVs. Increase charging capacity and access. An added capability to “write” on the screen or have touchscreen would be beneficial to instruction.


Shade Structure


Drop-Off Lane / Parking

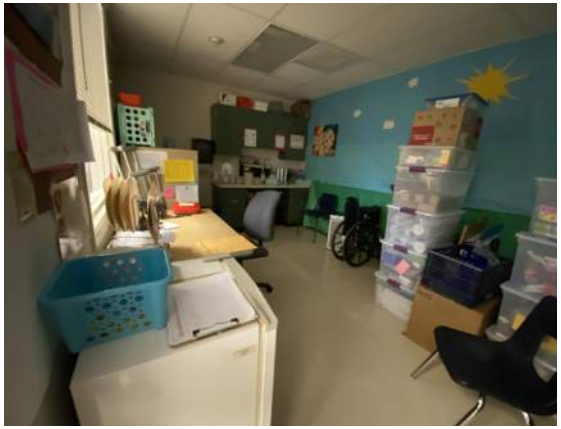


Site Identification and Announcements


Kindergarten Play Yard


Hardcourts


Play Structure


Health Office


Administration Office


School Garden


Typical Classroom

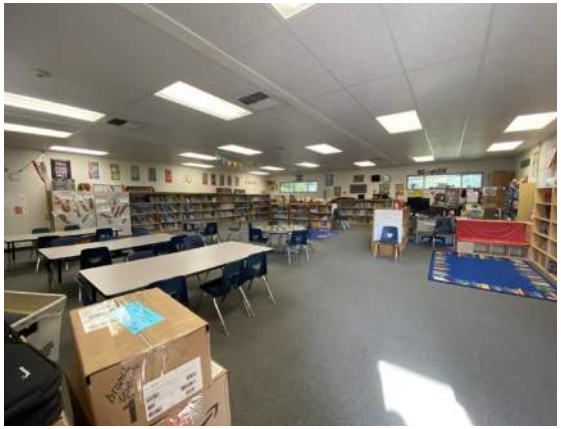

Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Teacher's Lounge


Library


Food Service: Kitchen


Outdoor Learning

EXISTING SITE PLAN

FREEMAN ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

LPA



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

CO	Counselor
ELD	English Language Development
LC	Learning Center
IEP	Individual Educational Plan
INT	Intervention
ISO	Isolation Room
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
SP	Speech

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

FREEMAN ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

No Work

Modernization

Reconfigure

New Construction

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

ELD	English Language Development
ISO	Isolation Room
SRC	Student Resource Center

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
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OTHER

ASES	After School Care
CDC	Child Development Center

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K	Kiln	E	Elevator
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U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	6,503,000
2. Classrooms: Reconfigure	$	-
3. Classrooms: New Construction	$	11,887,000
4. Science, Arts, CTE, and Electives Spaces	$	2,581,000
5. Multi-Purpose Room, Student Union, and Food Service	$	833,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	3,111,000
8. Library and Student Support	$	3,425,000
9. Building Systems: Restrooms & Power Access	$	1,061,000
10. Site Utilities	$	260,000
11. Safety & Security	$	856,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	1,654,000
13. Outdoor Learning, Gardens, and Quads	$	606,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	2,581,000
15. Flexible Furniture	$	895,000
16. Technology Infrastructure and Equipment	$	755,000
	$	**37,008,000**

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Freeman Elementary School
128 North West Street
Woodland, California 95695

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
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Program Manager
800.733.0660 x7613
Matt.Anderson@bureauveritas.com

BV PROJECT #:
141224.21R000-003.017

DATE OF REPORT:
September 27, 2021

ON SITE DATE:
April 15, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Building A Building B Building C Building D Portables 1, 12-18, 25-26, Library Portables 2,3,8 Portable Restrooms
Main Address	128 North West Street, Woodland, California 95695
Site Developed	1985 Renovated 2001
Leased Spaces	None
Date(s) of Visit	April 15, 2021
On-site Point of Contact (POC)	John Bidwell
Assessment and Report Prepared By	Bhaskar Ale
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The elementary school was originally constructed around 1985 and was renovated in 2001. Portable buildings were added from 1985 till 2014. The 2001 renovations consisted of refurbishing building interiors, installing new roof top HVAC units, and updating some of the site electrical services/panels. In 2014 there was a restroom renovation project completed and in 2015 major site pavement project was completed which covered the west parking lot and the large playground area.

Architectural

The majority of the buildings consist of CMU block or wood frame construction with slab on grade. There is a section on Building D roof above the Gymnasium which shows signs of delamination of the PVC cap sheet requiring repairs. It was also observed that one of the windows facing the west wall had cracks and will require replacement. Interior finishes have been periodically replaced as needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the buildings are conditioned by rooftop packaged units. Building B has split system units with furnace. The portables are heated and cooled by wall mounted heat pumps. All the economizers on the rooftop package units are not operable according to the POC. The wall mounted unit heaters located in the restroom adjacent to Portable 8 are also not working.

An isolation room located in Building A, currently in use, does not have any type of ventilation. It is recommended to install ventilation for the space. A budgetary cost is included.

Domestic hot water is provided by gas and electric water heaters located throughout the school. No major issues observed.

There is a fire sprinkler system onsite only in Building D for the utility closet. A fire alarm system is present throughout the remaining buildings and portables.

The electrical system is a mix of old and new systems due to the installation of the 282 solar panel array and inverter in 2013. It appears that the main power supply for the site was moved from the large switchboard on Building A to the switchboard now located in the transformer pad mount area. Buildings A and D still have the original electrical switchboards and breakers that could be very problematic if not maintained. It is recommended to have infrared electrical testing completed on all the electrical panels on the site to ensure the system is operating safely.

Electrical service is provided to the site by Pacific Gas and Electric and is adequate for the requirements of the school. The site has security cameras and wi-fi in the classrooms.

Site

Adjacent to Building A there is heaved sidewalk and outside of Portable 1 the asphalt is cracked and weeds are growing through. Both areas present trip hazards and should be repaired. The north parking lot and has also developed significant cracks and requires mill and overlay. Both parking lots require restriping.

A section of the wood fence near the south west section of the property is leaning and is temporarily being supported by wood posts.

Recommended Additional Studies

The old switchboard panels are in poor condition. The original breakers may not trip when necessary and connections loosen over time with heat and load on the connections. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the older switchboard is also included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
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10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Freeman Elementary / Building A (1985)	$680	6,100	$4,148,000	0.4%	6.7%	13.2%	18.7%
Freeman Elementary / Building B (1985)	$680	3,800	$2,584,000	0.0%	2.7%	6.0%	13.1%
Freeman Elementary / Building C (1985)	$680	8,000	$5,440,000	0.4%	3.8%	12.3%	18.3%
Freeman Elementary / Building D (1985)	$680	8,200	$5,576,000	0.3%	4.6%	13.2%	20.3%
Freeman Elementary / Portable Restrooms	$398	1,500	$597,000	0.0%	1.7%	1.7%	6.0%
Freeman Elementary / Portables 1, 12-18, 25-26, Library (2001)	$398	13,800	$5,492,400	0.0%	3.5%	10.1%	20.9%
Freeman Elementary / Portables 2,3,8 (1985)	$398	3,800	$1,512,400	0.2%	5.6%	10.7%	29.4%

Immediate Needs

Facility/Building	Total Items	Total Cost
Building A	2	$16,000
Building C	1	$21,200
Building D	4	$17,900
Portables 1, 12-18, 25-26, Library	1	$700
Portables 2,3,8	1	$3,200
Site	4	$16,500
Total	**13**	**$75,500**

Building A

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972974	Freeman Elementary / Building A	Isolation room	D3050	HVAC System Install, Full System Renovation/Upgrade, High Complexity, Install	Failed	Safety	$1,900
2977624	Freeman Elementary / Building A	Roof	D3030	Economizer, Replace	Failed	Performance/Integrity	$14,100
Total (2 items)							**$16,000**

Building C

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2977643	Freeman Elementary / Building C	Roof	D3030	Economizer Unit, Replace	Failed	Performance/Integrity	$21,200
Total (1 items)							**$21,200**

Building D

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3013633	Freeman Elementary / Building D	Building D and site	D5020	Electrical System, Infrared Study, Study	NA	Safety	$6,700
3012799	Freeman Elementary / Building D	Roof	D3030	Economizer Unit, Replace	Failed	Performance/Integrity	$7,100
2973002	Freeman Elementary / Building D	Gymnasium	C1020	Interior Window, Fixed, 12 SF, Replace	Poor	Performance/Integrity	$700
2972959	Freeman Elementary / Building D	Roof	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Poor	Performance/Integrity	$3,400
Total (4 items)							**$17,900**

Portables 1, 12-18, 25-26, Library

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972992	Freeman Elementary / Portables 1, 12-18, 25-26, Library	Portable 25	D2010	Water Heater, Electric, Instant Hot, Replace	Failed	Performance/Integrity	$700
Total (1 items)							**$700**

Portables 2,3,8

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972981	Freeman Elementary / Portables 2,3,8	Restroom	D3020	Unit Heater, Electric, 1 to 2 KW, Replace	Failed	Performance/Integrity	$3,200
Total (1 items)							**$3,200**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2977615	Freeman Elementary / Site	Site	G2060	Fences & Gates, Fence, Wood Board 6', Replace	Poor	Performance/Integrity	$4,900
2977616	Freeman Elementary / Site	Adjacent to Portables 3	G2030	Sidewalk, Asphalt, Replace	Poor	Safety	$7,400
2977587	Freeman Elementary / Site	Adjacent to Building A	G2030	Sidewalk, Concrete, Small Areas/Sections, Replace	Failed	Safety	$2,700
2972982	Freeman Elementary / Site	Utility pad	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	$1,500
Total (4 items)							**$16,500**

Key Findings



Sidewalk in Failed condition.

Concrete, Small Areas/Sections
Site Freeman Elementary Adjacent to Building A

Uniformat Code: G2031
Recommendation: **Replace in 2021**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $2,700

**$**$$$

Trip hazard - AssetCALC ID: 2977587



Sidewalk in Poor condition.

Asphalt
Site Freeman Elementary Adjacent to Portables 3

Uniformat Code: G2031
Recommendation: **Replace in 2021**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $7,400

**$**$$$

Pavement is failing, Trip hazard. - AssetCALC ID: 2977616

No photo available.

Electrical System

Infrared Study
Building D Freeman Elementary Building D and site

Uniformat Code: D5023
Recommendation: **Study in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $6,700

**$**$$$

Infra-red study recommended to check the breakers and safety of original Zinsco panels. - AssetCALC ID: 3013633



HVAC System Install in Failed condition.

Full System Renovation/Upgrade, High Complexity
Building A Freeman Elementary Isolation room

Uniformat Code: D3055
Recommendation: **Install in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $1,900

**$**$$$

Install HVAC for ventilation fin isolation room. Currently, it does not have any ventilation. - AssetCALC ID: 2972974



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Building D Freeman Elementary Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: $3,400

**$**$$$

Portion on north end of roof is delaminating. - AssetCALC ID: 2972959



Switchboard in Poor condition.

120/208 V, 600 AMP
Building D Freeman Elementary Utility closet

Uniformat Code: D5021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $60,700

**$$$**$

Due to the age of the equipment, it is recommended to be replaced in the near future. - AssetCALC ID: 2977610



Switchboard in Poor condition.

120/208 V, 1200 AMP
Building A Freeman Elementary Electrical room

Uniformat Code: D5021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $89,000

**$$$**$

Due to the age of the equipment, it is recommended to be replaced in the short term. - AssetCALC ID: 2977630



Switchboard in Poor condition.

120/208 V, 1000 AMP
Site Freeman Elementary Site

Uniformat Code: D5021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $93,100

**$$$**$

Due to the age of the equipment, it is recommended to be replaced in the near future. - AssetCALC ID: 2977633



Parking Lots in Poor condition.

Pavement, Asphalt
Site Freeman Elementary Utility pad

Uniformat Code: G2021
Recommendation: **Repair in 2021**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,500

**$**$$$

Asphalt in utility pad area is deteriorated - AssetCALC ID: 2972982



Parking Lots in Poor condition.

Pavement, Asphalt
Site Freeman Elementary West Parking area

Uniformat Code: G2021
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $7,900

**$**$$$

Needs restriping. - AssetCALC ID: 2977608



Parking Lots in Poor condition.

Pavement, Asphalt
Site Freeman Elementary North Parking area

Uniformat Code: G2021
Recommendation: **Mill & Overlay in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $56,600

**$$$**$

North parking lot has alligator cracking, block cracking and raveling. - AssetCALC ID: 2980115



Parking Lots in Poor condition.

Pavement, Asphalt
Site Freeman Elementary North parking lot

Uniformat Code: G2021
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $7,300

**$**$$$

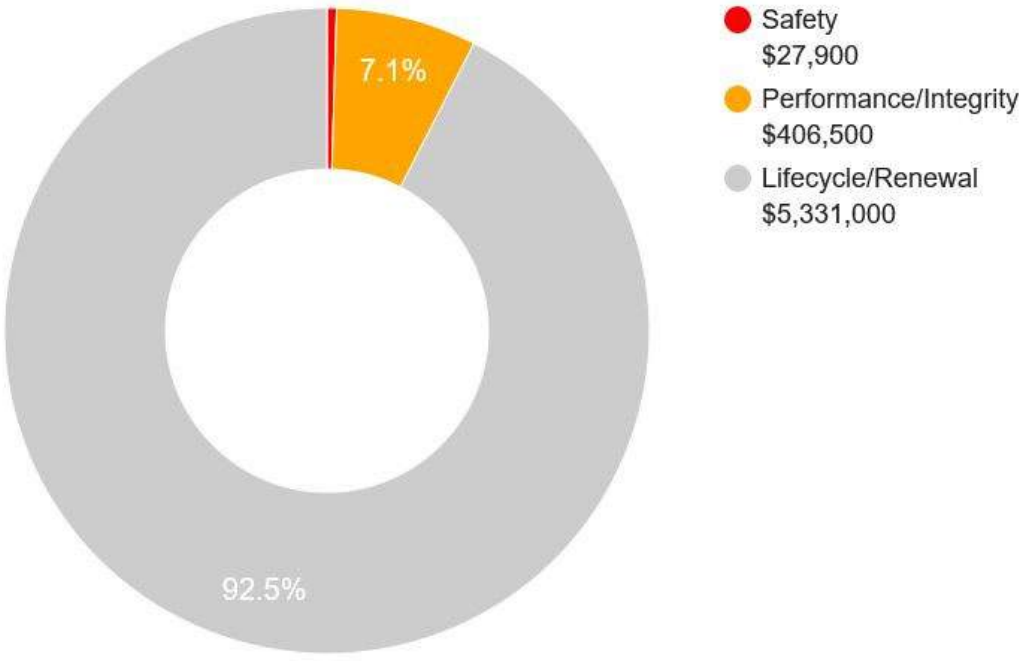
Needs restriping. - AssetCALC ID: 3013203

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $5,765,400



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

GIBSON ELEMENTARY

LPA

SITE DATA



Gibson Elementary
312 Gibson Rd
Woodland, CA 95695

Current Enrollment (2020/21): 379

Grades Served: TK-6

Original Construction Date: 1953

Number of Portable Classrooms: 12

STAKEHOLDER PRIORITIES

Principal:

1. Front entrance gate/office reorganization for main point of entry. Current fence is not functional.
2. Repave concrete and asphalt in various locations across the campus. Roots are intruding on pathways and creating non-compliance with ADA.
3. New windows and curtains in classrooms for safety and security.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Modernization of existing buildings and classrooms.
2. Resurface and restriping hardcourts, track and playfield.
3. Improve parking and drop-off circulation / capacity.

Based on online survey results from May 2021.

Students:

1. Restrooms need to be added and existing updated.
2. Improve blacktop and playgrounds.
3. Add outdoor areas for gatherings.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Will need to update lighting and furniture. Needs curtains and shades for security concerns and energy efficiency. Maintain/repair portable ramps for ADA. Additional storage and secure storage needed.

Special Education Classrooms
Updated furniture, open shelving, lockable cabinets, sensory spaces and updated lighting required.

Student Services / Counseling
Needs more flexible seating.

Staff and Administrative Spaces
Has no secure point of entry. Furniture and space is adequate.

Kitchen / Cafeteria / Food Service
Facilities in adequate condition. Back door to kitchen needs either a new lock or a new door.

Student Assembly
There is enough space, however the technology is outdated. In need of a new AV system.

Library
Plenty of space, however furniture is not matching and there is a need for more storage space as well as secure bookcases.

Physical Education / Athletics Buildings
Currently held inside the assembly space and outside. Storage shed in bad shape and needs to be replaced or repaired.

Outdoor Play Equipment / Hardcourts
Hardcourts are in great shape. A few tripping hazards noted along the edges of the court. Play structures and equipment are in decent shape but could use an update.

Specialized Elective Spaces
Currently no specified art room. Music has a specified room however the space does not have adequate storage for instruments. Furniture needs to be updated.

Restrooms
There are not enough restrooms for students and existing restrooms need to be updated. SDC classrooms need dedicated toilets.

Site
Lack of entrance gate is creating a lack of security on campus. Exterior lighting, security cameras and curtains in classrooms are necessary to increase safety. New exterior paint, updated landscaping and door locks are necessary.

Overall pavement in decent condition however there are some instances of uneven pavement. Not currently enough staff parking. Signage is needed to help direct traffic and parking lot needs to be re-striped.

Technology
Effort to upgrade technology is underway. Teachers are in need of voice amplification system in classrooms. School PA and bell system needs upgrade.

LPA



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



School Garden


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Teacher's Lounge


Library


Food Service: Kitchen


Art Display

EXISTING SITE PLAN

GIBSON ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

CO	Counselor
ELD	English Language Development
LC	Learning Center
IEP	Individual Educational Plan
INT	Intervention
ISO	Isolation Room
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
SP	Speech

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LPA

LONG-TERM SITE PLAN DIAGRAM

GIBSON ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

CLASSROOMS, CR

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SRC	Student Resource Center

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OTHER

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SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

- Drop-Off
- LS - Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Playfields
- New Fencing with Gates

LPA

		TOTAL PROGRAM COST (2022$)
1.	Site-Wide: Modernize & Deferred Maintenance	$ 5,278,000
2.	Classrooms: Reconfigure	$ 1,187,000
3.	Classrooms: New Construction	$ 16,451,000
4.	Science, Arts, CTE, and Electives Spaces	$ -
5.	Multi-Purpose Room, Student Union, and Food Service	$ 1,329,000
6.	Physical Education Facilities	$ -
7.	Administration and Staff Support	$ 1,990,000
8.	Library and Student Support	$ 866,000
9.	Building Systems: Restrooms & Power Access	$ 90,000
10.	Site Utilities	$ 422,000
11.	Safety & Security	$ 717,000
12.	Campus Arrival: Parking, Drop-off, and Entry Plaza	$ 833,000
13.	Outdoor Learning, Gardens, and Quads	$ 986,000
14.	Exterior Play Spaces, Playfields, and Hardcourts	$ 3,095,000
15.	Flexible Furniture	$ 928,000
16.	Technology Infrastructure and Equipment	$ 888,000
		$ 35,060,000

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Gibson Elementary
312 Gibson Road
Woodland, California 95695

PREPARED BY:
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BV PROJECT #:
141224.21R000-004.017

DATE OF REPORT:
September 20, 2021

ON SITE DATE:
April 7, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	14 buildings -Administration/Cafeteria Building -Classroom Buildings; 1-5, 6-10, Kindergarten -Classroom Buildings; 11-14, 15-18 -Counselling room -Library -Portables Toilet rooms (2) -Portable Annex Office -Portables 19 -Portables 20-21 -Portables 23-29
Main Address	312 Gibson Road, Woodland California 95695
Site Developed	Unknown Portables added in phases
Leased Spaces	None
Date(s) of Visit	April 7, 2021
On-site Point of Contact (POC)	Guy Chapman
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The original construction date of the school campus was not provided. The MPR was renovated in 1994 and the classrooms underwent a renovation in 2001. The portables appear to be from 1993 and 1996.

Architectural

The single-story stucco over masonry classroom buildings were remodeled in 2001, including roofing, exterior paint and doors, and interior finishes. The windows appear to be original. For all the buildings, typical lifecycle interior finish, exterior paint, doors, and roofing replacements are budgeted and anticipated. The classroom windows are budgeted for replacement in the near term.

The MPR underwent a remodel in 1994 and only lifetime interior and exterior replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All MEPF systems and components are replacements from the 1994 MPR or 2001 renovations. The MEPF systems and components appear to have been well-maintained since that time. Heating and cooling are provided throughout the buildings by individual rooftop package units. The systems reportedly supply inadequate air flow. Some HVAC have required replacements, and the remaining original units are well past the end of their anticipated lifecycles. They are currently at the expected lifetime useful limit but are reportedly still operating adequately and still serviceable. The rooftop units all utilize R-22 refrigerant and will become increasingly difficult to find parts for service. The electrical and plumbing infrastructures were reportedly modernized as part of the 2001 renovation. Only typical lifecycle electrical and plumbing replacements are budgeted and recommended.

The site has security cameras and wi-fi in the classrooms.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The north main drive appears to have been milled and overlaid, along with regular sealing and striping. The east playgrounds have developed significant cracks and requires mill and overlay. The southwest sports court is in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

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0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
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10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility(year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Gibson Elementary / Administration, MPR (1994)	$680	8,500	$5,780,000	3.1%	9.0%	15.1%	18.0%
Gibson Elementary / Classroom 15-18	$680	3,875	$2,635,000	0.0%	9.6%	10.9%	11.3%
Gibson Elementary / Classroom, Kindergarten	$680	2,000	$1,360,000	1.1%	12.5%	13.2%	15.6%
Gibson Elementary / Classrooms 1-5	$680	4,500	$3,060,000	1.1%	10.1%	10.3%	11.3%
Gibson Elementary / Classrooms 11-14	$680	3,500	$2,380,000	1.2%	10.8%	11.6%	13.3%
Gibson Elementary / Classrooms 6-10	$680	3,500	$2,380,000	0.0%	12.8%	13.0%	14.3%
Gibson Elementary / Counseling Room 22	$680	250	$170,000	0.0%	5.0%	10.5%	14.0%
Gibson Elementary / Library	$680	1,800	$1,224,000	0.6%	11.0%	11.1%	11.5%
Gibson Elementary / Modular Toilet Rooms	$484	1,350	$653,400	0.1%	4.5%	7.5%	25.6%
Gibson Elementary / Portable 19	$398	900	$358,200	1.0%	15.7%	16.5%	18.1%
Gibson Elementary / Portable Annex Office	$398	880	$350,240	2.1%	6.9%	15.7%	20.8%
Gibson Elementary / Portables 20, 21	$398	1,760	$700,480	0.0%	5.1%	6.4%	6.4%
Gibson Elementary / Portables 23-29	$398	6,160	$2,451,680	0.0%	4.0%	9.7%	10.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
Administration, MPR	8	$215,200
Classroom 15-18	1	$400
Classroom, Kindergarten	2	$17,600
Classrooms 1-5	1	$38,900
Classrooms 11-14	4	$33,400
Library	1	$8,500
Modular Toilet Rooms	1	$800
Portable 19	1	$4,200
Portable Annex Office	1	$8,900
Site	2	$5,400
Total	**22**	**$333,300**

Administration, MPR

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967829	Gibson Elementary / Administration, MPR	Kitchen	E1030	Foodservice Equipment, Steamer, Freestanding, Replace	Poor	Performance/Integrity	$28,300
2967720	Gibson Elementary / Administration, MPR	Site	E1030	Foodservice Equipment, Walk-In, Freezer, Replace	Poor	Performance/Integrity	$101,100
2967702	Gibson Elementary / Administration, MPR	Kitchen	E1030	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	Poor	Performance/Integrity	$15,400
2967910	Gibson Elementary / Administration, MPR	MPR	D1010	Vertical Lift, Wheelchair, 5' Rise, Renovate	NA	Safety	$22,900

2967855	Gibson Elementary / Administration, MPR	Admin	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	$5,600
2967796	Gibson Elementary / Administration, MPR	Admin	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$4,000
2967783	Gibson Elementary / Administration, MPR	Building interior, admin	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	$3,500
2974924	Gibson Elementary / Administration, MPR	Roof- admin	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Poor	Performance/Integrity	$34,400
Total (8 items)							**$215,200**

Classroom 15-18

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967811	Gibson Elementary / Classroom 15-18	Roof	B2010	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	$400
Total (1 items)							**$400**

Classroom, Kindergarten

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967920	Gibson Elementary / Classroom, Kindergarten	Electrical shed	C2050	Ceiling Finishes, Gypsum Board/Plaster, Install	NA	Safety	$1,600

2967795	Gibson Elementary / Classroom, Kindergarten	Building exterior	B2020	Storefront, Glazing & Framing, Replace	Poor	Performance/Integrity	$16,000
Total (2 items)							**$17,600**

Classrooms 1-5

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967810	Gibson Elementary / Classrooms 1-5	Building exterior	B2020	Storefront, Glazing & Framing, Replace	Poor	Performance/Integrity	$38,900
Total (1 items)							**$38,900**

Classrooms 11-14

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2975599	Gibson Elementary / Classrooms 11-14	Building interior	E2010	Casework, Countertop, Plastic Laminate, Replace	Poor	Performance/Integrity	$1,100
2975598	Gibson Elementary / Classrooms 11-14	Building interior	E2010	Casework, Cabinetry, Standard, Replace	Poor	Performance/Integrity	$6,500
2975602	Gibson Elementary / Classrooms 11-14	Building interior	C1070	Glue-on Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	$16,500
2967677	Gibson Elementary / Classrooms 11-14	Building exterior	B2010	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	$9,300
Total (4 items)							**$33,400**

Library

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967832	Gibson Elementary / Library	Building interior	C1070	Glue-on Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	$8,500
Total (1 items)							**$8,500**

Modular Toilet Rooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2976962	Gibson Elementary / Modular Toilet Rooms	Building exterior	B2050	Exterior Door, Steel, any type, Refinish	Poor	Performance/Integrity	$800
Total (1 items)							**$800**

Portable 19

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967840	Gibson Elementary / Portable 19	Building interior	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$4,200
Total (1 items)							**$4,200**

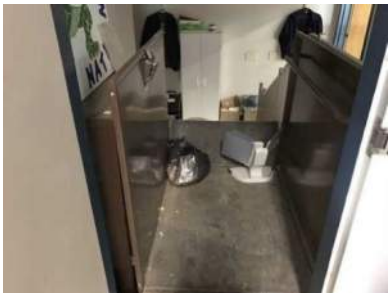
Portable Annex Office

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967890	Gibson Elementary / Portable Annex Office	Building interior	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	$8,900
Total (1 items)							**$8,900**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967792	Gibson Elementary / Site	Canopy, near quad	B3020	Roof Appurtenances, Drain Covers, Missing	Failed	Performance/Integrity	$1,400
2977099	Gibson Elementary / Site	Site	B2010	Exterior Walls, Plywood/OSB, Replace	Poor	Performance/Integrity	$4,000
Total (2 items)							**$5,400**

Key Findings



Vertical Lift

Wheelchair, 5' Rise
Administration, MPR Gibson Elementary MPR

Uniformat Code: D1012
Recommendation: **Renovate in 2021**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $22,900

**$$**$$

Lift reportedly is not ADA compliant. - AssetCALC ID: 2967910



Ceiling Finishes

Gypsum Board/Plaster
Classroom, Kindergarten Gibson Elementary
Electrical shed

Uniformat Code: C2051
Recommendation: **Install in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $1,600

**$**$$$

The electrical room ceiling is exposed plywood with water damage. - AssetCALC ID: 2967920



Exterior Walls in Poor condition.

Plywood/OSB
Site Gibson Elementary Site

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,000

**$**$$$

The siding is significantly weathered with dry rot. - AssetCALC ID: 2977099



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Classrooms 11-14 Gibson Elementary Building exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $9,300

**$**$$$

The exterior exposed wood is weathered. - AssetCALC ID: 2967677



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Administration, MPR Gibson Elementary Roof-admin

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $34,400

**$$**$$

Roof reportedly leaks. - AssetCALC ID: 2974924



Storefront in Poor condition.

Glazing & Framing
Classrooms 1-5 Gibson Elementary Building exterior

Uniformat Code: B2023
Recommendation: **Replace in 2021**

Priority Score: **87.9**

Plan Type: Performance/Integrity

Cost Estimate: $38,900

**$$**$$

Windows are single pane, energy inefficient metal framed that are well past their EUL - AssetCALC ID: 2967810



Storefront in Poor condition.

Glazing & Framing
Classroom, Kindergarten Gibson Elementary Building exterior

Uniformat Code: B2023
Recommendation: **Replace in 2021**

Priority Score: **87.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,000

**$$**$$

Windows are single pane, energy inefficient metal framed that are well past their EUL. - AssetCALC ID: 2967795



Window in Poor condition.

Aluminum Double-Glazed, up to 15 SF
Classrooms 6-10 Gibson Elementary Building exterior

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $30,700

**$$**$$

Windows are single pane, energy inefficient, metal framed and well past their EUL. - AssetCALC ID: 2967794



Window in Poor condition.

Steel, 16-25 SF
Library Gibson Elementary Building exterior

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $13,800

**$$**$$

Windows are single pane, energy inefficient, metal framed and well past their EUL. - AssetCALC ID: 2967887



Parking Lots in Poor condition.

Pavement, Asphalt
Site Gibson Elementary Parking, main drive

Uniformat Code: G2021
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $15,600

**$$**$$

The parking stripes are worn. The ADA paint stripes have been refreshed more recently. - AssetCALC ID: 2977097



Foodservice Equipment in Poor condition.

Food Warmer, Tabletop Drawers (Set of 4)
Administration, MPR Gibson Elementary Kitchen

Uniformat Code: E1038
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $15,400

**$$**$$

Blows the fuses - AssetCALC ID: 2967702



Foodservice Equipment in Poor condition.

Steamer, Freestanding
Administration, MPR Gibson Elementary Kitchen

Uniformat Code: E1038
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $28,300

**$$**$$

Takes twice as long to cook as it should - AssetCALC ID: 2967829



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Administration, MPR Gibson Elementary Building interior, admin

Uniformat Code: C1071
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,500

**$**$$$

Stained, aged, ceiling tiles. - AssetCALC ID: 2967783



Flooring in Poor condition.

Carpet, Commercial Standard
Administration, MPR Gibson Elementary Admin

Uniformat Code: C2037
Recommendation: **Replace in 2021**

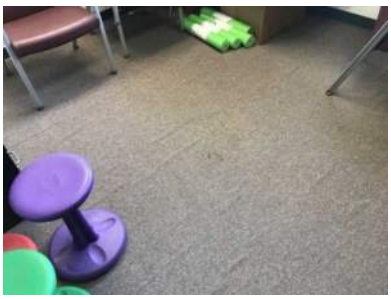
Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,600

**$**$$$

Carpet is worn and age stained. - AssetCALC ID: 2967855



Flooring in Poor condition.

Carpet, Commercial Standard
Portable Annex Office Gibson Elementary Building interior

Uniformat Code: C2037
Recommendation: **Replace in 2021**

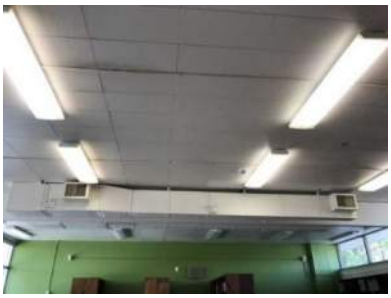
Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,900

**$**$$$

Carpet is worn, thin, rolling which can be a trip hazard. - AssetCALC ID: 2967890



Glue-on Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Library Gibson Elementary Building interior

Uniformat Code: C1071
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,500

**$**$$$

There are stained tiles and detaching tiles. - AssetCALC ID: 2967832



Glue-on Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Classrooms 11-14 Gibson Elementary Building interior

Uniformat Code: C1071
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,500

**$$**$$

There are stained tiles from previous repaired roof leaks. Stained tiles could be replaced, BV recommends replacement with suspended ACT. - AssetCALC ID: 2975602



Foodservice Equipment in Poor condition.

Walk-In, Freezer
Administration, MPR Gibson Elementary Site

Uniformat Code: E1038
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $101,100

$$$$

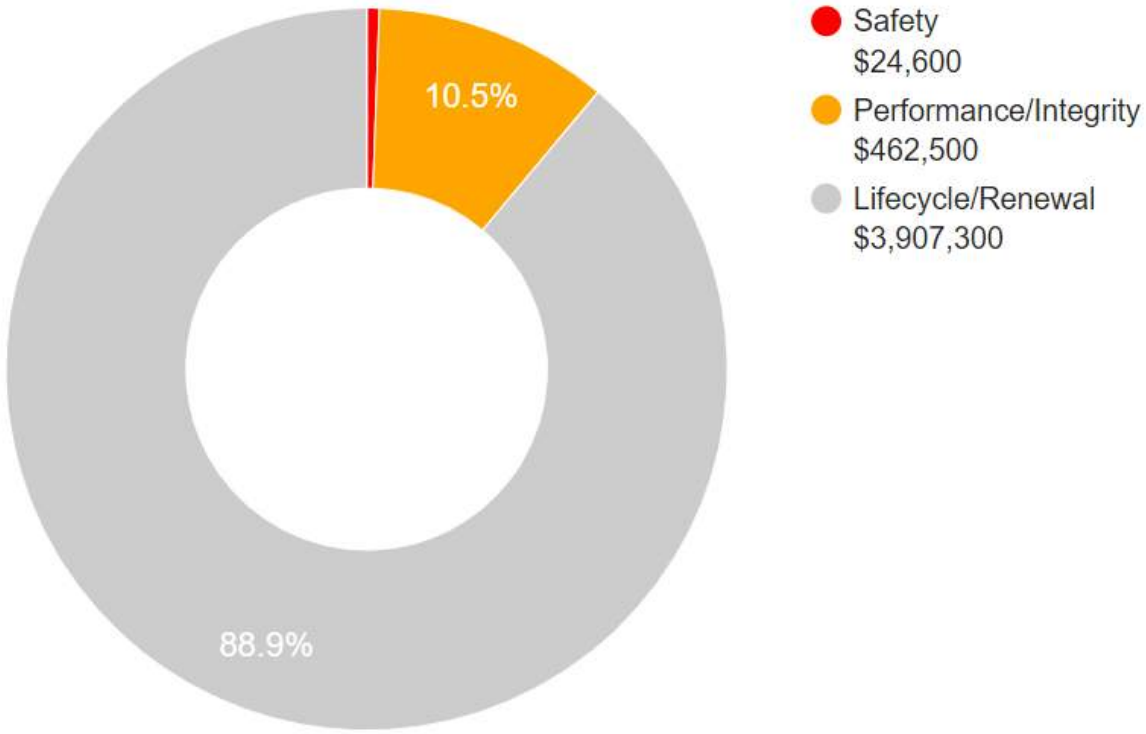
Floor collapsing - AssetCALC ID: 2967720

Plan Types

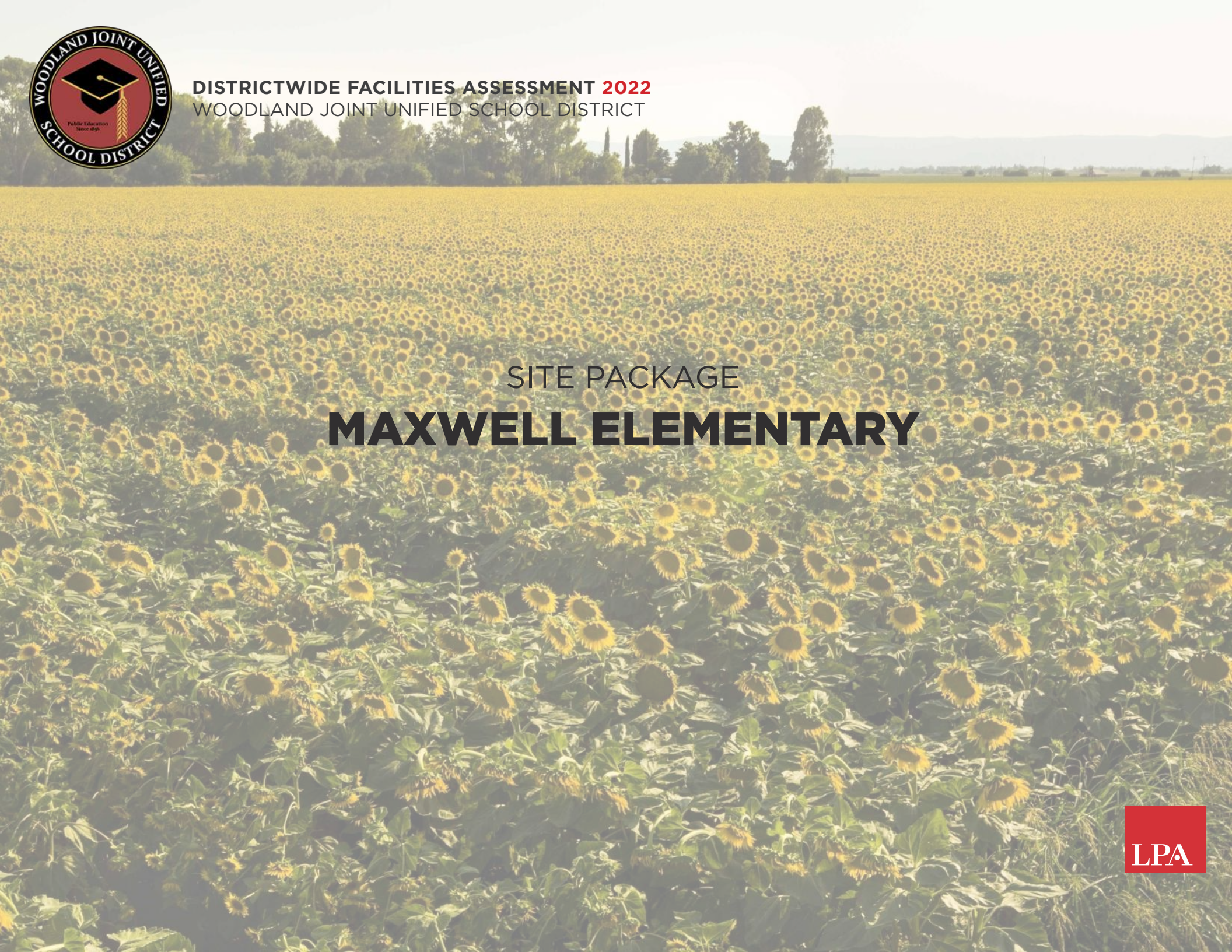
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $4,394,400



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

MAXWELL ELEMENTARY

LPA

SITE DATA



Maxwell Elementary
50 Ashley Ave
Woodland, CA 95695

Current Enrollment (2020/21): 515

Grades Served: K-6

Original Construction Date: 1970

Number of Portable Classrooms: 8

STAKEHOLDER PRIORITIES

Principal:

1. Hardscape resurfacing and replacement / relocation of ball walls.
2. Upgraded security cameras and digital storage.
3. Create a science camp area behind Multi-Purpose room (outdoor learning center / seating area, habitat area, pathway, Irrigation system).

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Resurface playfields, track and hardcourts.
2. Add and update restrooms for students and staff.
3. Update HVAC systems.

Based on online survey results from May 2021.

Students:

1. Add and update restrooms.
2. Resurface playfields, track and hardcourts.
3. Add more shaded outdoor areas for gathering.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms are functional but window coverings need to be added for shade and safety.

Special Education Classrooms
Teaching space is adequate but restrooms need repair / updates. Storage space is also needed near the restrooms.

Student Services / Counseling
Conditions are acceptable.

Staff and Administrative Spaces
There is currently a lack of storage effecting staff and the nurse's office. Windows should be updated to become operable and shades included to help with lighting issues and security.

Kitchen / Cafeteria / Food Service
Not enough space in kitchen. Equipment is currently scattered throughout the assembly floor.

Student Assembly
Multi-purpose room is currently storing various materials and equipment for the school. The shortage of space in the multi-purpose has created a need for more lunch periods. Future enrollment numbers will demand more space in the multi-purpose room.

Library
Currently not enough shelving and what is existing is mismatching. There is a need for more storage for library supplies.

Physical Education / Athletics Buildings
Equipment is in good shape. There is not enough indoor space. Hardcourts are in poor shape and pose risk for the students. Field conditions are preventing usage, further minimizing allowable area for physical education.

Outdoor Play Equipment / Hardcourts
Hardcourts need to be replaced. There are not enough basketball hoops and the students are desiring a ball wall. Playground equipment is in good shape.

Specialized Elective Spaces
Space is utilized well but the finishes could use updating. Students and staff desire a space (both indoor and outdoor) for more science based exploration / investigation.

Restrooms
There are not enough restrooms to serve the students or staff.

Site
Field is in very poor condition. Underground pipes are leaking creating puddles and unsafe conditions. There are no shade structures or shade trees in the play areas.

Technology
PA system does not operate correctly and needs to be updated. HVAC noise is interfering with teacher's ability to communicate and there are no voice amplification systems available for teachers.



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



School Courtyard


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Music Room


Library


Food Service: Kitchen


Teacher's Lounge

EXISTING SITE PLAN

MAXWELL ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

CO	Counselor
ELD	English Language Development
LC	Learning Center
IEP	Individual Educational Plan
INT	Intervention
ISO	Isolation Room
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
SP	Speech

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LPA

LONG-TERM SITE PLAN DIAGRAM

MAXWELL ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

No Work

Modernization

Reconfigure

New Construction

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

ELD	English Language Development
ISO	Isolation Room
SRC	Student Resource Center

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
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PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
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U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LPA

		TOTAL PROGRAM COST (2022$)
1.	Site-Wide: Modernize & Deferred Maintenance	$ 7,544,000
2.	Classrooms: Reconfigure	$ -
3.	Classrooms: New Construction	$ 3,522,000
4.	Science, Arts, CTE, and Electives Spaces	$ 3,836,000
5.	Multi-Purpose Room, Student Union, and Food Service	$ 611,000
6.	Physical Education Facilities	$ -
7.	Administration and Staff Support	$ -
8.	Library and Student Support	$ 931,000
9.	Building Systems: Restrooms & Power Access	$ 369,000
10.	Site Utilities	$ -
11.	Safety & Security	$ 490,000
12.	Campus Arrival: Parking, Drop-off, and Entry Plaza	$ 616,000
13.	Outdoor Learning, Gardens, and Quads	$ 482,000
14.	Exterior Play Spaces, Playfields, and Hardcourts	$ 3,324,000
15.	Flexible Furniture	$ 862,000
16.	Technology Infrastructure and Equipment	$ 996,000
		$ 23,583,000

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Maxwell Elementary
50 Ashley Avenue
Woodland, California 95695

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BV PROJECT #:
141224.21R000-005.017

DATE OF REPORT:
September 20, 2021

ON SITE DATE:
March 13, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Main Building Multipurpose Building Portables North Portables South
Main Address	50 Ashley Avenue, Woodland, California 95695
Site Developed	1970, Main Building/1989 Multi-purpose Building Renovated 2000
Leased Spaces	None
Date(s) of Visit	March 13, 2021
On-site Point of Contact (POC)	Guy Chapman
Assessment and Report Prepared By	Mark Robinson
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The Main Building at Maxwell Elementary was constructed in 1970, and the Multipurpose Building was constructed in 1989. Both of these buildings were renovated in 2020.

Additional structures were added later: Portables North in 2002, Portables South in 2006, dining pavilion in 2008 and the parking lot solar panels/carports in 2014.

Architectural

The exterior of all buildings are generally in fair condition. The wood composite shakes on the Main Building are deteriorating and need to be replaced before further damage occurs.

Brickwork of Main and Multi-Purpose show few signs of deterioration.

Interior of all buildings appear to be regularly maintained, however much of the carpeting exceeds its expected useful life and shows signs of wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The Main building is served by seven package rooftop units that appear to have been installed in the 1990s and are beyond their expected useful life.

The Multipurpose Building is served by three package rooftop units, two that were installed in 2018 and one that is beyond its expected useful life.

The Portables are all served by wall mounted heat-pumps of varying sizes and ages.

All electrical and plumbing appear to be functioning well, with the exception of some of the drinking fountains that are likely original.

Only the Multipurpose Building has sprinklers installed, these have passed their latest tests.

Site

Overall, the site is fair to poor condition.

All of the paved areas, including the parking lot and two paved play areas on either side of the main building need to be repaired or repaved.

Landscape areas show excessive wear around the buildings.

The running track appears to be neglected and would need to be renovated prior to use.

Recommended Additional Studies

The structural integrity of the Multipurpose building is in poor condition. There are significant amounts of wall and ceiling finish separations. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the areas affected is also included.

Some areas of the facility were identified as having moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Maxwell Elementary / Main Building (1970)	$680	29,500	$20,060,000	0.3%	5.7%	12.3%	20.7%
Maxwell Elementary / Multipurpose Building (1989)	$680	4,400	$2,992,000	0.9%	4.1%	9.8%	19.8%
Maxwell Elementary / Portables North (2002)	$398	2,700	$1,074,600	0.0%	10.2%	15.0%	26.8%
Maxwell Elementary / Portables South (2006)	$398	6,300	$2,507,400	0.0%	8.4%	14.3%	30.5%

Immediate Needs

Facility/Building	Total Items	Total Cost
Main Building	2	$70,100
Maxwell Elementary	1	$10,100
Multipurpose Building	2	$27,000
Site	1	$302,100
Total	**6**	**$409,300**

Maxwell Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2985901	Maxwell Elementary		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$10,100
Total (1 items)							**$10,100**

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2981457	Maxwell Elementary / Main Building	Building exterior	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Poor	Performance/Integrity	$3,200
2970095	Maxwell Elementary / Main Building	Roof	B3010	Roofing, Wood Shake/Shingle, Replace	Poor	Performance/Integrity	$66,900
Total (2 items)							**$70,100**

Multipurpose Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3290495	Maxwell Elementary / Multipurpose Building	Throughout	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	$13,500

3290496	Maxwell Elementary / Multipurpose Building	Throughout interior	C2050	Ceiling & Wall Finishes, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	$13,500
Total (2 items)							**$27,000**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2984855	Maxwell Elementary / Site		G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	Poor	Performance/Integrity	$302,100
Total (1 items)							**$302,100**

Key Findings



Roofing in Poor condition.

Wood Shake/Shingle
Main Building Maxwell Elementary Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $66,900

**$$$**$

Broken and missing shakes throughout - AssetCALC ID: 2970095



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level
Main Building Maxwell Elementary Building exterior

Uniformat Code: D2016
Recommendation: **Replace in 2021**

Priority Score: **83.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,200

**$**$$$

Rusted, loose fixture - AssetCALC ID: 2981457



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Maxwell Elementary

Uniformat Code: G2051
Recommendation: **Mill & Overlay in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $302,100

$$$$

Alligator cracking and raveling throughout - AssetCALC ID: 2984855



Playground Surfaces in Poor condition.

Sand, 6" Depth
Site Maxwell Elementary Running track

Uniformat Code: G2055
Recommendation: **Replace in 2022**

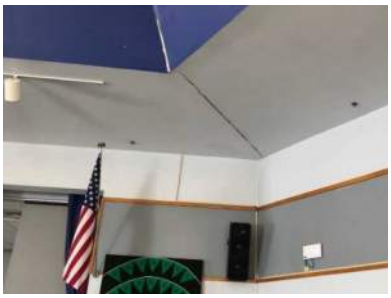
Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $22,200

**$$**$$

Plants growing through, sand drift onto adjacent surfaces. - AssetCALC ID: 2984862



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Multipurpose Building Maxwell Elementary
Throughout

Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2021**

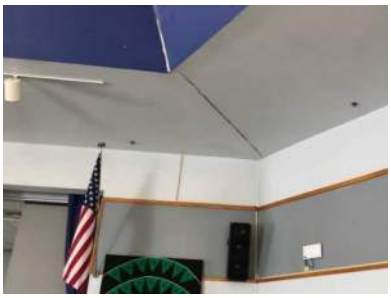
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $13,500

**$$**$$

Multiple internal cracks on ceiling and walls throughout. Further study is required for full repair scope. - AssetCALC ID: 3290495



Ceiling & Wall Finishes in Poor condition.

Gypsum Board/Plaster
Multipurpose Building Maxwell Elementary
Throughout interior

Uniformat Code: C2051
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $13,500

**$$**$$

Interior ceiling and wall finishes are damaged from potential structural movement. - AssetCALC ID: 3290496



Landscaping in Failed condition.

Eroded Areas, Sodding
Site Maxwell Elementary

Uniformat Code: G2082
Recommendation: **Repair in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $10,800

**$$**$$

Worn, missing grass areas - AssetCALC ID: 2984863



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted, 6 to 7.5 TON
Multipurpose Building Maxwell Elementary
Roof

Uniformat Code: D3055
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $20,200

**$$**$$

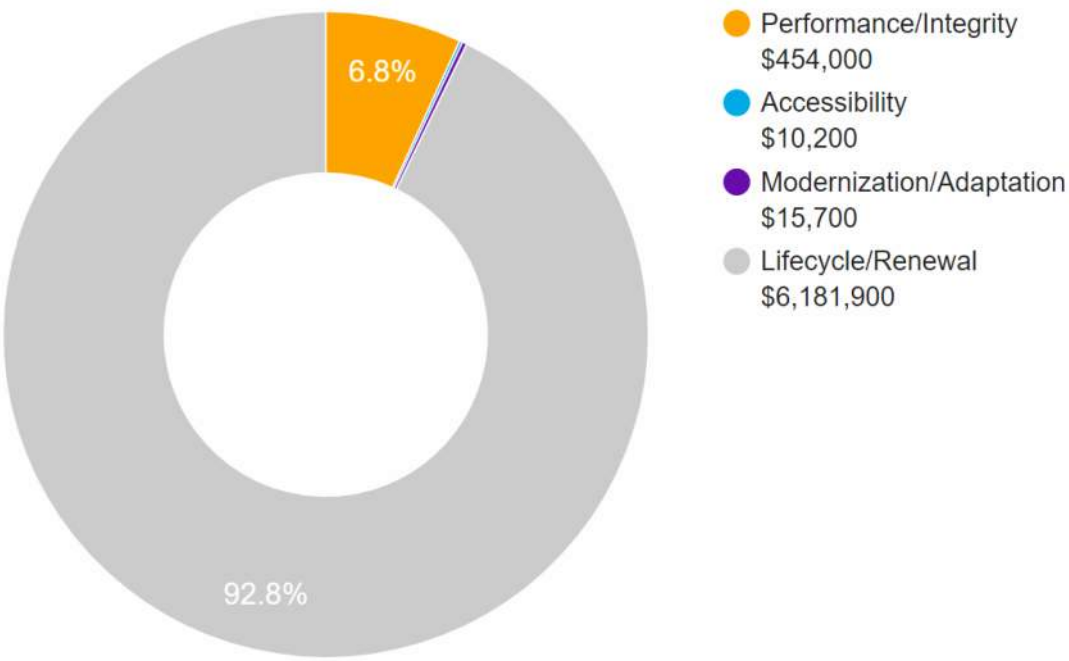
Beyond service life - AssetCALC ID: 2970056

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $6,661,800



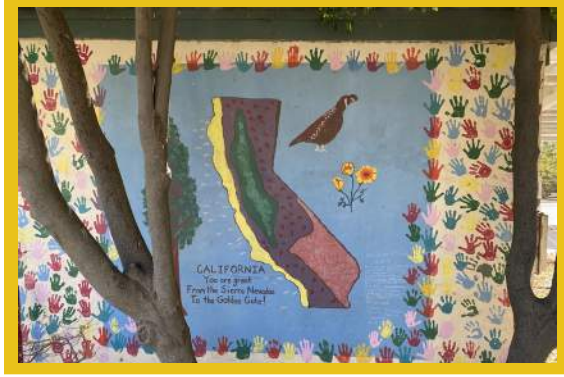
DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

PLAINFIELD ELEMENTARY

LPA

SITE DATA



Plainfield Elementary
20450 Co Rd 97
Woodland, CA 95695

Current Enrollment (2020/21): 268

Grades Served: K-6

Original Construction Date: 1949

Number of Portable Classrooms: 9

STAKEHOLDER PRIORITIES

Principal:

1. Not enough bathrooms and existing bathrooms need updating.
2. Expand hardcourts and repave existing asphalt.
3. Create an outdoor learning area for students to assemble at.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Modernization of existing buildings / classrooms.
2. Replace and expand hardcourts, repair playfields and track.
3. Replace portable classrooms with permanent construction.

Based on online survey results from May 2021.

Students:

1. Renovate and add restrooms across campus.
2. Add more drinking fountains across campus.
3. Create an outdoor learning area for students to assemble at.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classroom space and storage is adequate but needs to be updated. Windows are not operable or efficient and need upgraded shading systems. Finishes are outdated and deteriorating. Cinder-block construction does not allow for hanging material on the wall. Would like to have tack-boards installed. Chromebook use demands more/updated outlets in the classrooms. Currently not enough secure storage for students personal items and music instruments.

Special Education Classrooms
One class available and is located in a portable reporting good conditions.

Student Services / Counseling
Finishes are outdated and need replacing. Space is limited but can accommodate small groups. Isolation rooms use empty classrooms which requires consistent movement to empty rooms.

Staff and Administrative Spaces
Finishes are outdated and need replacing. Additional offices are desired.

Kitchen / Cafeteria / Food Service
Currently using mobile food stations. Would like to transition to permanent food distribution areas. Kitchen is currently only used for preparation. There is an interest in utilizing the school garden.

Student Assembly
Assembly space is utilized well. There is a need for an additional shaded outdoor assembly space that can be used for dining, learning and recess.

Library
The library is very popular with the students and functions well. During lunch and recess students have access to the library. This has led to a need for more space and furniture to accommodate more students. The current space is not large enough and will need to be expanded or relocated.

Physical Education / Athletics Buildings
Physical Education utilizes both the assembly space and outdoor hardcourts. No additional facilities or storage needed.

Outdoor Play Equipment / Hardcourts
Hardcourts are in bad shape. Asphalt needs to be replaced and the hardcourt area expanded to include basketball and tether-ball. Students would also like a backstop on the field for kickball / baseball.

Specialized Elective Spaces
Art is done in classrooms or outside and is accepted by students and staff. Music is noted to function well but needs an update to furniture and technology. There is also some acoustic issues with the music room causing sound to disrupt other classes and students.

Restrooms
There are currently not enough restrooms for the students or the staff. Existing restrooms are outdated and deter students from using them. Septic issues and well water have contributed to the bathroom deterioration.

SITE USE AND FUNCTIONALITY, continued

Site

The play-fields are dangerous for students in its current condition. Gopher holes and other animals have contributed to the poor condition of the field. Some critical pathways are not paved and make it difficult for wheelchair accessibility. It has also increased strain on facility maintenance to keep weeds and other obstructions off the gravel path. There is not really a drop-off lane or designated parking, making traffic very congested and creating dangerous situations for students and parents to navigate. Students who are waiting to be picked up currently have no shade structure. The lack of shade is also an issue during recess. Fencing is also old and not very well secured. This will be necessary to address safety for students against unwelcome guests and/or animals.

Technology

Classrooms are having audibility issues due to outdated systems and poor STC values. Upgrading tech to include voice enhancement could help this issue. The stage in the multi-purpose room could also use upgraded technology to include lighting and audio systems.


Shade Structure


Drop-Off Lane / Parking

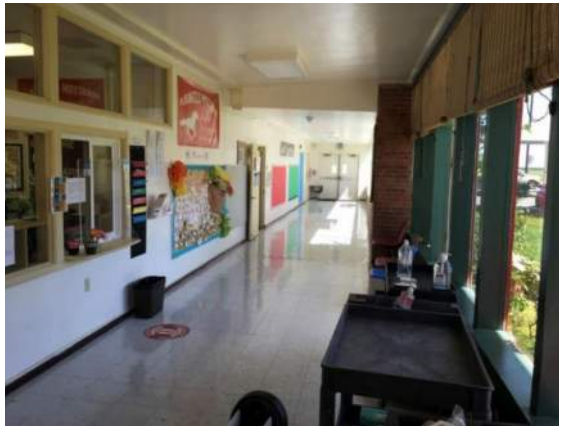

Site Identification and Announcements


Kindergarten Play Yard


Hardcourts


Play Structure


Health Office


Administration Office


School Garden


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Student Services / Counseling



Multi-Purpose Room


Music Room


Library


Food Service: Kitchen


Teacher's Lounge

EXISTING SITE PLAN

PLAINFIELD ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

CO	Counselor
ELD	English Language Development
LC	Learning Center
IEP	Individual Educational Plan
INT	Intervention
ISO	Isolation Room
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
SP	Speech

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

PLAINFIELD ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
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SDC/SPED	Special Education
M/M	Mild/Moderate
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ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
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STUDENT SERVICES

ELD	English Language Development
ISO	Isolation Room
SRC	Student Resource Center

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OTHER

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SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

- Drop-Off
- LS - Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Playfields
- New Fencing with Gates

LPA

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	5,380,000
2. Classrooms: Reconfigure	$	685,000
3. Classrooms: New Construction	$	2,905,000
4. Science, Arts, CTE, and Electives Spaces	$	2,637,000
5. Multi-Purpose Room, Student Union, and Food Service	$	1,422,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	945,000
8. Library and Student Support	$	950,000
9. Building Systems: Restrooms & Power Access	$	526,000
10. Site Utilities	$	1,515,000
11. Safety & Security	$	935,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	1,886,000
13. Outdoor Learning, Gardens, and Quads	$	1,078,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	5,090,000
15. Flexible Furniture	$	597,000
16. Technology Infrastructure and Equipment	$	590,000
	$	**27,141,000**

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Plainfield Elementary
20450 County Road 97,
Woodland, California 95695

PREPARED BY:
Bureau Veritas
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Owings Mills, Maryland 21117
800.733.0660
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BV PROJECT #:
141224.21R000-006.017

DATE OF REPORT:
September 24, 2021

ON SITE DATE:
April 7, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Building A1-A3 Building B1-B3 Building D Building Multi-purpose Portables P1-2-3 Portables P4-5-6 Portables P7-8-9 Building C Wing (County owned)
Main Address	20450 County Road 97, Woodland, California 95695
Site Developed	1949, renovated 2001 Portables added in phases
Leased Spaces	Building C Wing (not included)
Date(s) of Visit	April 7, 2021
On-site Point of Contact (POC)	Phillip Tooley
Assessment and Report Prepared By	Bhaskar Ale
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The elementary school was originally constructed in 1949 and was renovated in 2001. Portable buildings were added from 1993, 2003 and 2009. The Multipurpose building was added in 2004. Building C Wing is owned by the county according to POC and was not assessed as part of the assessment. The site also has solar panel shade structures in the parking lot.

Architectural

The single-ply membrane roof in Building D has multiple blisters throughout and will require replacement in the short term. The exterior windows of the same building also show significant moisture damage. Replacement of the single glazed window assemblies is recommended. Interior finishes have been periodically replaced as-needed over the years and will require lifecycle replacements throughout the term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Buildings A, D and Multipurpose have rooftop package units. Buildings B and portables are heated and cooled by wall mounted heat pumps. The kiln room does not have any venting but needs to have installed before use.

Domestic hot water is provided by electric water heaters water heaters located throughout. No major issues observed.

A fire sprinkler system is located in Portable-7 only. Fire alarm systems are present throughout all buildings.

Electrical service is provided to the site by Sacramento Municipal Utility District and is adequate for the requirements of the school. The site has security cameras and wi-fi in the classrooms.

Site

The parking lots and sidewalks have not been repaved since 2001. The playgrounds and parking lot have developed significant cracks and requires mill and overlay. The school has a well pump which provides domestic and sprinkler system water for the site.

The gazebo roof adjacent to Building D shows significant moss growth and needs to be cleaned.

According to POC, there needs to be significant tree trimming to prevent branches falling on and causing drainage issues on roofs. There are also gopher holes located on the west side of the property. Further damage can cause harm to underground cables and water lines.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Plainfield Elementary / Building A1-A3 (1949)	$680	4,100	$2,788,000	0.0%	7.4%	9.4%	19.1%
Plainfield Elementary / Building B1-B3 (1949)	$680	3,660	$2,488,800	0.0%	4.8%	6.9%	15.0%
Plainfield Elementary / Building D (1949)	$680	10,500	$7,140,000	0.0%	13.0%	16.1%	25.9%
Plainfield Elementary / Multipurpose Building (2004)	$680	5,000	$3,400,000	0.0%	2.9%	8.7%	17.8%
Plainfield Elementary / Portables P1-2-3 (1993)	$398	3,600	$1,432,800	0.0%	1.1%	7.4%	21.9%
Plainfield Elementary / Portables P4-5-6 (2003)	$398	3,600	$1,432,800	0.0%	1.7%	6.1%	21.2%
Plainfield Elementary / Portables P7-8-9 (2009)	$398	3,600	$1,432,800	0.0%	0.0%	4.9%	19.7%

Immediate Needs

Facility/Building	Total Items	Total Cost
Building A1-A3	1	$1,300
Building D	1	$2,000
Plainfield Elementary	1	$10,100
Site	2	$36,400
Total	**5**	**$49,800**

Building A1-A3

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2960088	Plainfield Elementary / Building A1-A3	Kiln room	D3050	Vent kiln, Ductwork and fan, Install	NA	Safety	$1,300
Total (1 items)							**$1,300**

Building D

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2960102	Plainfield Elementary / Building D	Building D	G2080	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	Poor	Safety	$2,000
Total (1 items)							**$2,000**

Plainfield Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2991193	Plainfield Elementary	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$10,100
Total (1 items)							**$10,100**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2960116	Plainfield Elementary / Site	Site	G2080	Landscaping, Lawns & Grounds, Re-Establishment, Repair	Poor	Performance/Integrity	$32,400
2960112	Plainfield Elementary / Site	Site	G2080	Landscaping, Mature Trees, Heavy Trimming, Repair	Poor	Safety	$4,000
Total (2 items)							**$36,400**

Key Findings



Vent kiln

Ductwork and fan
Building A1-A3 Plainfield Elementary Kiln room

Uniformat Code: D3055
Recommendation: **Install in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $1,300

**$**$$$

Add ductwork and venting for the kiln room. - AssetCALC ID: 2960088



Landscaping in Poor condition.

Mature Trees, Removal or Heavy Trimming
Building D Plainfield Elementary Building D

Uniformat Code: G2083
Recommendation: **Repair in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $2,000

**$**$$$

Trim tree branches such that it does not block roof drainage. - AssetCALC ID: 2960102



Landscaping in Poor condition.

Mature Trees, Heavy Trimming
Site Plainfield Elementary Site

Uniformat Code: G2083
Recommendation: **Repair in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $4,000

**$**$$$

According to POC, the wind causes the branches to fall. Some of the trees need to have their branches trimmed. - AssetCALC ID: 2960112



Shade Roofing in Poor condition.

Wood Strip
Site Plainfield Elementary Roof

Uniformat Code: B3011
Recommendation: **Clean in 2022**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,500

**$**$$$

on the wooden - AssetCALC ID: 2960093



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Building D Plainfield Elementary Roof

Uniformat Code: B3015
Recommendation: **Replace in 2022**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: $366,800

$$$$

The roof shows signs of multiple blisters throughout and will need replacement soon. - AssetCALC ID: 2960072



Window in Poor condition.

Steel, up to 15 SF
Building D Plainfield Elementary Building exterior

Uniformat Code: B2021
Recommendation: **Replace in 2022**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: $25,200

**$$**$$

Exterior leaky windows which will need replacement in the near future. - AssetCALC ID: 2960139



Window in Poor condition.

Steel, up to 15 SF
Building B1-B3 Plainfield Elementary Exterior wall

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $31,200

**$$**$$

Older single pane windows need to be upgraded to double pane. - AssetCALC ID: 2990581



Window in Poor condition.

Steel, 28-40 SF
Building A1-A3 Plainfield Elementary Exterior wall

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $55,800

**$$$**$

Older single pane windows need to be upgraded to double pane. - AssetCALC ID: 2990636



Window in Poor condition.

Steel, up to 15 SF
Building A1-A3 Plainfield Elementary Exterior wall

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $32,600

**$$**$$

Older single pane windows need to be upgraded to double pane. - AssetCALC ID: 2990562



Window in Poor condition.

Steel, 28-40 SF
Building B1-B3 Plainfield Elementary Exterior wall

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $55,800

**$$$**$

Older single pane windows need to be upgraded to double pane. - AssetCALC ID: 2990854



Window single pane in Poor condition.

Steel, 28-40 SF
Building D Plainfield Elementary Building exterior

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $136,500

$$$$

Older single pane windows need to be upgraded to double pane. - AssetCALC ID: 2960059



Window in Poor condition.

Steel, 28-40 SF
Building D Plainfield Elementary Exterior wall

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $251,200

$$$$

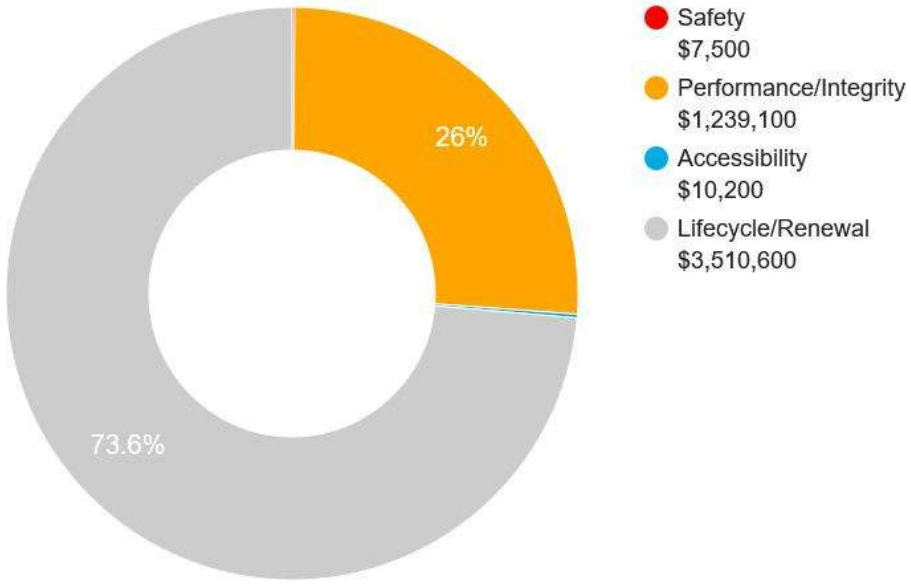
Older single pane windows need to be upgraded to double pane. - AssetCALC ID: 2990919

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $4,767,400



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

SCI TECH CHARTER ELEMENTARY

LPA

SITE DATA



Sci Tech Charter Elementary
9544 Mill St
Knights Landing, CA 95645

Current Enrollment (2020/21): 215

Grades Served: TK-6

Original Construction Date: 2001

Number of Portable Classrooms: 6

STAKEHOLDER PRIORITIES

Principal:

1. Multi-purpose room with staff and student restrooms.
2. Upgrade of RSP, Counseling and support portable.
3. Upgrade of play structures on all three areas and play field.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Modernization of Existing Buildings and Classrooms.
2. Add student and staff restrooms.
3. Interior areas for gathering and social interaction (cafeteria / assembly).

Based on online survey results from May 2021.

Students:

1. Add restrooms.
2. Add drinking fountains (in need of better water filtration).
3. Areas for students to collaborate/work together during class.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms are a great size but not in good condition. Finishes are deteriorating and windows are not efficient. Portables are in need of new ramps and are starting to face structural problems.

Special Education Classrooms
In poor condition similar to general education classrooms.

Student Services / Counseling
Housed in a portable with the SDC classroom. This has been a strain on operations as privacy is necessary in certain conversations.

Staff and Administrative Spaces
Administrative area is very small and poorly laid out. The staff lounge is very low on space and is missing key equipment (refrigerator, stove, comfortable sitting furniture).

Kitchen / Cafeteria / Food Service
There is no real kitchen or cafeteria space. An old classroom was converted to have a serving station and some seating for students. This is currently serving as the multi-purpose room.

Student Assembly
There is no indoor assembly space. The lack of this space has created a large strain on the staff and students.

Library
A recent renovation to the library space has made it one of the most popular spots on campus. Although it operates acceptably, there is a need for more storage space or a small expansion to offer a media space (for student news).

Physical Education / Athletics Buildings
Class is held outside when there is nice weather, and in the students classrooms when weather is bad. There is no dedicated space for physical education and the hardcourt and field conditions make for dangerous environments. Equipment is held in outdoor storage which is quite small.

Outdoor Play Equipment / Hardcourts
Play structures need to be replaced or updated. The hardcourts need to be replaced or resurfaced. The field is dangerous and needs to be properly regraded and irrigated. Students would like to have a dedicated area to dig and explore nature.

Specialized Elective Spaces
Needs space updated and improvements in acoustics. Art is done in classrooms but there is a working kiln available.

Restrooms
There are not enough restrooms to serve students or staff. The existing restrooms are in very rough condition and deter students from using them.

Site
The site is currently in a flood zone which has halted potential projects. The nearby levy is under repair but with no finish date established. There are two main safety and security concerns with the site. The first has to do with the fencing, which is deteriorating

SITE USE AND FUNCTIONALITY, continued

and not adequate for security. There have been instances of house-less people and others vandalizing and littering on campus.

The second concern is with traffic. Locust street is very busy and has confusion with speed limits, causing people to speed by the school and play fields. The fencing in this area is not very sturdy and offers no privacy. If a car veers off the road there is high potential for catastrophic danger to the students.

There is also not a good system for drop-off/ pick-up and this causes traffic congestion. Parking is also an issue with the site for both staff and visitors.

Technology

Technology is not currently a priority issue as most classrooms have the necessary equipment and have no issues with acoustics required auditory enhancement.



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



School Garden


Typical Classroom



Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Teacher's Lounge


Library


Food Service: Kitchen


Custom Bench

EXISTING SITE PLAN

SCI TECH CHARTER ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

CO	Counselor
ELD	English Language Development
LC	Learning Center
IEP	Individual Educational Plan
INT	Intervention
ISO	Isolation Room
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
SP	Speech

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

SCI TECH CHARTER ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

LPA



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

No Work

Modernization

Reconfigure

New Construction

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

ELD	English Language Development
ISO	Isolation Room
SRC	Student Resource Center

SHARED SPACES

CLB	Co-lab
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ST	Stage

ADMIN / FACULTY

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X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

	TOTAL PROGRAM COST (2022$)
1. Site-Wide: Modernize & Deferred Maintenance	$ 2,676,000
2. Classrooms: Reconfigure	$ -
3. Classrooms: New Construction	$ 3,572,000
4. Science, Arts, CTE, and Electives Spaces	$ -
5. Multi-Purpose Room, Student Union, and Food Service	$ 7,611,000
6. Physical Education Facilities	$ -
7. Administration and Staff Support	$ -
8. Library and Student Support	$ 487,000
9. Building Systems: Restrooms & Power Access	$ 783,000
10. Site Utilities	$ 415,000
11. Safety & Security	$ 324,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$ 366,000
13. Outdoor Learning, Gardens, and Quads	$ 665,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$ 2,485,000
15. Flexible Furniture	$ 464,000
16. Technology Infrastructure and Equipment	$ 402,000
	$ 20,250,000

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Sci Tech Charter
9544 Mill Street
Knights Landing, California 95645

PREPARED BY:
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BV PROJECT #:
141224.21R000-007.017

DATE OF REPORT:
September 29, 2021

ON SITE DATE:
April 9, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Administration/Library Building Classroom 1 Classrooms 11-13 Classrooms 2-4 Family Services Center Portable 5 Portables 6-9 Portable 10 Portables 14-16
Main Address	9544 Mill Street, Knights Landing, California 95645
Site Developed	Original construction date unknown Renovation 2001
Leased Spaces	None
Date(s) of Visit	April 9, 2021
On-site Point of Contact (POC)	Guy Chapman
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The construction date of the original campus is unknown. The campus was renovated in 2001 and is currently a charter school.

Architectural

The single-story buildings that were renovated in 2001 including exterior façade, roofing and interior finishes. For all the buildings, typical lifecycle interior finish, exterior paint, windows and doors, and roof shingle replacements are budgeted and anticipated. For classroom building 2-4, the exterior stucco has several areas of significant cracking and peeling paint at the east gable end and the underside of the wood porch. The portable buildings wood siding is near or past its EUL and exhibits dry rot on portables 5, 6-9, 10 and the FRC. These finishes should be repaired or replaced in the near term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 2001 campus renovation and have been well-maintained since that time. Heating and cooling are provided throughout the buildings by individual package units. Some HVAC have required recent replacements and are in good to fair condition. The remaining systems are recommended for typical lifetime replacements. The electrical and plumbing infrastructure were reportedly replaced with the 2001 renovation, only typical lifecycle electrical and plumbing replacements are budgeted and recommended.
Security cameras were minimally observed throughout the site and wi-fi was in the classrooms.

Site

The only available parking is on-street along Mill Street, which is recommended for near term mill and overlay. The sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The playground has developed significant cracks and requires mill and overlay.

Recommended Additional Studies

None are recommended.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Sci Tech Charter / Administration, Library (2001)	$690	3,500	$2,415,000	0.0%	7.1%	9.0%	13.5%
Sci Tech Charter / Classroom 1 (2001)	$690	1,500	$1,035,000	0.0%	14.1%	17.0%	19.7%
Sci Tech Charter / Classrooms 11-13 (2001)	$690	3,860	$2,663,400	0.0%	9.3%	11.5%	18.3%
Sci Tech Charter / Classrooms 2-4 (2001)	$690	2,700	$1,863,000	0.9%	10.1%	10.7%	13.7%
Sci Tech Charter / Family Resource Center (2002)	$690	2,200	$1,518,000	1.0%	7.7%	7.7%	10.5%
Sci Tech Charter / Portable Cassrooms 6-9	$398	1,400	$557,200	8.4%	20.9%	21.5%	27.1%
Sci Tech Charter / Portable Classroom 10 (1996)	$398	880	$350,240	5.0%	13.1%	15.5%	19.0%
Sci Tech Charter / Portable Classroom 5	$398	960	$382,080	0.1%	10.1%	19.4%	23.9%
Sci Tech Charter / Portable Classrooms 14-16	$398	2,640	$1,050,720	0.8%	7.6%	14.9%	17.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
Classrooms 2-4	1	$16,400
Family Resource Center	1	$14,800
Portable Cassrooms 6-9	4	$46,800
Portable Classroom 10	2	$17,500
Portable Classroom 5	1	$300
Portable Classrooms 14-16	1	$8,900
Site	7	$71,500
Total	**17**	**$176,200**

Classrooms 2-4

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2971026	Sci Tech Charter / Classrooms 2-4	Building exterior	B2010	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	$16,400
Total (1 items)							**$16,400**

Family Resource Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972389	Sci Tech Charter / Family Resource Center	Throughout	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$14,800
Total (1 items)							**$14,800**

Portable Cassrooms 6-9

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980065	Sci Tech Charter / Portable Cassrooms 6-9	Roof	D3050	HVAC System, Ductwork, Low Density, Replace	Poor	Performance/Integrity	$3,800

2971054	Sci Tech Charter / Portable Cassrooms 6-9	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$18,900
2971028	Sci Tech Charter / Portable Cassrooms 6-9	Building exterior	B2010	Exterior Walls, Plywood, Replace	Poor	Performance/Integrity	$17,200
2972441	Sci Tech Charter / Portable Cassrooms 6-9	Building exterior	B2010	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	$6,900
Total (4 items)							**$46,800**

Portable Classroom 10

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980061	Sci Tech Charter / Portable Classroom 10	Building exterior	B2010	Exterior Walls, Textured T1-11, Replace	Poor	Performance/Integrity	$12,500
2971096	Sci Tech Charter / Portable Classroom 10	Building exterior	B2010	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	$5,000
Total (2 items)							**$17,500**

Portable Classroom 5

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972431	Sci Tech Charter / Portable Classroom 5	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	$300
Total (1 items)							**$300**

Portable Classrooms 14-16

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2971132	Sci Tech Charter / Portable Classrooms 14-16	Portable 14	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	$8,900
Total (1 items)							**$8,900**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2971162	Sci Tech Charter / Site	Site, in front of the Family Resource Center	G2080	Landscaping, Eroded Areas, Sodding, Repair	Poor	Performance/Integrity	$2,000
2971069	Sci Tech Charter / Site	Site, behind buildings 1, 2-4	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	Poor	Safety	$8,300
2971143	Sci Tech Charter / Site	Site, Mill Street	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	$28,600
2972109	Sci Tech Charter / Site	Site, Mill Street	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$3,700
2971008	Sci Tech Charter / Site	Covered walkways, north	F1020	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	Poor	Performance/Integrity	$24,500
2971165	Sci Tech Charter / Site	Site, portables 14-16	B1010	Exterior Ramp, Wood, Replace	Poor	Safety	$3,300
2971151	Sci Tech Charter / Site	Site, portable 5	B1010	Exterior Ramp, Wood, Replace	Poor	Safety	$1,100
Total (7 items)							**$71,500**

Key Findings



Exterior Ramp in Poor condition.

Wood
Site Sci Tech Charter Site, portable 5

Uniformat Code: B1012
Recommendation: **Replace in 2021**

Priority Score: **98.9**

Plan Type: Safety

Cost Estimate: $1,100

**$**$$$

The ramp surface is deteriorated and potentially a slip hazard. - AssetCALC ID: 2971151



Exterior Ramp in Poor condition.

Wood
Site Sci Tech Charter Site, portables 14-16

Uniformat Code: B1012
Recommendation: **Replace in 2021**

Priority Score: **98.9**

Plan Type: Safety

Cost Estimate: $3,300

**$**$$$

The plywood ramps are weather damaged. - AssetCALC ID: 2971165



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Sci Tech Charter Site, behind buildings 1, 2-4

Uniformat Code: G2051
Recommendation: **Mill & Overlay in 2021**

Priority Score: **91.9**

Plan Type: Safety

Cost Estimate: $8,300

**$**$$$

The playground behind classes 1-4 are significantly cracked. - AssetCALC ID: 2971069



Exterior Walls in Poor condition.

Plywood
Portable Classrooms 6-9 Sci Tech Charter
Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $17,200

**$$**$$

The exterior siding has multiple locations with dry rot and weather damage. - AssetCALC ID: 2971028



Exterior Walls in Poor condition.

Textured T1-11
Portable Classroom 10 Sci Tech Charter Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $12,500

**$$**$$

There are areas of dry rot and weather damage. - AssetCALC ID: 2980061



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Portable Classroom 10 Sci Tech Charter Building exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,000

**$**$$$

The building requires paint with new T1-11. - AssetCALC ID: 2971096



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Portable Classrooms 6-9 Sci Tech Charter Building exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,900

**$**$$$

The exterior siding has multiple locations with dry rot and weather damage. - AssetCALC ID: 2972441



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Classrooms 2-4 Sci Tech Charter Building exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $16,400

**$$**$$

The exterior paint is significantly peeling with stucco cracks that require sealing and overall repaint. - AssetCALC ID: 2971026



Exterior Walls in Poor condition.

Textured Plywood (T1-11)
Family Resource Center Sci Tech Charter Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $19,200

**$$**$$

Exterior siding exhibits dry rot and is approaching end of its EUL. - AssetCALC ID: 2972388



Roofing in Poor condition.

Modified Bitumen
Portable Classrooms 6-9 Sci Tech Charter Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $18,900

**$$**$$

The roof has had previous leaks with multiple patches and appears to be well past its EUL. - AssetCALC ID: 2971054



Storefront in Poor condition.

Glazing & Framing
Classroom 1 Sci Tech Charter Building exterior

Uniformat Code: B2023
Recommendation: **Replace in 2022**

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $21,100

**$$**$$

The windows are single pane, energy inefficient and well past their expected useful life. - AssetCALC ID: 2971050



Storefront in Poor condition.

Glazing & Framing
Classrooms 11-13 Sci Tech Charter Building exterior

Uniformat Code: B2023
Recommendation: **Replace in 2022**

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $63,300

**$$$**$

The exterior windows are single pane, energy inefficient and well past their expected useful life. - AssetCALC ID: 2971146



Parking Lots in Poor condition.

Pavement, Asphalt
Site Sci Tech Charter Site, Mill Street

Uniformat Code: G2021
Recommendation: **Mill & Overlay in 2021**

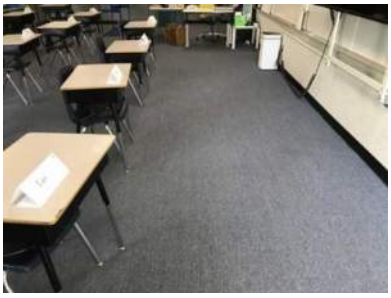
Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $28,600

**$$**$$

The asphalt paving on Mill Street is reportedly maintained by the school district and is significantly worn, with multiple patches and uneven surfaces. - AssetCALC ID: 2971143



Flooring in Poor condition.

Carpet, Commercial Standard
Portable Classrooms 14-16 Sci Tech Charter
Portable 14

Uniformat Code: C2037
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $8,900

**$**$$$

The carpet has open seams and stains. - AssetCALC ID: 2971132



Shed/Gazebo/Shade Structure in Poor condition.

Wood or Metal-Framed, Standard
Site Sci Tech Charter Covered walkways, north

Uniformat Code: F1024
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $24,500

**$$**$$

The north walkway structure exhibits significant rot and deterioration. - AssetCALC ID: 2971008



Flooring in Poor condition.

Vinyl Tile (VCT)
Family Resource Center Sci Tech Charter
Throughout

Uniformat Code: C2035
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $14,800

**$$**$$

Flooring is mismatched with cracks and broken areas. - AssetCALC ID: 2972389



Flooring in Poor condition.

Vinyl Tile (VCT)
Classrooms 11-13 Sci Tech Charter Classroom 13

Uniformat Code: C2035
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,100

**$**$$$

VCT is mismatched after multiple patches. - AssetCALC ID: 2971136

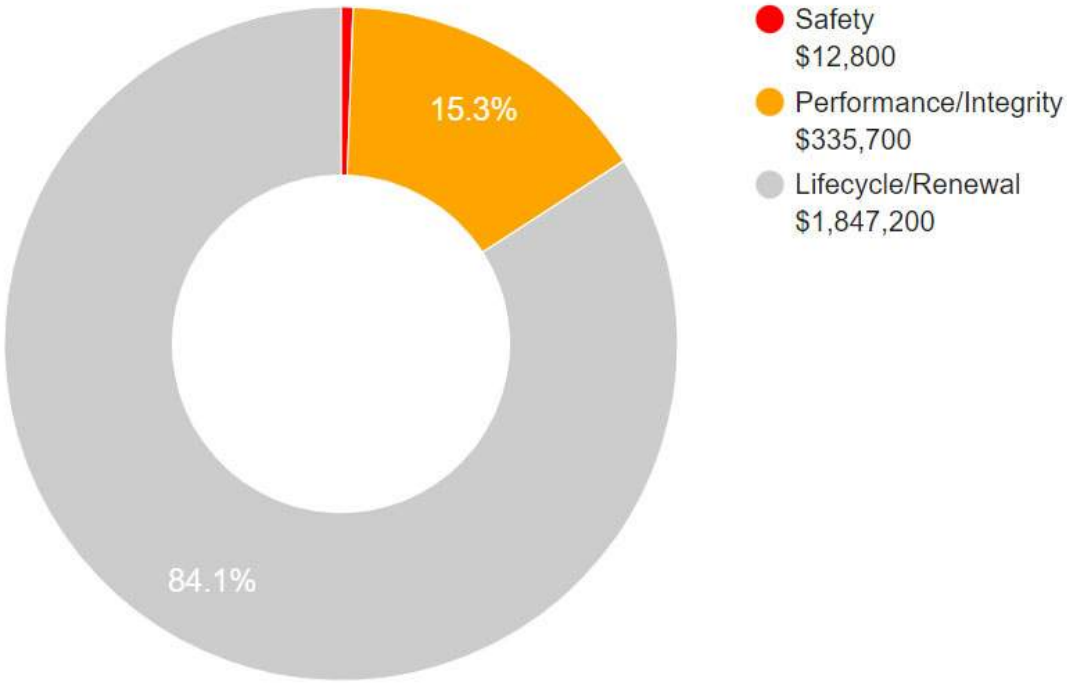
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $2,195,700



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

SPRING LAKE ELEMENTARY

LPA

SITE DATA



Spring Lake Elementary
2209 Miekle Ave
Woodland, CA 95776

Current Enrollment (2020/21): 330

Grades Served: TK-6

Original Construction Date: 2016

Number of Portable Classrooms: 0

STAKEHOLDER PRIORITIES

Principal:

1. Cover doors to reduce ponding during rain events.
2. New concrete door stops on the exterior side.
3. Better door-swing control during windy days.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Playfields, track and hardcourts need some upkeep and shade added.
2. Add specialized classrooms for electives (music, art, science, etc.).
3. Add outdoor learning spaces.

Based on online survey results from May 2021.

Students:

1. Blacktop and playgrounds could be expanded,
2. Add an indoor gym and locker rooms.
3. Add restrooms.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms are in great shape. Some entry doors do not have an overhead cover which causes issues during rain season. There is also an issue with wind and entry doors. There is a need for a more permanent door stop.

Special Education Classrooms
Currently no dedicated space for SDC.

Student Services / Counseling
Student services are adjacent to one another in a dedicated space that also serves as the library. The space is large enough to allow students to gather in small groups, spread about the space, and still offer privacy to those seeking counseling or other services. This has been operating very well for the school and has no complaints or concerns.

Staff and Administrative Spaces
Space works very well for staff and fulfills all operational needs.

Kitchen / Cafeteria / Food Service
The multi-purpose building has just finished construction and offers a preparation kitchen, plenty of indoor seating, and prescribed food service circulation. Before the construction, students would eat outside. This practice will continue when wanted, but now has increased flexibility due to large doors that allow the multi-purpose space to bleed into the landscape.

Student Assembly
The completed construction of the multi-purpose space has great opportunity for the students, with state of the art technology and a flexible space. Until students start occupying the space it is hard to say how it will operate, but it is anticipated to be very successful.

Library
The library is working really well for the students. There may be a future need for larger or more staff offices.

Physical Education / Athletics Buildings
Physical education has been held outside or in the classrooms if necessary. Now that the multi-purpose space has been built, there is great opportunity for indoor play and classes.

Outdoor Play Equipment / Hardcourts
Equipment and structures are all in very good condition. There is a desire to expand the hardcourts in the future. There is an issue with the ground cover beneath the play structures. Currently a hard rubber is being used and it has led to multiple injuries of students. This ground cover should be changed to prevent further injury.

Specialized Elective Spaces
Spring Lake is a STEAM school, so the curriculum involves including art, experimentation, and science in all aspects of learning. Ongoing construction through the facilities planning process will produce a dedicated STEAM space. The site would like a kiln to be included to accompany this classroom.

SITE USE AND FUNCTIONALITY, continued

Restrooms
The restrooms are in great shape and there are plenty for all students and staff. There may be a need for more remote restrooms in the play-field as these future developments unfold.

Site
The site is working very well for students, staff and parents. There is plenty of parking and the drop-off area functions efficiently.

There is a small issue with wind that creates a wind tunnel around the classrooms and in the hardcourts. This has led to the removal of some shade structures that were donated, because the sails used for shade could not handle the wind. There is a desire to establish permanent shade structures that can withstand the wind.

Technology
Technology is in very good shape and accommodates all needs from the teachers, staff and students.


Shade Structure


Drop-Off Lane / Parking



Site Identification and Announcements


Kindergarten Play Yard


Hardcourts


Play Structure


Health Office


Administration Office


School Garden



Typical Classroom



Typical Classroom Shared Space



Kindergarten Classroom



Student Services / Counseling



Multi-Purpose Room



Teacher's Lounge



Library



Food Service: Kitchen



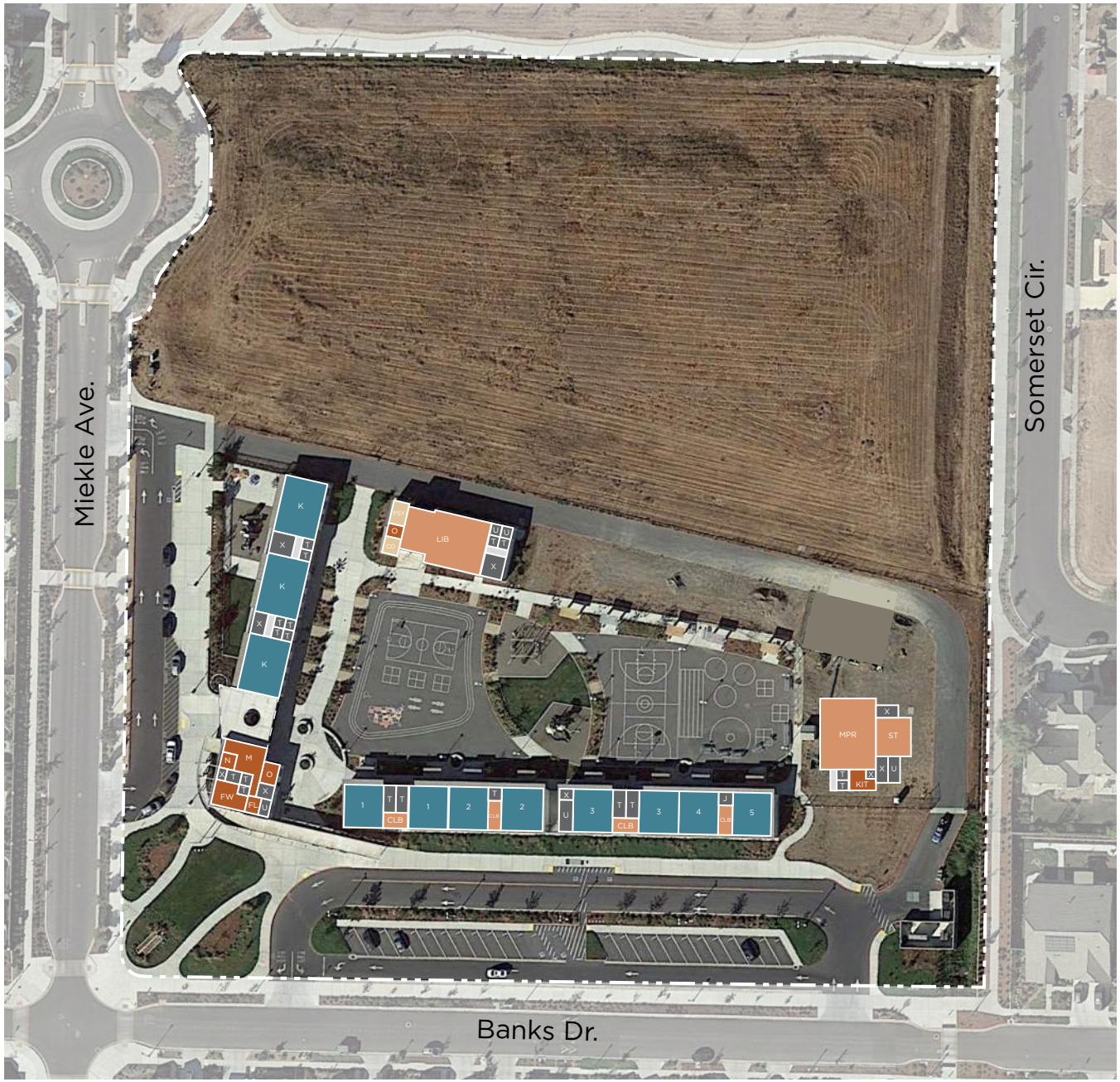
Courtyard

EXISTING SITE PLAN

SPRING LAKE ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

CO	Counselor
ELD	English Language Development
LC	Learning Center
IEP	Individual Educational Plan
INT	Intervention
ISO	Isolation Room
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
SP	Speech

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

SPRING LAKE ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

CLASSROOMS, CR

#	Indicates Grade Level
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SDC/SPED	Special Education
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STUDENT SERVICES

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ISO	Isolation Room
SRC	Student Resource Center

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U	Utility		
X	Storage		

- Drop-Off
- LS - Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Playfields
- New Fencing with Gates

LPA

		TOTAL PROGRAM COST (2022$)
1.	Site-Wide: Modernize & Deferred Maintenance	$ 735,000
2.	Classrooms: Reconfigure	$ -
3.	Classrooms: New Construction	$ -
4.	Science, Arts, CTE, and Electives Spaces	$ 47,000
5.	Multi-Purpose Room, Student Union, and Food Service	$ -
6.	Physical Education Facilities	$ -
7.	Administration and Staff Support	$ -
8.	Library and Student Support	$ -
9.	Building Systems: Restrooms & Power Access	$ -
10.	Site Utilities	$ 486,000
11.	Safety & Security	$ 423,000
12.	Campus Arrival: Parking, Drop-off, and Entry Plaza	$ -
13.	Outdoor Learning, Gardens, and Quads	$ -
14.	Exterior Play Spaces, Playfields, and Hardcourts	$ 1,058,000
15.	Flexible Furniture	$ -
16.	Technology Infrastructure and Equipment	$ -
		$ 2,749,000

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Spring Lake Elementary
2209 Miekle Avenue
Woodland, California 95776

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
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BV CONTACT:
Matthew Anderson
Program Manager
800.733.0660 x7613
Matt.Anderson@bureauveritas.com

BV PROJECT #:
141224.21R000-019.017

DATE OF REPORT:
September 24, 2021

ON SITE DATE:
April 20, 2021

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1. Executive Summary 1
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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	3 Classroom Buildings 1 Administration Building 1 Library Building 1 Portable (Lunchroom)
Main Address	2209 Miekle Avenue, Woodland, California 95776
Site Developed	2016 and occupied 2017 Construction has begun on the Multipurpose Building
Leased Spaces	None
Date(s) of Visit	April 20, 2021
On-site Point of Contact (POC)	John Bidwell
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

This elementary school is four years old. Phase one included classroom buildings, an administration building and a library building. At the time of the assessment construction had begun on phase two, a multipurpose building. More classroom buildings are anticipated.

Architectural

Although Spring Lake Elementary is four years old, due to the pandemic, it has had students occupying it for only three years. All interior and exterior finishes appear new and well maintained. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems are in good condition. Lifecycle-based replacements are budgeted and anticipated.

Site

Some settling with resultant deep cracking in the asphalt service drive and playground was observed.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Spring Lake Elementary / Modular Buildings (2017)	$680	20,320	$13,817,600	0.0%	0.0%	0.0%	1.3%
Spring Lake Elementary / Portable (2017)	$398	960	$382,080	0.0%	0.0%	0.0%	1.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
Site	2	$24,100
Total	**2**	**$24,100**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2984916	Spring Lake Elementary / Site	Near Portable	G2030	Sidewalk, Concrete, Small Areas/Sections, Replace	Poor	Safety	$1,300
2984969	Spring Lake Elementary / Site	Site	G2010	Roadways, Pavement, Asphalt, Repair	Poor	Performance/Integrity	$22,800
Total (2 items)							**$24,100**

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site Spring Lake Elementary Near Portable

Uniformat Code: G2031
Recommendation: **Replace in 2021**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $1,300

**$**$$$

Uneven surfaces, trip hazard - AssetCALC ID: 2984916



Roadways in Poor condition.

Pavement, Asphalt
Site Spring Lake Elementary Site

Uniformat Code: G2011
Recommendation: **Repair in 2021**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $22,800

**$$**$$

Asphalt pavement cracks at the fire road and playground. - AssetCALC ID: 2984969

Plan Types

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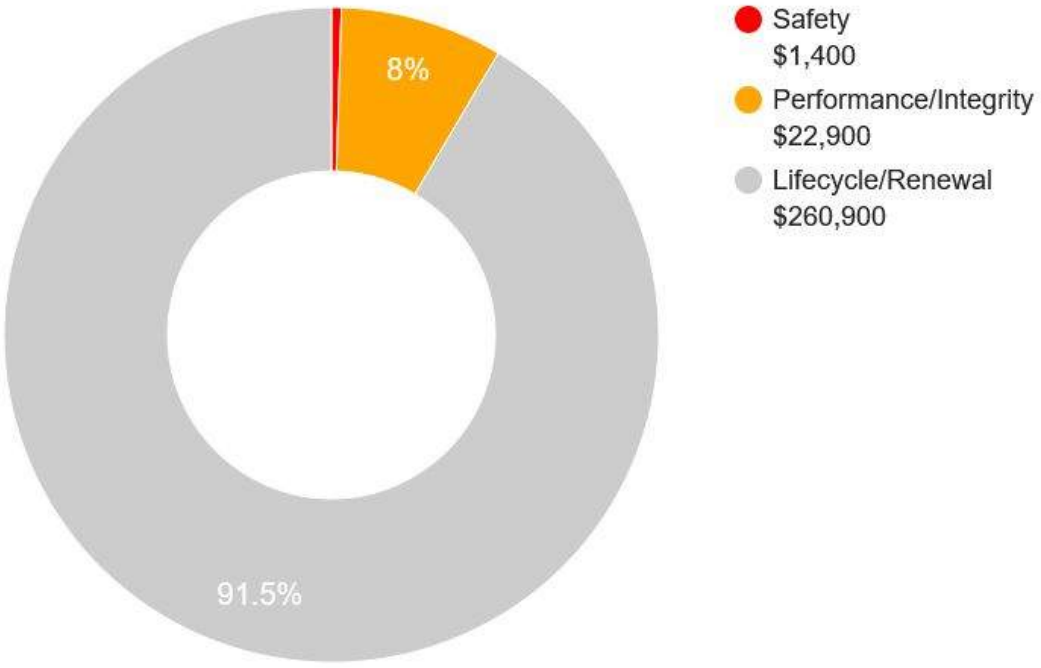
Plan Type Distribution (by Cost)



10-YEAR TOTAL: $285,200



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

TAFOYA ELEMENTARY

LPA

SITE DATA



Tafoya Elementary
720 Homestead Way
Woodland, CA 95776

Current Enrollment (2020/21): 780

Grades Served: K-6

Original Construction Date: 1999

Number of Portable Classrooms: 8

STAKEHOLDER PRIORITIES

Principal:

1. Additional restrooms added at the hardcourts and recess areas.
2. Blacktop resurfacing/restriping and ball wall installation.
3. Additional staff parking and a reconfigured drop-off/dismissal zone.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Add student and staff restrooms.
2. Create an outdoor learning zone.
3. Reconfigure drop-off zone and add more staff parking.

Based on online survey results from May 2021.

Students:

1. Add student restrooms.
2. Resurface blacktop and add additional playground equipment.
3. Add more drinking fountains across campus.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Furniture is outdated. Teachers and students would like more flexible furniture beyond desks and chairs.

Special Education Classrooms
Similar to the general education classrooms, there is a need for more furniture beyond the typical desks and chairs.

Student Services / Counseling
Currently there is not enough space for groups. The Counselors would like to have more space for calming zones and have access to water fountains.

Staff and Administrative Spaces
Space is adequate but there is a desire for more storage space and an improved aesthetic.

Kitchen / Cafeteria / Food Service
There is a full service kitchen on this site and it serves multiple schools across the district. The equipment and space is in great shape. The cafeteria is in the multi-purpose space and provides plenty of room for the entire school. There is additional outdoor dining that functions well and provides a great alternative space for assembly.

Student Assembly
The multi-purpose room is very large and accommodates a large portion of the students. It is used consistently for gatherings, physical education, and dining. The technology is in great shape and the finishes are still in good condition. There is a need for additional storage, but it is not pressing.

Library
The library is in great shape and has plenty of room for students. There is an unused den that has plenty of potential for the students, however the lack of sight lines and flexible furniture makes the space difficult to utilize.

Physical Education / Athletics Buildings
Physical education is held in the multi-purpose space and on the hardcourts. There is additional classroom space for instruction and equipment storage that works well.

Outdoor Play Equipment / Hardcourts
Outdoor equipment is in good shape. The hardcourts could use an expansion to accommodate more basketball hoops and a ball wall.

Specialized Elective Spaces
Art is held in classrooms and is working well for students and staff. The music room has plenty of space and storage. The furniture is outdated and not very flexible. Updating the furniture would help improve functionality and free up more room for students.

Restrooms
The current restroom conditions are in good shape. There is a need for more staff and students restrooms across campus. Students mainly need restroom access during recess near the hardcourts in an area that is easily viewable by staff.

Site
The campus is very nice with plenty of green spaces and nice trees. However, there is still

SITE USE AND FUNCTIONALITY, continued

a need for shade in specific areas that may require a structure. Additionally, the hedges and other landscape elements that line pathways and outdoor spaces are in need of cleanup with a consideration on sight lines. Certain trees along the pathways are producing a heavy amount of tree sap that obstructs the path.

The neighboring public park has also created some security issues. The fence line separating the park and campus is not secure and allows park dwellers to look into campus. There have been issues with house-less people breeching campus. The park is known to have illegal activity and the lack of opaque fencing allows the students to see some of this activity.

The drop-off lane and parking could be expanded to help reduce neighborhood traffic and increase efficiency. There is no longer enough parking spaces for staff and the closest parking alternative is around the adjacent public park. Multiple teachers have had their windows broken and items stolen that have parked in this area.

Technology

Classroom technology is sufficient and does not pose any obstructions to operations. The main technology concern deals with security and cameras. There is a need for additional security cameras throughout campus.


Shade Structure


Drop-Off Lane / Parking



Site Identification and Announcements


Kindergarten Play Yard


Hardcourts


Play Structure


Health Office


Administration Office


Outdoor Gathering


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Music Room



Library


Food Service: Kitchen

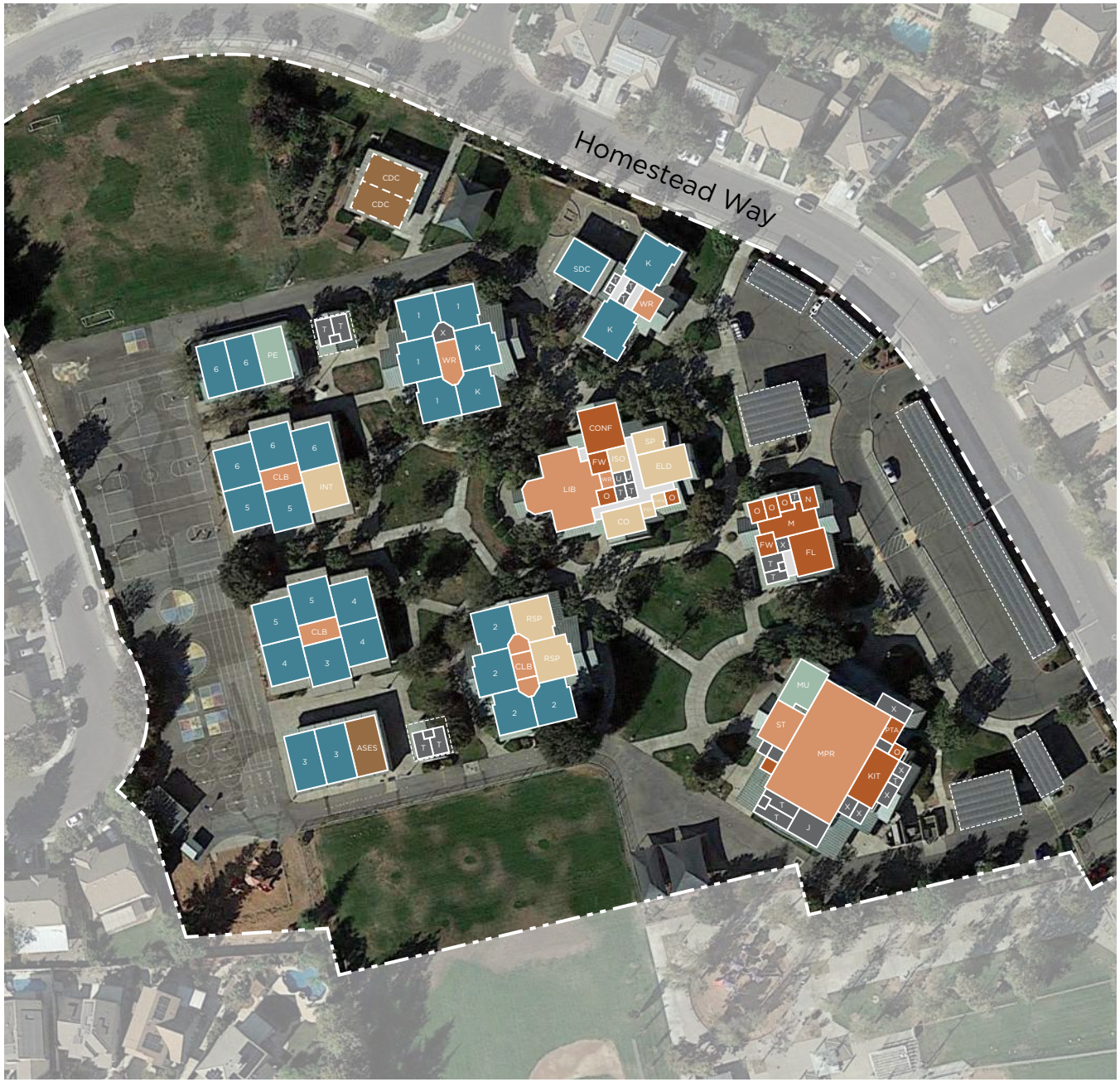

Library Den

EXISTING SITE PLAN

TAFOYA ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



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CLASSROOMS, CR

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PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

TAFOYA ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

CLASSROOMS, CR

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- Drop-Off
- LS - Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Playfields
- New Fencing with Gates

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	7,194,000
2. Classrooms: Reconfigure	$	-
3. Classrooms: New Construction	$	-
4. Science, Arts, CTE, and Electives Spaces	$	1,159,000
5. Multi-Purpose Room, Student Union, and Food Service	$	-
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	-
8. Library and Student Support	$	1,812,000
9. Building Systems: Restrooms & Power Access	$	1,463,000
10. Site Utilities	$	-
11. Safety & Security	$	551,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	437,000
13. Outdoor Learning, Gardens, and Quads	$	2,073,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	2,019,000
15. Flexible Furniture	$	1,226,000
16. Technology Infrastructure and Equipment	$	1,395,000
	$	**19,329,000**

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Tafoya Elementary
720 Homestead Way
Woodland, California 95776

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
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BV CONTACT:
Matthew Anderson
Program Manager
800.733.0660 x7613
Matt.Anderson@bureauveritas.com

BV PROJECT #:
141224.21R000-008.017

DATE OF REPORT:
September 24, 2021

ON SITE DATE:
April 8, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary
Number of Buildings	12 buildings: A-Administration Building B-MPR C-Media Center D- Kindergarten E and F-Classroom Buildings J and K-Portable Classrooms M and N-Portable Classrooms Toilet Room Buildings
Main Address	720 Homestead Way, Woodland, California 95776
Site Developed	1999
Leased Spaces	None
Date(s) of Visit	April 8, 2021
On-site Point of Contact (POC)	Guy Chapman
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The elementary school campus was originally constructed in 1999, with the portable building M and N being added in 2001 and 2002.

Architectural

The single-story campus was constructed in 1999. The stucco and brick façade, windows, storefront glazing, and metal roofs are original. Some windows are reportedly rusting, leaking, and wills into classrooms. and require replacement. Typical lifecycle interior finish and exterior paint replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 1999 campus construction and have been well-maintained since that time. The heating and cooling units are at or past their expected useful life and operate on R-22 refrigerant. The units are still functional and maintainable, but the units are scheduled for replacement in the near term. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

Site

The parking lots and sidewalks have been periodically resealed over the years. The playgrounds and sport courts are requiring reseal and striping.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Tafoya Elementary / A-Administration (1999)	$680	3,500	$2,380,000	0.0%	8.1%	10.3%	16.7%
Tafoya Elementary / B-MPR (1999)	$680	11,400	$7,752,000	0.0%	11.4%	12.6%	15.9%
Tafoya Elementary / C-Media (1999)	$680	7,000	$4,760,000	0.0%	8.0%	9.0%	11.7%
Tafoya Elementary / D-Kindergarten (1999)	$680	4,080	$2,774,400	0.1%	8.1%	9.6%	12.1%
Tafoya Elementary / E & F Classrooms (1999)	$680	12,000	$8,160,000	0.0%	8.4%	8.4%	11.0%
Tafoya Elementary / J & K Modular Classrooms (1999)	$398	11,760	$4,680,480	0.0%	19.5%	21.4%	25.1%
Tafoya Elementary / M & N Modular Classrooms	$398	4,800	$1,910,400	0.0%	13.1%	15.8%	18.0%
Tafoya Elementary / Toilet Buildings	$680	1,400	$952,000	0.0%	5.2%	5.7%	12.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
B-MPR	1	$1,300
D-Kindergarten	2	$1,800
Total	**3**	**$3,100**

B-MPR

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2978737	Tafoya Elementary / B-MPR	Gate jamp	B2010	Exterior Walls, Stucco, 1-2 Story Building, Repair	Poor	Performance/Integrity	$1,300
Total (1 items)							**$1,300**

D-Kindergarten

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980232	Tafoya Elementary / D-Kindergarten	Building interior-D3	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$900
2980240	Tafoya Elementary / D-Kindergarten	Building interior-D3	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$900
Total (2 items)							**$1,800**

Key Findings



Exterior Walls in Poor condition.

Stucco, 1-2 Story Building
B-MPR Tafoya Elementary Gate jamb

Uniformat Code: B2011
Recommendation: **Repair in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,300

**$**$$$

The service yard gate jamb is damaged and requires stucco repair. BV recommends installing a post protector to prevent future damage from deliveries. - AssetCALC ID: 2978737



Window in Poor condition.

Steel, any type
A-Administration Tafoya Elementary Building exterior

Uniformat Code: B2021
Recommendation: **Refinish in 2022**

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $700

**$**$$$

Exterior paint finish is deteriorating. - AssetCALC ID: 2979265



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Tafoya Elementary Playground, west

Uniformat Code: G2051
Recommendation: **Mill & Overlay in 2022**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $171,300

$$$$

The asphalt is separating significantly. - AssetCALC ID: 2978913



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Tafoya Elementary Playground, west

Uniformat Code: G2051
Recommendation: **Seal & Stripe in 2022**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $22,000

**$$**$$

The playground requires mill and overlay, with seal and stripe in the near future. - AssetCALC ID: 2980616



Flooring in Poor condition.

Vinyl Tile (VCT)
D-Kindergarten Tafoya Elementary Building interior-D3

Uniformat Code: C2035
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $900

**$**$$$

The VCT is mismatched and cracking. - AssetCALC ID: 2980240



Flooring in Poor condition.

Vinyl Tile (VCT)
D-Kindergarten Tafoya Elementary Building interior-D3

Uniformat Code: C2035
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $900

**$**$$$

The VCT is mismatched, with cracks and gaps. - AssetCALC ID: 2980232



Exterior Door in Poor condition.

Steel, any type
J & K Modular Classrooms Tafoya Elementary Building exterior

Uniformat Code: B2051
Recommendation: **Refinish in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $800

**$**$$$

The exterior finish is powdery and deteriorating. - AssetCALC ID: 2979334



Exterior Door in Poor condition.

Steel, any type
C-Media Tafoya Elementary Building exterior

Uniformat Code: B2051
Recommendation: **Refinish in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $800

**$**$$$

The exterior finish is powdery and deteriorating. - AssetCALC ID: 2979329



Exterior Door in Poor condition.

Steel, any type
Toilet Buildings Tafoya Elementary Building exterior

Uniformat Code: B2051
Recommendation: **Refinish in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $800

**$**$$$

The exterior finish is powdery and deteriorating. - AssetCALC ID: 2979336



Exterior Door in Poor condition.

Steel, any type
E & F Classrooms Tafoya Elementary Building exterior

Uniformat Code: B2051
Recommendation: **Refinish in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

**$**$$$

The exterior finish is powdery and deteriorating. - AssetCALC ID: 2979333



Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
B-MPR Tafoya Elementary Classroom

Uniformat Code: C1071
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,200

**$**$$$

Ceiling tiles are stained and dislodged. - AssetCALC ID: 2978776

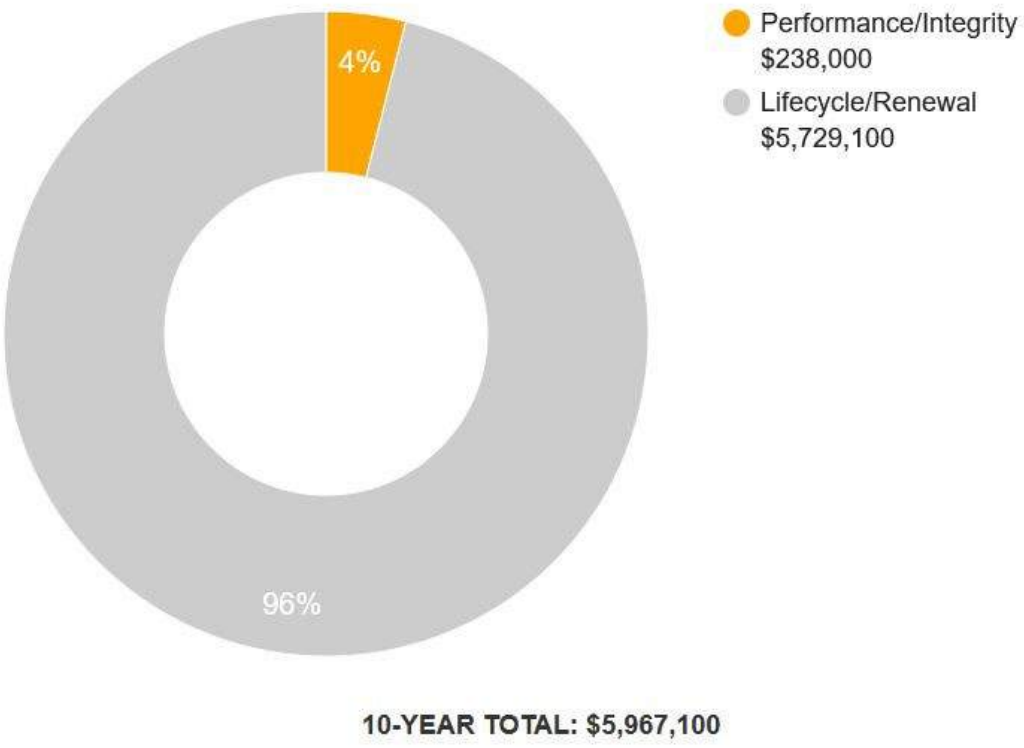
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $5,967,100



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

WHITEHEAD ELEMENTARY

LPA

SITE DATA



Whitehead Elementary
624 W Southwood Dr.
Woodland, CA 95695

Current Enrollment (2020/21): 365

Grades Served: TK-6

Original Construction Date: 1980

Number of Portable Classrooms: 6

STAKEHOLDER PRIORITIES

Principal:

1. Increase safety measures for drop-off and additional staff parking.
2. Modernization and face-lift (Re-branding).
3. Add an enrichment space either indoors or outdoors.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Update classroom furniture for more flexibility.
2. Resurface hardcourts and regrade the play-field.
3. Add staff and student restrooms across campus.

Based on online survey results from May 2021.

Students:

1. Add restrooms across campus.
2. Add more drinking fountains across campus.
3. Create a dedicated lab space for science experiments and other collaborative work.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms are in good shape but they could use an update to the finishes and some newer furniture for more flexibility.

Special Education Classrooms
Special education classrooms are similar to the general education in terms of functionality and furniture. SDC would like to include a sensory wall.

Student Services / Counseling
Like most of the campus, an update to the finishes and upgraded furniture is needed. The current space for student services does function well and provides adequate space.

Staff and Administrative Spaces
The administration area is also in need of updated finishes and furniture. There is currently a purge happening to clear out old and unused equipment that has overtaken useful space. There may be a future need for additional storage space to accommodate a growing archive and student population.

Kitchen / Cafeteria / Food Service
There is currently no dedicated kitchen space. Food is brought to the school and served from a warming station in the multi-purpose space. Students are eating outside due to COVID protocols, but the multi-purpose space offers plenty of room for future indoor dining.

Student Assembly
The multi-purpose space is in decent shape and has plenty of room for school meetings and indoor recess. The finishes are outdated, and the paintings (murals) are not accepted well by the students.

Library
The library is in good shape and functions well for the students. This space is utilized well and has room for continued growth.

Physical Education / Athletics Buildings
Physical education has plenty of space both indoors and outdoors. The equipment could be upgraded but is still in decent shape. There is a classroom currently being used for indoor exercise which is sufficient for the class sizes. There is access to the multi-purpose space if needed.

Outdoor Play Equipment / Hardcourts
The playground equipment is very old and outdated. Some of the equipment is quite dangerous and unused by the students.

The hardcourts are in decent shape but could benefit from resurfacing and re-striping. SDC would enjoy a designated play area for students and all play areas could use additional shade.

Specialized Elective Spaces
The garden space is completely unused by students and feels neglected by the community. The space available is quite large and could be utilized in various ways for the students.

Art is done in classrooms which functions well for the teachers. The courtyards offer a great space for outdoor work on messier projects. The music room is in good condition and has plenty of space for students. It is currently

SITE USE AND FUNCTIONALITY, continued

located on the stage in the multi-purpose room. The furniture is outdated and not very flexible. New furniture will be needed soon as well as a dedicated space.

Restrooms
There is a need for more student and staff restrooms. The existing condition is good, but the finishes are outdated.

Site
The site has some security concerns and issues with the play-field. The play-field is in poor condition and needs to be regraded to fix holes and burrowing mounds.

The entire site is lacking security cameras and there has been multiple instances of vandalism, break-ins and theft.

The surrounding neighborhood needs speed bumps and crossing guards to help facilitate drop-off/pick-up traffic. There may be a need to create a more efficient drop-off/pick-up system.

Technology
Classroom technology is sufficient. The lack of a security system and functional cameras is a huge concern for student safety. Beyond the need for upgraded security systems, technology is not a concern for staff or students.

The school is in need of a functioning digital marquee.


Shade Structure



Drop-Off Lane / Parking

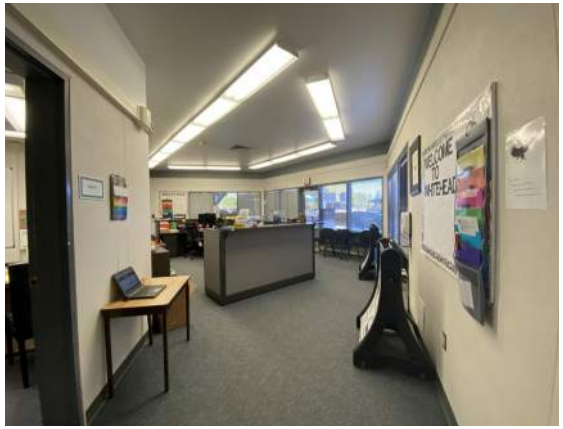

Site Identification and Announcements


Kindergarten Play Yard


Hardcourts


Play Structure


Principal's Office


Administration Office


Staff Workroom


Typical Classroom


Physical Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Music Room


Library


Food Service: Serving at MPR


Courtyard

EXISTING SITE PLAN

WHITEHEAD ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

LPA



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

CO	Counselor
ELD	English Language Development
LC	Learning Center
IEP	Individual Educational Plan
INT	Intervention
ISO	Isolation Room
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
SP	Speech

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

WHITEHEAD ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

No Work

Modernization

Reconfigure

New Construction

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
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SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
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ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

ELD	English Language Development
ISO	Isolation Room
SRC	Student Resource Center

SHARED SPACES

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Drop-Off

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Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LPA

		TOTAL PROGRAM COST (2022$)
1.	Site-Wide: Modernize & Deferred Maintenance	$ 5,372,000
2.	Classrooms: Reconfigure	$ -
3.	Classrooms: New Construction	$ 5,187,000
4.	Science, Arts, CTE, and Electives Spaces	$ 2,466,000
5.	Multi-Purpose Room, Student Union, and Food Service	$ 1,295,000
6.	Physical Education Facilities	$ -
7.	Administration and Staff Support	$ -
8.	Library and Student Support	$ 978,000
9.	Building Systems: Restrooms & Power Access	$ 393,000
10.	Site Utilities	$ -
11.	Safety & Security	$ 1,188,000
12.	Campus Arrival: Parking, Drop-off, and Entry Plaza	$ 1,392,000
13.	Outdoor Learning, Gardens, and Quads	$ 529,000
14.	Exterior Play Spaces, Playfields, and Hardcourts	$ 3,625,000
15.	Flexible Furniture	$ 829,000
16.	Technology Infrastructure and Equipment	$ 922,000
		$ 24,176,000

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Whitehead Elementary
624 West Southwood Drive
Woodland, California 95695

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com

BV CONTACT:
Matthew Anderson
Program Manager
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Matt.anderson@bureauveritas.com

BV PROJECT #:
141224.21R000-009.017

DATE OF REPORT:
September 20, 2021

ON SITE DATE:
April 22, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Main Building Multipurpose Building Portable G-3-5 Portable G-6
Main Address	624 West Southwood Drive, Woodland, California 95695
Site Developed	1980 Renovated 2000
Leased Spaces	None
Date(s) of Visit	April 22, 2021
On-site Point of Contact (POC)	John Bidwell
Assessment and Report Prepared By	Bhaskar Ale
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The elementary school was constructed in 1980 and was renovated in 2000. The multipurpose building was added in 1999. Portable buildings were added in 1999 and 2015. The site also has solar panel shade structures in the parking lot.

Architectural

The main building is wood frame construction with brick veneer. The portables have wood siding. The majority of the main building roof is modified bitumen with section of fiber cement shingles. The main building roof has multiple areas with water ponding, cracks and blisters observed. The fiber cement siding also has moss growth on certain sections of the roof and requires water jet cleaning. All portables having metal roofs.

The multipurpose building recently had PVC/TPO roof replacement in 2017. However, there were some areas on the new roof which have grading issues causing water to pond. The Multipurpose building has structural issues. It was observed during the onsite that there were multiple vertical cracks around the perimeter of the building. Further observation, inside the building suggested issues of settling along the floor with cracks propagating towards the exterior walls.

Interior finishes of all buildings have been periodically replaced as-needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling for the main building and the Multipurpose building are provided by rooftop package units. The portables have wall mounted heat pumps. The HVAC controls throughout are direct digital controls.

Plumbing is provided by gas and electric water heaters located throughout. No major issues observed.

Fire sprinklers are located in the multipurpose building and the main electrical room in the main building. A fire alarm system is present throughout and portables.

Electrical service is provided to the site by Sacramento Municipal Utility District and is adequate for the requirements of the school. The site has outdoor security cameras and wi-fi in the classrooms.

Site

The parking lots and sidewalks have not been repaved since 2000. The asphalt playground behind Portable G6 has developed significant cracks and requires cut and patch and full replacement. The main entrance driveway has sections which do not have adequate grading causing water ponding during the winter season according to POC. Also, a section of asphalt was not compacted during installation of the new solar shade structure which has caused a significant depression in the asphalt parking lot. It needs to be recompacted to prevent further water ponding or cause any trip hazards.

There were also section on concrete sidewalk near the entrance which needed to be graded to prevent trip hazard.

The tree branches near portable G3-G5 and the shade structure located behind G3 need to be trimmed to prevent damage to power lines and the physical structure.

Recommended Additional Studies

The structural integrity of the Multipurpose building is in poor condition. There are significant amounts of wall separations and settling along the floor. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the areas affected is also included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Whitehead Elementary / Main Building (1980)	$680	29,597	$20,125,960	0.0%	1.8%	6.4%	15.1%
Whitehead Elementary / Multipurpose Building (1999)	$680	4,412	$3,000,160	4.3%	4.3%	6.6%	16.0%
Whitehead Elementary / Portables G3-G5 (1999)	$398	2,280	$907,440	0.2%	2.8%	9.7%	24.5%
Whitehead Elementary / Portables G6 (2015)	$398	960	$382,080	0.0%	0.0%	4.3%	14.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
Main Building	1	$1,500
Multipurpose Building	4	$130,300
Portables G3-G5	1	$2,000
Site	6	$26,700
Total	**12**	**$160,500**

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980675	Whitehead Elementary / Main Building	Roof	B3010	Roofing cleaning, Clean	Poor	Performance/Integrity	$1,500
Total (1 items)							**$1,500**

Multipurpose Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980667	Whitehead Elementary / Multipurpose Building	Throughout	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	$13,500
2980630	Whitehead Elementary / Multipurpose Building	Interior	C2030	Flooring, Concrete, Repair	Poor	Performance/Integrity	$48,500
2980624	Whitehead Elementary / Multipurpose Building	Roof	B3010	Roofing drainage, Repair	Poor	Performance/Integrity	$1,500
2980634	Whitehead Elementary / Multipurpose Building	Building exterior	B2010	Exterior Walls, Brick, 1-2 Story Building, Repair	Poor	Performance/Integrity	$66,800
Total (4 items)							**$130,300**

Portables G3-G5

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980658	Whitehead Elementary / Portables G3-G5	Building exterior G5	G2080	Landscaping, Mature Trees, Heavy Trimming, Repair	Poor	Performance/Integrity	$2,000
Total (1 items)							**$2,000**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980659	Whitehead Elementary / Site	Site	G2080	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	Failed	Safety	$2,900
2980673	Whitehead Elementary / Site	Site - near Entrance	G2020	Sidewalk, Pavement, Concrete, Replace	Poor	Performance/Integrity	$1,200
2980669	Whitehead Elementary / Site	Behind Portable G6	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	$18,500
2980628	Whitehead Elementary / Site	Parking lot	G2010	Parking Lot, Pavement, Asphalt, Add compaction	Failed	Performance/Integrity	$1,400
2980644	Whitehead Elementary / Site	Drop off area	G2010	Parking Lot, Pavement, Asphalt, Repair	Poor	Performance/Integrity	$1,400
2980652	Whitehead Elementary / Site	Site	D2010	Backflow System support, Support, Replace	Failed	Performance/Integrity	$1,300
Total (6 items)							**$26,700**

Key Findings



Landscaping in Failed condition.

Mature Trees, Removal or Heavy Trimming
Site Whitehead Elementary Site

Uniformat Code: G2083
Recommendation: **Repair in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $2,900

**$**$$$

Significant weight on the gazebo structure by the overgrown tree. It needs to be trimmed. - AssetCALC ID: 2980659



Exterior Walls in Poor condition.

Brick, 1-2 Story Building
Multipurpose Building Whitehead Elementary
Building exterior

Uniformat Code: B2011
Recommendation: **Repair in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $66,800

**$$$**$

Separation on exterior walls. Repair required after structural study. - AssetCALC ID: 2980634



Roofing in Poor condition.

Modified Bitumen
Main Building Whitehead Elementary Roof

Uniformat Code: B3015
Recommendation: **Replace in 2022**

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $339,800

$$$$

Lots of areas with water ponding. Blisters observed at the eaves. - AssetCALC ID: 2980635



Parking Lots in Poor condition.

Pavement, Asphalt
Site Whitehead Elementary Behind Portable G6

Uniformat Code: G2021
Recommendation: **Cut & Patch in 2021**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $18,500

**$$**$$

Significant cracks and potholes observed behind Portable G6. - AssetCALC ID: 2980669



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Multipurpose Building Whitehead Elementary
Throughout

Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $13,500

**$$**$$

Multiple internal and external cracks on floor and walls throughout. Further study is required for full repair scope. - AssetCALC ID: 2980667



Flooring in Poor condition.

Concrete
Multipurpose Building Whitehead Elementary
Interior

Uniformat Code: C2032
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $48,500

**$$**$$

Cracks observed throughout the flooring. - AssetCALC ID: 2980630



Landscaping in Poor condition.

Mature Trees, Heavy Trimming
Portables G3-G5 Whitehead Elementary
Building exterior G5

Uniformat Code: G2083
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,000

**$**$$$

Trim branches for trees to not touch electrical lines. - AssetCALC ID: 2980658

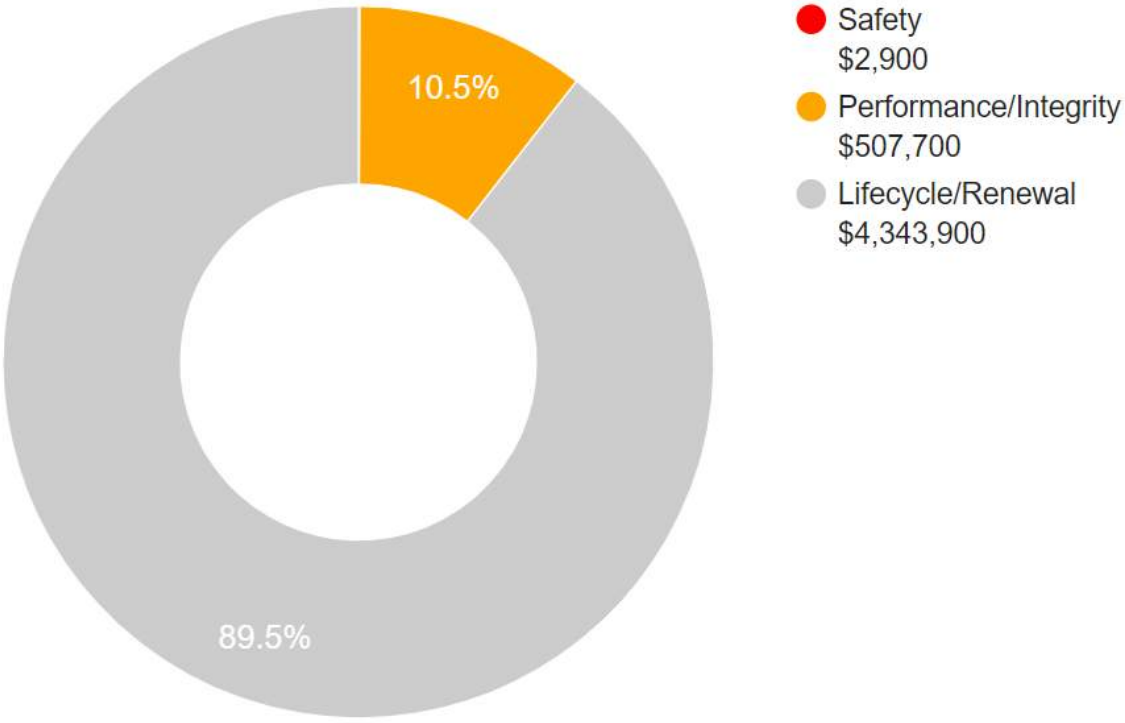
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $4,854,500



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

WOODLAND PRAIRIE ELEMENTARY

LPA

SITE DATA



Woodland Prairie Elementary
1444 Stetson St #936
Woodland, CA 95776

Current Enrollment (2020/21): 740

Grades Served: K-6

Original Construction Date: 1988

Number of Portable Classrooms: 10

STAKEHOLDER PRIORITIES

Principal:

1. Add shade structure above outdoor dining and additional shade across campus.
2. Regrade hard-courts to fix flooding issue at portables.
3. Re-pave pathways to accommodate ADA requirements and more efficient circulation.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Redo the playfields, track and hardcourts.
2. Fix HVAC systems or improve STC ratings and insulation efficiency.
3. New furniture in classrooms.

Based on online survey results from May 2021.

Students:

1. A collaborative space to allow students to work together during class indoors and/or outdoors.
2. Replace playground equipment and add new equipment to hardcourts and playfield.
3. Update and add bathrooms.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms have adequate space but the furniture is outdated and not flexible enough for current needs.

There is a need for at least three more portable classrooms, however it would be preferred to have permanent construction.

Special Education Classrooms
There is insufficient storage and space for current operations. Increasing capacity is the main concern, but there is a desire for sensory walls and other technology to help facilitate needs for special education.

Student Services / Counseling
There is currently no dedicated space for student services and counseling. Services are happening in empty classrooms. Because there is no dedicated space, there is a lack of storage necessary to student service operations. When no empty classrooms are available, some services have moved into hallways to accommodate student needs.

Staff and Administrative Spaces
The administrative space is very small and cramped. There is a huge need for additional space and storage. It is also not efficient in screening visitors, parents, or others that come onto campus, as the office is in an unintuitive location.

Kitchen / Cafeteria / Food Service
The kitchen is full service and helps to provide food across the district. The multi-purpose room provides some space for indoor dining but it requires multiple lunch periods. The outdoor dining has helped during COVID but it is not shaded and does not provide much seating.

Student Assembly
The multi-purpose room is adequate for the school needs but it is outdated and does not allow for school-wide assembly. There is not enough storage which has led to the stage being unusable as it catches overflow equipment and materials.

Library
The library space works well but it is undersized. There is a desire to expand this space and include a maker-space for students.

Physical Education / Athletics Buildings
Physical education is happening outdoors and in the multi-purpose space. There is no dedicated area for classes and the equipment is held in outdoor storage. The storage space is not large enough to increase the amount of equipment and the existing equipment is outdated.

Outdoor Play Equipment / Hardcourts
The playground equipment is in decent shape but there is not enough for all the students. The play area is used for all classes including kindergarten. Expanding the playground and the equipment will be necessary to allow larger amounts of students time to recess.

The hardcourts need to be resurfaced and re-striped. There is a desire to expand some of the services on the hardcourts like basketball and tether-ball.

SITE USE AND FUNCTIONALITY, continued

Specialized Elective Spaces
There are currently no dedicated elective spaces. Art is held in classrooms or outside for messier projects.

Music is held in empty classrooms or in the multi-purpose space. This is not working well for the school and a dedicated music space is necessary.

Restrooms
There are not enough restrooms on campus for all students. The existing facilities could use a face-lift.

Site
The site is currently facing a security issue due to the lack of fence on the public side of campus.

There are additional issues with the pathways that make it difficult for mobility impaired students to navigate. Regrading and reconfiguring the current pathways will be necessary to accommodate ADA requirements.

Technology
The classroom technology is sufficient, as well as the technology in the multi-purpose spaces.

The security cameras need to be updated and new cameras added to cover blind spots across campus.



Shaded Outdoor Area



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office

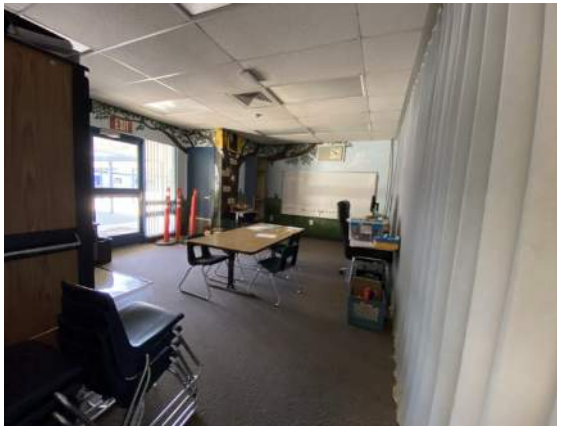


School Garden


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Teacher's Lounge


Library


Food Service: Kitchen


School Mural

EXISTING SITE PLAN

WOODLAND PRAIRIE ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

LPA



SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

CO	Counselor
ELD	English Language Development
LC	Learning Center
IEP	Individual Educational Plan
INT	Intervention
ISO	Isolation Room
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
SP	Speech

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

WOODLAND PRAIRIE ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

ELD	English Language Development
ISO	Isolation Room
SRC	Student Resource Center

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

- Drop-Off
- LS - Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Playfields
- New Fencing with Gates

		TOTAL PROGRAM COST (2022$)
1.	Site-Wide: Modernize & Deferred Maintenance	$ 7,163,000
2.	Classrooms: Reconfigure	$ -
3.	Classrooms: New Construction	$ 16,155,000
4.	Science, Arts, CTE, and Electives Spaces	$ 928,000
5.	Multi-Purpose Room, Student Union, and Food Service	$ 513,000
6.	Physical Education Facilities	$ -
7.	Administration and Staff Support	$ 114,000
8.	Library and Student Support	$ 3,170,000
9.	Building Systems: Restrooms & Power Access	$ 255,000
10.	Site Utilities	$ -
11.	Safety & Security	$ 1,307,000
12.	Campus Arrival: Parking, Drop-off, and Entry Plaza	$ 1,603,000
13.	Outdoor Learning, Gardens, and Quads	$ 1,078,000
14.	Exterior Play Spaces, Playfields, and Hardcourts	$ 4,064,000
15.	Flexible Furniture	$ 1,325,000
16.	Technology Infrastructure and Equipment	$ 1,219,000
		$ 38,894,000

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Woodland Prairie Elementary
1444 Stetson Street
Woodland, California 95776

PREPARED BY:
Bureau Veritas
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800.733.0660 x7613
Matt.Anderson@bureauveritas.com

BV PROJECT #:
141224.21R000-010.017

DATE OF REPORT:
September 29, 2021

ON SITE DATE:
April 6, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School Campus
Number of Buildings	Administration/ Cafeteria Classroom Buildings: B, C, D, E and Kindergarten Portables A1 thru A5 Portables G1 thru G7
Main Address	1444 Stetson Street, Woodland California 95776
Site Developed	1988 Portables added in phases
Leased Spaces	None
Date(s) of Visit	April 6, 2021
On-site Point of Contact (POC)	Guy
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The school campus was originally constructed in 1988 and the portable classrooms were added in 1996, 1999, 2016 and 2018.

Architectural

The single-story stucco over masonry buildings that were constructed in 1988 have not been renovated since the original construction. The hip roofs appear to have had a single roofing replacement with asphalt shingles. For all the buildings, typical lifecycle interior finish, exterior paint, windows and doors, and roof shingle replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 1988 campus construction and have been well-maintained since that time. Heating and cooling are provided throughout the buildings by individual split systems. The systems reportedly supply inadequate air flow. Some HVAC equipment has required replacements, and the remaining original units are well past the end of their anticipated lifecycles. As well as utilizing R-22 refrigerant, the units are increasingly difficult to find parts for service. The replacement of the 33-year-old HVAC units with new units that have multiple fan speeds could address the issue. Additionally, an HVAC system follow-up study is recommended to examine the ducting, units and controls as a whole. The electrical and plumbing infrastructure are original and appear to operate adequately, only typical lifecycle electrical and plumbing replacements are budgeted and recommended.
The site has security cameras and wi-fi in the classrooms.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The north parking lot appears to have been milled and overlaid, along with regular sealing and striping. The east playground has developed significant cracks and requires mill and overlay. The west sport courts are generally in good condition.

Recommended Additional Studies

The HVAC systems are well-past their expected useful life and the systems reportedly supply inadequate air flow. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Woodland Prairie Elementary / Administration, Cafeteria (1988)	$680	8,288	$5,635,840	0.2%	10.5%	13.1%	32.7%
Woodland Prairie Elementary / Building B (1988)	$680	8,800	$5,984,000	0.2%	6.5%	7.5%	17.5%
Woodland Prairie Elementary / Building C (1988)	$680	7,050	$4,794,000	0.2%	6.0%	7.4%	16.8%
Woodland Prairie Elementary / Building D (1988)	$680	7,050	$4,794,000	0.2%	5.6%	7.5%	17.0%
Woodland Prairie Elementary / Building E (1988)	$680	2,900	$1,972,000	0.5%	8.2%	10.1%	18.6%
Woodland Prairie Elementary / Kindergarten (1988)	$680	2,400	$1,632,000	0.6%	6.5%	8.7%	18.8%
Woodland Prairie Elementary / Portable classrooms-A1 thru A5 (1996)	$398	4,400	$1,751,200	0.0%	7.4%	13.9%	21.4%
Woodland Prairie Elementary / Portable classrooms-G1 thru G7 (1999)	$398	6,160	$2,451,680	0.0%	5.1%	10.1%	16.0%

Immediate Needs

Facility/Building	Total Items	Total Cost
Administration, Cafeteria	1	$9,400
Building B	1	$9,400
Building C	1	$9,400
Building D	1	$9,400
Building E	1	$9,400
Kindergarten	2	$9,700
Site	3	$54,200
Total	**10**	**$110,900**

Administration, Cafeteria

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2970367	Woodland Prairie Elementary / Administration, Cafeteria	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
Total (1 items)							**$9,400**

Building B

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2970384	Woodland Prairie Elementary / Building B	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
Total (1 items)							**$9,400**

Building C

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2975692	Woodland Prairie Elementary / Building C	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
Total (1 items)							**$9,400**

Building D

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2975693	Woodland Prairie Elementary / Building D	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
Total (1 items)							**$9,400**

Building E

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2970386	Woodland Prairie Elementary / Building E	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
Total (1 items)							**$9,400**

Kindergarten

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2970385	Woodland Prairie Elementary / Kindergarten	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
2968012	Woodland Prairie Elementary / Kindergarten	Building exterior	B2050	Exterior Door, Steel, any type, Refinish	Poor	Performance/Integrity	$300
Total (2 items)							**$9,700**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2969580	Woodland Prairie Elementary / Site	Playground, east	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	$15,800

2968044	Woodland Prairie Elementary / Site	Playground, east	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	Poor	Performance/Integrity	$37,000
2969579	Woodland Prairie Elementary / Site	Service drive, east	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$1,400
Total (3 items)							**$54,200**

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Site Woodland Prairie Elementary Service drive, east

Uniformat Code: G2021
Recommendation: **Mill & Overlay in 2022**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $10,800

**$$**$$

The east service drive exhibits significant alligator cracking. - AssetCALC ID: 2968101



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Woodland Prairie Elementary Playground, east

Uniformat Code: G2051
Recommendation: **Seal & Stripe in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $15,800

**$$**$$

The playground asphalt appears original and significantly cracked requiring mill and overlay with new seal and stripe. - AssetCALC ID: 2969580



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Woodland Prairie Elementary Playground, east

Uniformat Code: G2051
Recommendation: **Mill & Overlay in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $37,000

**$$**$$

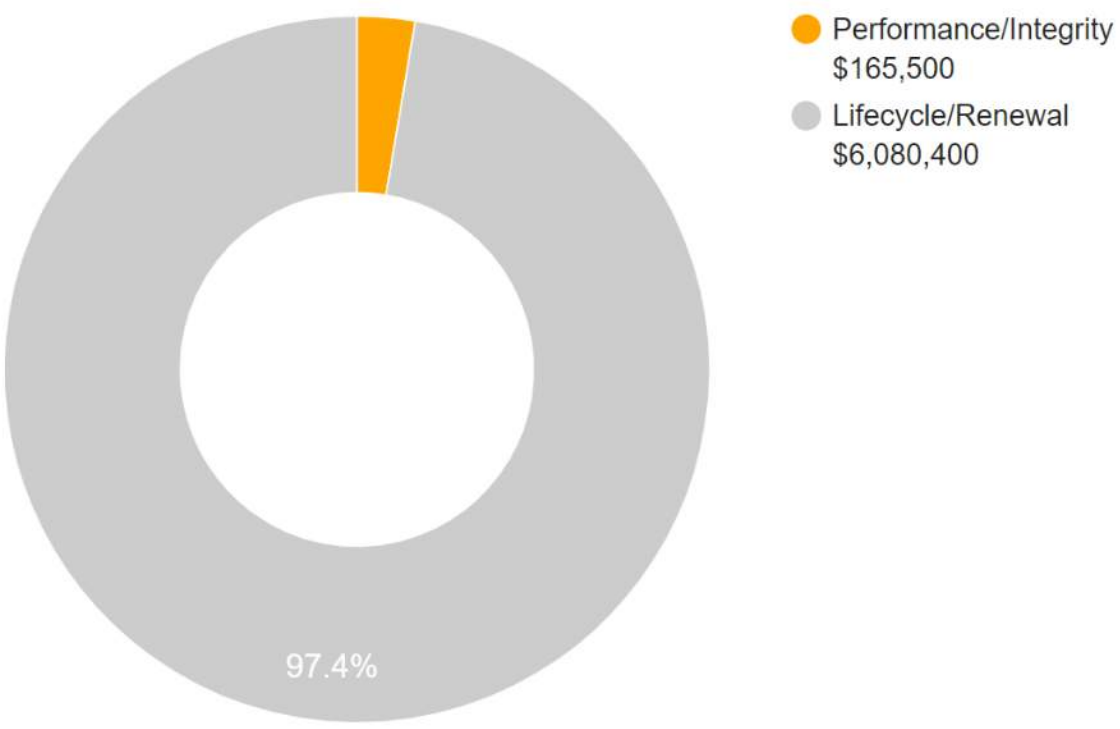
The playground asphalt appears original and significantly cracked. - AssetCALC ID: 2968044

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $6,245,900



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

ZAMORA ELEMENTARY

LPA

SITE DATA



Zamora Elementary
1716 Cottonwood St.
Woodland, CA 95695

Current Enrollment (2020/21): 380

Grades Served: K-6

Original Construction Date: 1980

Number of Portable Classrooms: 9

STAKEHOLDER PRIORITIES

Principal:

1. Field and playground areas to be redone and the revival of the existing nature center.
2. Refinish, update, and add student restrooms across campus.
3. Add a third portable building for the SDC class that is housed near the other two SDC classes and include adequate bathroom amenities.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Redo the playfields, track and hardcourts.
2. Create interior areas for gathering and social interaction.
3. Update and add student and staff restrooms.

Based on online survey results from May 2021.

Students:

1. Restrooms need to be updated and more added across campus.
2. Redo the hardcourts and playgrounds.
3. Create an outdoor area to gather and visit with friends.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classroom layouts do not operate very well. There are movable partitions that go unused and add to poor acoustics. There is plenty of storage available and the classroom sizes are quite large, although the spaces vary in size.

Special Education Classrooms
Similar to the general classrooms, the special education classroom layouts are not efficient and the temporary partitions take away from the quality of the space. There is a need to provide bathrooms adjacent to these classroom spaces.

Student Services / Counseling
The student services are located adjacent to one another and have sufficient space to serve the students.

Staff and Administrative Spaces
The staff area has plenty of space and storage. The principals office is far removed from the students which is not desirable. A new layout in this space may offer a more open concept that allows admin staff to interact more freely with the students.

Kitchen / Cafeteria / Food Service
The kitchen is currently just a warming site. The school would like to introduce a full service kitchen.

There is a small multi-purpose room that allows for some indoor dining, but dining mainly occurs outside under one of the shade structures. This has worked well for students and staff. There may be a future need to expand both outdoor and indoor dining spaces.

Student Assembly
The current assembly space is in a small multi-purpose room. There is no stage or recreation component, so the space is only utilized for dining and smaller assemblies.

The school would like to implement and larger multi-purpose space that includes a stage and basketball court to help facilitate physical education needs and have school wide assemblies.

Library
The library space is working well for students and staff however the space is quite small. The furniture is not very flexible and is mainly standard chairs and tables. Replacing the furniture with more comfortable pieces would increase the library utilization.

Physical Education / Athletics Buildings
Physical education currently has no dedicated space and utilizes outdoor space for class. During bad weather, class is held in student's home room. Acquiring a dedicated space for physical education and introducing a proper multi-purpose space would help to standardize physical education.

Outdoor Play Equipment / Hardcourts
The playground equipment is very outdated and potentially dangerous. Acquiring new play equipment that could accommodate mobility impaired students would be very beneficial.

SITE USE AND FUNCTIONALITY, continued

The hardcourts are also in rough condition and need to be resurfaced. There is a desire to expand the hardcourts and replace basketball hoops, nets, and tether-ball equipment.

Specialized Elective Spaces
There is no dedicated space for electives. Art is happening in classrooms and music is utilizing the small multi-purpose space. There is very limited storage for these electives.

Restrooms
The existing restrooms are not in good shape. Plumbing issues, privacy, ADA access and fixtures are hindering restroom functionality. Students and staff would appreciate a full renovation to these spaces and additional restrooms added across campus.

Site
The site has a lot of potential for expansion and improvements. There is a nature center space that has been abandoned and is now overgrown. There is hope that this space will be revitalized to become an outdoor learning space and gathering area for students during recess.

There are some concerns with the play-fields needing to be regraded. Establishing more shade in the recess areas and improving the signage near the drop-off area is desired.

Technology
The classroom technology is in good shape and the PA system is functioning well. There is a need for an updated security system with more cameras to cover blind spots on campus.



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



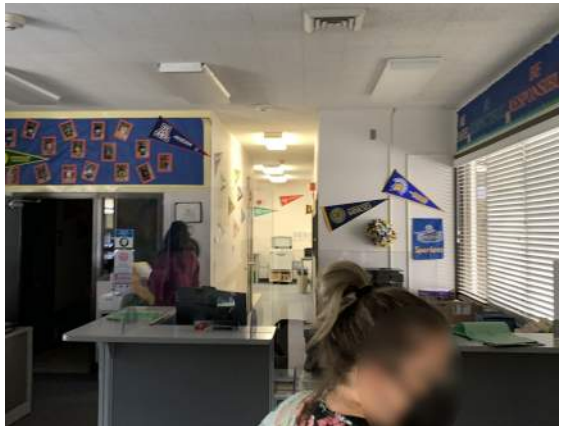
Hardcourts



Play Structure



Health Office



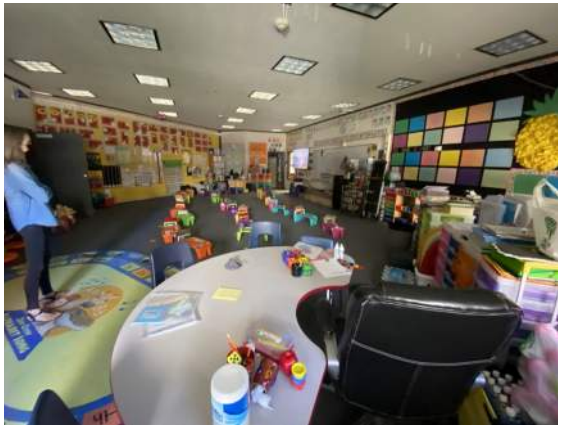
Administration Office



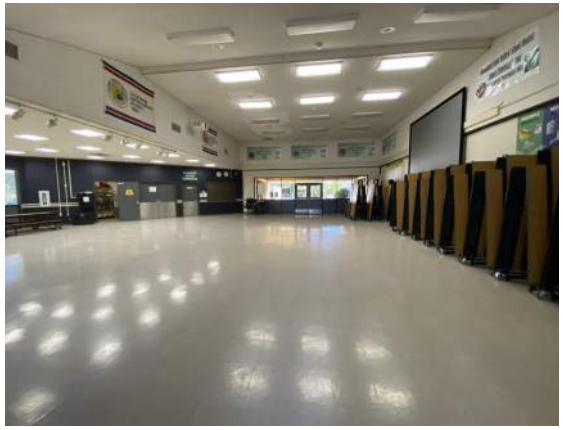
School Garden


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Nature Center


Library


Food Service: Kitchen


Conference Room

EXISTING SITE PLAN

ZAMORA ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

LPA



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

CO	Counselor
ELD	English Language Development
LC	Learning Center
IEP	Individual Educational Plan
INT	Intervention
ISO	Isolation Room
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
SP	Speech

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

ZAMORA ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

ELD	English Language Development
ISO	Isolation Room
SRC	Student Resource Center

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

- Drop-Off
- LS - Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Playfields
- New Fencing with Gates

LPA

		TOTAL PROGRAM COST (2022$)
1.	Site-Wide: Modernize & Deferred Maintenance	$ 5,656,000
2.	Classrooms: Reconfigure	$ -
3.	Classrooms: New Construction	$ 5,843,000
4.	Science, Arts, CTE, and Electives Spaces	$ 3,815,000
5.	Multi-Purpose Room, Student Union, and Food Service	$ 7,053,000
6.	Physical Education Facilities	$ -
7.	Administration and Staff Support	$ 2,023,000
8.	Library and Student Support	$ 1,042,000
9.	Building Systems: Restrooms & Power Access	$ 188,000
10.	Site Utilities	$ 354,000
11.	Safety & Security	$ 700,000
12.	Campus Arrival: Parking, Drop-off, and Entry Plaza	$ 1,049,000
13.	Outdoor Learning, Gardens, and Quads	$ 505,000
14.	Exterior Play Spaces, Playfields, and Hardcourts	$ 6,285,000
15.	Flexible Furniture	$ 895,000
16.	Technology Infrastructure and Equipment	$ 961,000
		$ 36,369,000

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Zamora Elementary
1716 Cottonwood Street
Woodland, California 95695

PREPARED BY:
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BV PROJECT #:
141224.21R000-011.017

DATE OF REPORT:
September 29, 2021

ON SITE DATE:
April 8, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Building A Portable 16, 17 ,22 Portable 18-21 Portable 23-24
Main Address	1716 Cottonwood Street, Woodland, California 95695
Site Developed	1985, renovated 2001
Leased Spaces	None
Date(s) of Visit	April 8, 2021
On-site Point of Contact (POC)	Phillip Tooley
Assessment and Report Prepared By	Bhaskar Ale
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The elementary school was constructed in 1985 and renovated in 2001. Portable buildings were added from 1985, 2003 and 2008. The site also has solar panel shade structures in the parking lot.

Architectural

Typically, the main building exterior wall have wood siding with accent granite veneer on the exterior. The portables have wood siding. All buildings are wood frame construction. The majority of the roof is asphalt shingles with portables having metal roofs. Replacement of the corroding single glazed window assemblies is recommended and budgeted. Interior finishes have been periodically replaced as-needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Building A has a central system with boiler, chiller, and air handlers. However, due to two-pipe system it can only provide heating or cooling at a time. The changing over from heating to cooling causes temperature fluctuations during the morning according to POC. Further study is recommended to identify the HVAC issues. Additional cost for retro-commissioning of the older equipment and controllers is also budgeted. There are also major issues with some of the older indoor air handlers according to POC. The HVAC controls throughout are direct digital and pneumatic. The portables have wall mounted heat pumps.

Plumbing is provided by gas and electric water heaters located throughout. No major issues observed.

There is no fire sprinklers onsite. A fire alarm system is present throughout and in portables.

Electrical service is provided to the site by Sacramento Municipal Utility District and is adequate for the requirements of the school. The site has outdoor security cameras and wi-fi in the classrooms.

Site

The parking lots and sidewalks have not been repaved since 2001. The playgrounds has developed significant cracks and requires mill and overlay and restriping.

Adjacent to Portable 22 is electrical equipment owned by the school and open to public. It is recommended to be fenced off to prevent vandalism and safely away from children.

According to POC, there are also gopher holes located on the west side of the property. Further damage can cause further harm to underground cables and water lines.

Recommended Additional Studies

The HVAC system in Building A is in poor condition. There is constant fluctuation in temperature and long wait times during changeover from heating to cooling in the morning. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the HVAC and controllers is also included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Zamora Elementary / Building A (1985)	$680	26,544	$18,049,920	0.6%	3.7%	6.6%	17.9%
Zamora Elementary / Portables 16,17, 22 (1985)	$398	3,340	$1,329,320	0.0%	0.0%	5.8%	28.6%
Zamora Elementary / Portables 18-21	$398	3,840	$1,528,320	0.0%	2.1%	6.2%	20.8%
Zamora Elementary / Portables 23, 24 (2003)	$398	2,600	$1,034,800	0.0%	0.0%	3.4%	20.3%

Immediate Needs

Facility/Building	Total Items	Total Cost
Building A	2	$108,500
Site	2	$29,000
Total	**4**	**$137,500**

Building A

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2991959	Zamora Elementary / Building A	Building A	P2030	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	NA	Performance/Integrity	$6,700
2991960	Zamora Elementary / Building A	Building A	D8010	BAS/HVAC Controls, Retrocommissioning of System, Repair	Poor	Performance/Integrity	$101,800
Total (2 items)							**$108,500**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2992118	Zamora Elementary / Site	Site	G2080	Landscaping, Lawns & Grounds, Re-Establishment, Repair	Poor	Performance/Integrity	$27,000
2963004	Zamora Elementary / Site	Adjacent to Portable 22	G2060	Fences & Gates, Fence, Chain Link 6', Install	NA	Safety	$2,000
Total (2 items)							**$29,000**

Key Findings



Fences & Gates

Fence, Chain Link 6'
Site Zamora Elementary Adjacent to Portable 22

Uniformat Code: G2062
Recommendation: **Install in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $2,000

**$**$$$

Recommended installing chain link fence to prevent anyone tampering with the electrical equipment for safety. - AssetCALC ID: 2963004



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Zamora Elementary Playground

Uniformat Code: G2051
Recommendation: **Mill & Overlay in 2022**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $236,000

$$$$

There were multiple areas with alligator cracks throughout. Some areas had plants or weeds growing. It is recommended to mill and overlay the whole playground in the near future to prevent trip hazards. - AssetCALC ID: 2963057

No image available.

Recommended Follow-up Study: Mechanical, HVAC Controls / Rebalance

Mechanical, HVAC Controls / Rebalance
Building A Zamora Elementary Building A

Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,700

**$**$$$

According to POC, changing from heating to cooling since it is a 2 pipe system is an ongoing issue with the central system. Further study is required to determine what scope of repair with building controls. - AssetCALC ID: 2991959



Landscaping in Poor condition.

Lawns & Grounds, Re-Establishment
Site Zamora Elementary Site

Uniformat Code: G2083
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $27,000

**$$**$$

Based on onsite there are gophers holes throughout the west side of the property along the fence. It will need to be repaired. Continuous damage can cause damage to underground cables and water lines. - AssetCALC ID: 2992118

No image available.

BAS/HVAC Controls in Poor condition.

Retrocommissioning of System
Building A Zamora Elementary Building A

Uniformat Code: D8015
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $101,800

$$$$

Recommissioning is recommended to repair the issues with the changeover from heating to cooling due to 2-pipe system. Also additional equipment might be needed. - AssetCALC ID: 2991960



Air Handler (7,8,11) in Poor condition.

Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM
Building A Zamora Elementary Attic

Uniformat Code: D3055
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $161,800

$$$$

Units 7, 8 and 11 have ongoing maintenance issues and are at the end of their useful life according to POC report. It will need to be replaced soon. - AssetCALC ID: 2963034

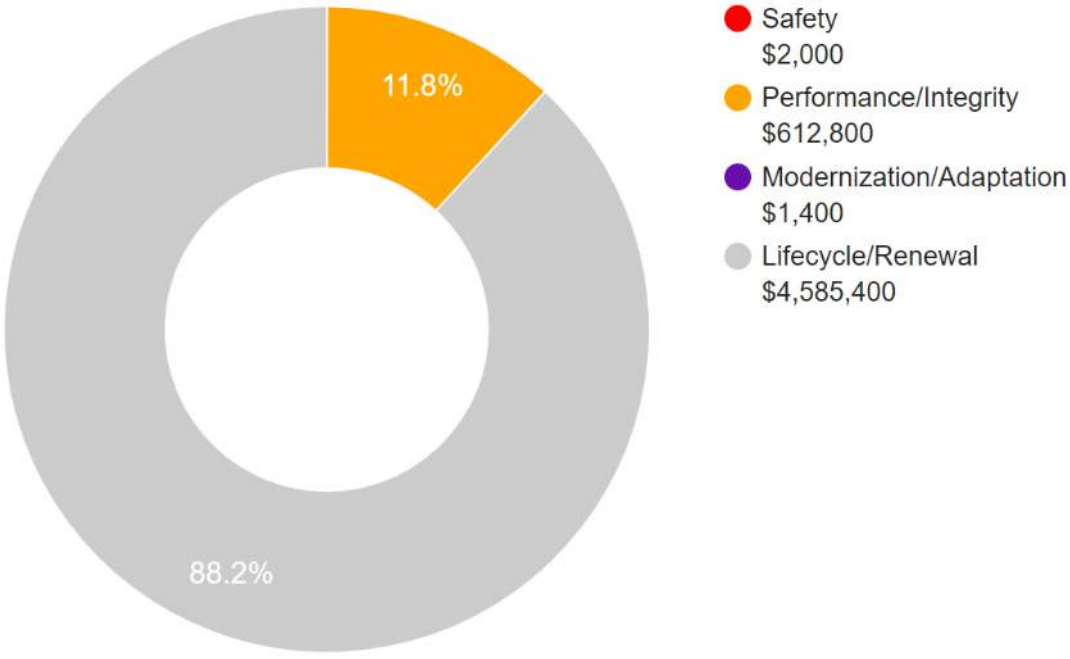
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $5,201,600



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

DOUGLASS MIDDLE

LPA

SITE DATA



Douglass Middle
525 Granada Dr.
Woodland, CA 95695

Current Enrollment (2020/21): 815

Grades Served: 7-8

Original Construction Date: 1912

Number of Portable Classrooms: 4

STAKEHOLDER PRIORITIES

Principal:

1. Repair the roof.
2. Fencing/Signage for campus security.
3. Add outlets/charging capacity and capability.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Modernization of existing buildings and classrooms.
2. Update student and staff restrooms.
3. Update classroom furniture.

Based on online survey results from May 2021.

Students:

1. Update restrooms.
2. Add more drinking fountains across campus.
3. Create an outdoor area for students to gather and visit with friends.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classroom spaces are a good size and have plenty of storage. The finishes are in rough shape and need to be replaced soon. Removing some casework/storage could help to open up classroom spaces more. There is also a need for more outlets due to student laptops.

Special Education Classrooms
Similar to the general education classroom spaces, the SDC classrooms need finishes updated. There is a need to include a restroom directly adjacent to these classrooms.

Student Services / Counseling
Student services are located in the administration building. Privacy is a concern in this space. The existing space needs a renovation to update finishes and furniture. Expanding the space to provide confidential offices is desired.

Staff and Administrative Spaces
The administration space needs to be renovated. There is enough space for administrative needs but there are poor sight lines across the building.

Kitchen / Cafeteria / Food Service
The kitchen space is full service and adjacent to a multi-purpose space being used as the cafeteria. There is outdoor dining available at the quad. Equipment is working properly and the space works well to accommodate plenty of students. There is a desire to update and modernize the kitchen and cafeteria.

Student Assembly
The gym space is very well received by staff and students, however the space is not large enough for an all-school assembly.

Library
The library is in decent condition. The space is large but the furniture does not allow for engaging student work spaces. Modernizing the space and updating the furniture would help to increase library utilization among students. There are old computer stations which are now outdated. Removing these old computer stations and adding more outlets for charging stations is preferred.

Physical Education / Athletics Buildings
The athletic building works very well for the students. The gym spaces are in good shape but the finishes are outdated. The locker room could also use an update to the finishes, but the main concern is to reconfigure the space for better supervision.

Outdoor Play Equipment / Hardcourts
The play fields and hardcourts need repair. There is a ropes course that is not used and needs to be removed. The fields need to be regraded to repair animal burrows and holes. The hardcourts need to be resurfaced and the pickle-ball and basketball courts re-striped. The track is currently dirt and needs to either be redone or replaced with a more permanent track material.

Specialized Elective Spaces
The elective spaces are utilized well and have plenty of space for operations. A modernization to the space is always welcome

SITE USE AND FUNCTIONALITY, continued

but not a pressing concern. The agriculture building has a large open space that would be better utilized with partitions to provide more functional classroom space. The wood shop currently has no air conditioning which is a growing issue. Music and art rooms are in good shape with plenty of space and storage.

Restrooms
The restrooms are outdated and need to be modernized. There is a need for at least one more boys bathroom.

Site
The landscaping around campus could use more attention and care, but is in overall good condition. There is some fencing that needs to be replaced. The bleacher seating at the football field also needs to be expanded.

Crossing College Avenue has some safety concerns. The school has requested an update to the cross walk to accommodate better lighting. The school would like to have a campus monitor to help coordinate traffic and students at the crossing location.

Granada Drive has some risk during drop-off/ pick-up which may require a reconfiguration of this

Technology
The PA system in the administration building is not reaching all spaces and needs to be upgraded. Adding more outlets across campus to accommodate student's laptops charging needs is required.



Shade Structure



Drop-Off Lane



Site Identification and Announcements



Campus Grounds



Hardcourts



Administration Office



Playfields / Athletics



Quad



School Garden


Typical Classroom


Special Education Classroom


Art Classroom

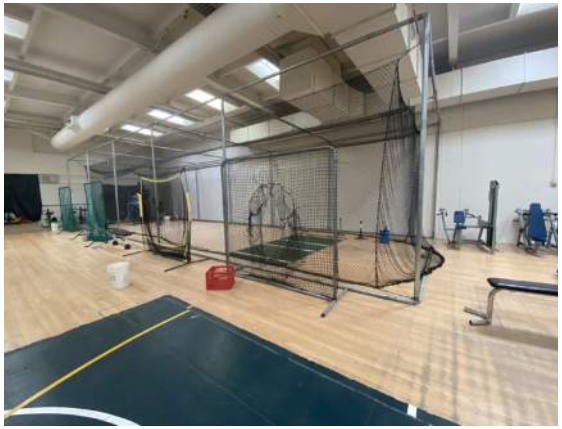

Science Lab / Classroom


Science Prep Room


Music Room


Wood Shop


Metal Shop


Activities Room


Health Office


Multi-Purpose Room


Library


Faculty Work Room


Faculty Lounge


Gymnasium


Food Service: Serving


Food Service: Kitchen


Locker Rooms

EXISTING SITE PLAN

(EAST) DOUGLASS MIDDLE

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Studies
FLA	Foreign Language Arts
SDC/SPED	Special Education
IS	Independent Studies

ELECTIVES / LABS

AMS	Auto Mechanic Shop	PE	Physical Education
ART	Art Room	PH	Photography
AS	Agricultural Shop	SC	Stage Craft
ASB	Associated Student Body	SCI	Science
CL	Computer Lab	WOS	Wood Shop
CUL	Culinary Arts	WR	Wrestling
GH	Greenhouse	WS	Welding Shop
HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	Career Center	INT	Intervention
CM	Case Management	ISO	Isolation Room
CO	Counselor	LC	Learning Center
COM	Commons	OT	Occupational Therapy
ELD	English Language Dev't	PSY	Psychologist
IEP	Individual Educational Plan	RSP	Resource Specialist
		SP	Speech

SHARED SPACES

CL	Computer Lab	PREP	Prep Room
CLB	Co-lab	SH	Shop
D	Dressing Room	ST	Stage
GYM	Gym	WD	Washer/ Dryer
LIB	Library	ILC	Independent Learning Center
LR	Locker Room		

ADMIN / FACULTY

CO	Conference	N	Nurse/Health Office
FL	Faculty Lounge	O	Office
FW	Faculty Workroom	PTA	Parent Volunteer
KIT	Kitchen	SB	Snack Bar
L	Laundry		
M	Main Office/Front Desk		

OTHER

CSL	Community Support Liaison
FH	Field House
HP	Horizons Program
OSA	Outside Support Agency

SUPPORT SERVICES

CR	Control Room	T	Toilets
J	Janitor	TR	Team/Training Room
K	Kiln	U	Utility
O	Open: Unprogrammed	X	Storage
SH	Showers	E	Elevator

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

EXISTING SITE PLAN

(WEST) DOUGLASS MIDDLE

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Studies
FLA	Foreign Language Arts
SDC/SPED	Special Education
IS	Independent Studies

ELECTIVES / LABS

AMS	Auto Mechanic Shop	PE	Physical Education
ART	Art Room	PH	Photography
AS	Agricultural Shop	SC	Stage Craft
ASB	Associated Student Body	SCI	Science
CL	Computer Lab	WOS	Wood Shop
CUL	Culinary Arts	WR	Wrestling
GH	Greenhouse	WS	Welding Shop
HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	Career Center	INT	Intervention
CM	Case Management	ISO	Isolation Room
CO	Counselor	LC	Learning Center
COM	Commons	OT	Occupational Therapy
ELD	English Language Dev't	PSY	Psychologist
IEP	Individual Educational Plan	RSP	Resource Specialist
		SP	Speech

SHARED SPACES

CL	Computer Lab	PREP	Prep Room
CLB	Co-lab	SH	Shop
D	Dressing Room	ST	Stage
GYM	Gym	WD	Washer/ Dryer
LIB	Library	ILC	Independent Learning Center
LR	Locker Room		

ADMIN / FACULTY

CO	Conference	N	Nurse/Health Office
FL	Faculty Lounge	O	Office
FW	Faculty Workroom	PTA	Parent Volunteer
KIT	Kitchen	SB	Snack Bar
L	Laundry		
M	Main Office/Front Desk		

OTHER

CSL	Community Support Liaison
FH	Field House
HP	Horizons Program
OSA	Outside Support Agency

SUPPORT SERVICES

CR	Control Room	T	Toilets
J	Janitor	TR	Team/Training Room
K	Kiln	U	Utility
O	Open: Unprogrammed	X	Storage
SH	Showers	E	Elevator

Drop-Off

Main Entry

Entry Plaza

LS - Lunch Shelter

Portable Classrooms

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

(EAST) DOUGLASS MIDDLE

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

No Work | Modernization | Reconfigure | New Construction

CLASSROOMS, CR

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CUL	Culinary Arts	WR	Wrestling
GH	Greenhouse	WS	Welding Shop
HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	College Center
ELD	English Language Development
SRC	Student Resource Center
WC	Wellness Center
SS	Student Store

SHARED SPACES

CL	Computer Lab	LR	Locker Room
CLB	Co-lab	SH	Shop
D	Dressing Room	ST	Stage
GYM	Gym	WD	Washer/ Dryer
LIB	Library		

ADMIN / FACULTY

CO	Conference	N	Nurse/Health Office
FL	Faculty Lounge	O	Office
FW	Faculty Workroom	PREP	Prep Room
KIT	Kitchen	PTA	Parent Volunteer
L	Laundry	SB	Snack Bar
M	Main Office/Front Desk		

OTHER

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FH	Field House
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OSA	Outside Support Agency

SUPPORT SERVICES

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J	Janitor	TR	Team/Training Room
K	Kiln	U	Utility
O	Open: Unprogrammed	X	Storage
SH	Showers	E	Elevator

Drop-Off

Main Entry

Entry Plaza

LS - Lunch Shelter

Portable Classrooms

Outdoor Learning/ Playfields

New Fencing with Gates

LPA

LONG-TERM SITE PLAN DIAGRAM

(WEST) DOUGLASS MIDDLE

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

LPA



SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

CLASSROOMS, CR

#	Indicates Grade Level
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- Drop-Off
- LS - Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Playfields
- New Fencing with Gates

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	15,381,000
2. Classrooms: Reconfigure	$	813,000
3. Classrooms: New Construction	$	-
4. Science, Arts, CTE, and Electives Spaces	$	878,000
5. Multi-Purpose Room, Student Union, and Food Service	$	3,987,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	-
8. Library and Student Support	$	1,397,000
9. Building Systems: Restrooms & Power Access	$	1,896,000
10. Site Utilities	$	1,910,000
11. Safety & Security	$	1,281,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	332,000
13. Outdoor Learning, Gardens, and Quads	$	2,603,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	3,451,000
15. Flexible Furniture	$	1,458,000
16. Technology Infrastructure and Equipment	$	1,646,000
	$	**37,033,000**

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Douglass Middle School
525 Granada Drive, 575 Hays Street, 902 College Street, and 910 College Street
Woodland, California 95695

PREPARED BY:
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BV PROJECT #:
141224.21R000-012.017

DATE OF REPORT:
September 22, 2021

ON SITE DATE:
April 14-15, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School campus
Number of Buildings	Administration Building Multi-purpose room Classroom Building A Classroom Building B Classroom Building C Portables (Building D) Staff Room Snack Bar Library Industrial Arts Building Agricultural Building Physical Education Building Music Building
Main Address	525 Granada Drive, 575 Hays Street, 902 College Street and 910 College Street, Woodland, California 95695
Site Developed	1912
Leased Spaces	None
Date(s) of Visit	April 14-15, 2021
On-site Point of Contact (POC)	Guy Chapman
Assessment and Report Prepared By	Mark Robinson
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

Douglass Middle School was originally opened as Woodland High School in 1912.
In 1971 a new high school was built, and the facility was converted to Douglass Middle School.

The classroom buildings and the physical education building appear to have been built later, and renovations have been completed at different times throughout their history.

Architectural

Many of the buildings on the campus share the same vernacular of wood structure with wood windows and stucco exterior, ringed by clay tile roofs, most with a flat roof behind. The three classroom buildings are linear buildings with classrooms on either side, large roof overhangs, and completely flat roofs.

There are a group of portables on the east end of the site.

The physical education building is a concrete structure on the west end of the campus.

The three classroom building roofs leak excessively and it was reported that the flat roofs retain a large amount of water during heavy rain. This would indicate that the roofs may be sagging excessively. The leaking water has damaged many ceiling tiles and is causing the soffits to sag and separate. There is also an excessive amount of tree debris on these roofs that is likely exacerbating the drainage issues.

The remaining wood-framed buildings have areas of rotting trim that should be replaced.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The buildings on the campus are served by a combination of packaged roof-top units and split system furnace/condenser units. Half of the existing mechanical systems are beyond their expected useful life and an additional third are within a few years of their expected useful life. The Agricultural and Industrial Arts buildings have suspended unit heaters to provide heat in the open spaces.

The primary electrical service entrance for the main campus is in Classroom Building A. The Physical Education building has its own electrical service. The lighting systems are either T8 fluorescent or metal halide/high pressure sodium.

Much of the plumbing appears to be original, with the exception of the restrooms in the classroom buildings which appear to have been renovated recently.

There are no fire sprinkler systems in any of the buildings.

Site

The parking lots and other asphalt pavements are generally in poor condition due to excessive alligator cracking and apparent lack of maintenance in recent years. Wood shed are weather damaged and deteriorating. Playing field wood benches are decaying and some chain link fencing is physically damaged.

Recommended Additional Studies

The classroom building roofs are in poor condition. The roofs appear retain a large amount of water and as a result have a significant amount of sag. A professional engineer must be retained to analyze the reasons for the water retention, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Douglass Middle School / Administration Building	$680	3,000	$2,040,000	0.0%	2.6%	9.1%	24.6%
Douglass Middle School / Agriculture Building	$680	11,400	$7,752,000	0.0%	0.8%	7.0%	10.0%
Douglass Middle School / Classroom Building A	$680	9,700	$6,596,000	4.6%	8.2%	15.5%	20.1%
Douglass Middle School / Classroom Building B	$680	11,400	$7,752,000	4.1%	8.7%	13.7%	17.0%
Douglass Middle School / Classroom Building C	$680	10,000	$6,800,000	3.1%	8.8%	13.4%	17.1%
Douglass Middle School / Industrial Arts	$680	4,000	$2,720,000	0.0%	0.4%	4.3%	17.1%
Douglass Middle School / Library	$680	3,000	$2,040,000	0.0%	3.8%	8.9%	21.6%
Douglass Middle School / Multipurpose Building	$680	7,100	$4,828,000	0.0%	4.4%	11.5%	22.2%
Douglass Middle School / Music Building	$680	4,400	$2,992,000	0.0%	4.9%	8.0%	10.1%
Douglass Middle School / Physical Education Building	$680	36,000	$24,480,000	0.0%	4.7%	10.5%	17.1%
Douglass Middle School / Portables Building D	$398	4,500	$1,791,000	0.0%	2.4%	10.4%	27.2%
Douglass Middle School / Snack Bar	$680	300	$204,000	0.0%	1.5%	29.3%	42.5%
Douglass Middle School / Staff Room	$680	1,500	$1,020,000	0.0%	2.4%	12.2%	18.8%

Immediate Needs

Facility/Building	Total Items	Total Cost
Classroom Building A	3	$302,000
Classroom Building B	2	$316,200
Classroom Building C	1	$211,700
Site	4	$21,400
Total	**10**	**$851,300**

Classroom Building A

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3011156	Douglass Middle School / Classroom Building A	Classroom buildings A, B, C	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	NA	Performance/Integrity	$13,500
2972176	Douglass Middle School / Classroom Building A	Throughout	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	$45,800
2972538	Douglass Middle School / Classroom Building A	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$242,700
Total (3 items)							**$302,000**

Classroom Building B

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972165	Douglass Middle School / Classroom Building B	Classrooms	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	$50,500

2972537	Douglass Middle School / Classroom Building B	Roof	B3010	Roofing, Modified Bitumen, Replace	Failed	Performance/Integrity	$265,700
Total (2 items)							**$316,200**

Classroom Building C

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972534	Douglass Middle School / Classroom Building C	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$211,700
Total (1 items)							**$211,700**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3023598	Douglass Middle School / Site	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$10,100
2974176	Douglass Middle School / Site	Site	G2060	Fences & Gates, Fence, Chain Link 8', Replace	Poor	Performance/Integrity	$700
2974161	Douglass Middle School / Site	Site	G2060	Dugout Bench, Wood, Replace	Poor	Performance/Integrity	$5,700
2974182	Douglass Middle School / Site	Baseball field	D2010	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	Poor	Performance/Integrity	$4,900
Total (4 items)							**$21,400**

Key Findings



Roofing in Failed condition.

Modified Bitumen
Classroom Building B Douglass Middle School
Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: $265,700

$$$$

Leaks throughout - AssetCALC ID: 2972537



Roofing in Poor condition.

Modified Bitumen
Classroom Building A Douglass Middle School
Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: $242,700

$$$$

Leaks reported - AssetCALC ID: 2972538



Roofing in Poor condition.

Modified Bitumen
Classroom Building C Douglass Middle School
Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: $211,700

$$$$

Leaks throughout - AssetCALC ID: 2972534



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Classroom Building A Douglass Middle School
Throughout

Uniformat Code: C1071
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $45,800

$$$$

Damaged, warped, water stained tiles throughout - AssetCALC ID: 2972176



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Classroom Building B Douglass Middle School
Classrooms

Uniformat Code: C1071
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $50,500

$$$$

Stained, warped, damaged tiles throughout - AssetCALC ID: 2972165



Soffit in Poor condition.

Wood
Classroom Building C Douglass Middle School
Building exterior

Uniformat Code: B3082
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $115,300

$$$$

Damaged from water leaks. Sagging - AssetCALC ID: 3023426



Soffit in Poor condition.

Wood
Classroom Building A Douglass Middle School
Building exterior

Uniformat Code: B3082
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $102,500

$$$$

Damaged from water leaks. Sagging - AssetCALC ID: 3023424



Soffit in Poor condition.

Wood
Classroom Building B Douglass Middle School
Building exterior

Uniformat Code: B3082
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $143,500

$$$$

Damaged from water leaks. Sagging - AssetCALC ID: 3023425

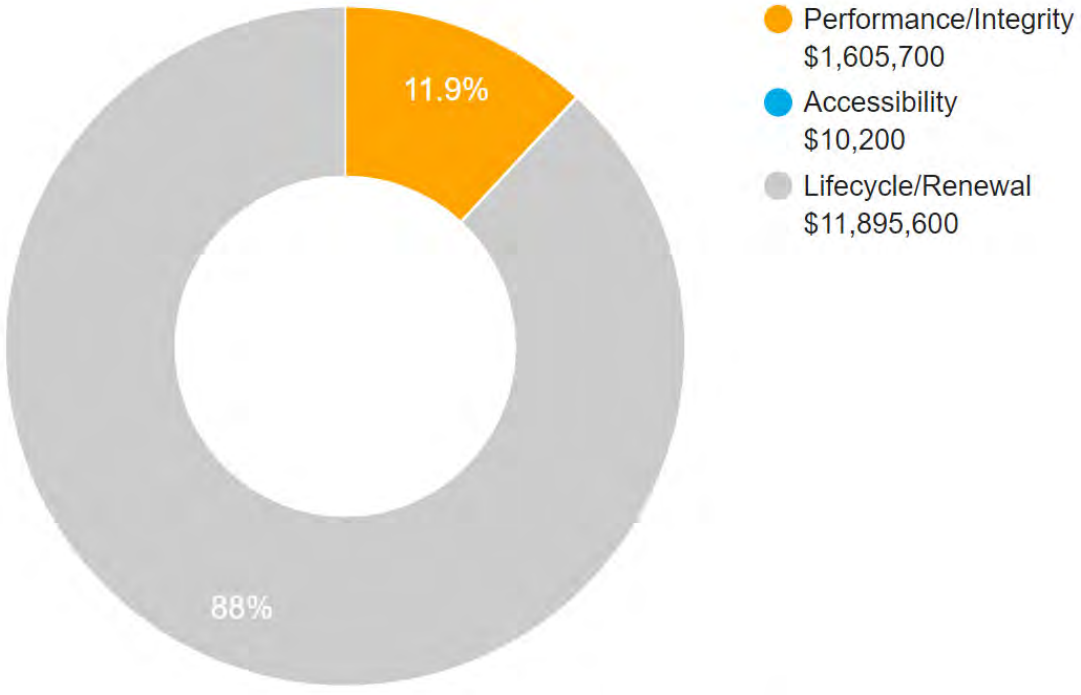
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $13,511,500



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

LEE MIDDLE

LPA

SITE DATA



Lee Middle
520 West St.
Woodland, CA 95695

Current Enrollment (2020/21): 600

Grades Served: 7-8

Original Construction Date: 1892

Number of Portable Classrooms: 9

STAKEHOLDER PRIORITIES

Principal:

1. Classrooms updated for 21st century learning. Including new finishes, furniture and technology.
2. Re-configure the multi-purpose space, library, cafeteria or add a new space for a student commons area with tech labs, food services, and flex learning spaces.
3. Athletic fields replaced to fix gopher holes and reduce required maintenance.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Modernization of existing buildings/ classrooms.
2. Update and replace classroom furniture.
3. Update playfields, track and hardcourts.

Based on online survey results from May 2021.

Students:

1. Add and update student restrooms.
2. Modernize campus to provide a new look for the school.
3. Update gymnasium and locker rooms.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms are outdated an not a great environment for students. Finishes need to be replaced, furniture replaced with more flexible options and technology updated. There is also an issue with bringing in fresh air. Lighting conditions are very poor and storage is not adequate for current needs.

Special Education Classrooms
The special education classrooms are in similar condition to the general education classrooms. It may be helpful to locate SDC near bathrooms or have its own space isolated from the other classrooms.

Student Services / Counseling
Student services and counseling are in the main building adjacent to the administrative spaces. This location works well, but there is a desire to have more privacy. Locating these services outside of the main building may help to give students some separation from school stress and give more room to these services.

Staff and Administrative Spaces
The space is currently compartmentalized and outdated. Staff would like for this space to be reconfigured for a more open concept and for the finishes, technology and storage space to be improved.

Kitchen / Cafeteria / Food Service
The kitchen is full service and operating in good condition. The cafeteria is small and not functioning well for students. The cafeteria does not have room for all students but there are outdoor dining options scattered around campus that help facilitate. The food service line is not efficient due to crowding around the serving area. Staff would like to reconfigure this space to be more like a food court with separated lines to help the crowding issue. There is also a need for improved signage that can allow students to see what is on the menu before approaching the serving stations.

Student Assembly
The gymnasium is in good condition and has a decent amount of space for students. There is only bleacher seating on one side of the gym which makes it difficult to have larger assemblies.

The multi-purpose space is pretty crowded due to the cafeteria equipment and other programs occupying portions of the space. With no built-in seating it is hard to have any kind of assembly in this location beyond small groups.

Library
The library has plenty of space and operates well. There is a desire to include a digital media space for students to learn more about broadcasting and to do school news. Technology and furniture could use an update but is not a priority.

SITE USE AND FUNCTIONALITY, continued

Physical Education / Athletics Buildings
Physical education has several spaces to facilitate the needs of the program. The gym works very well for indoor recreation and smaller sanctioned sport events. The weight room and wrestling space meet the needs of students and staff but could use an update to some of the equipment, finishes, and air quality.

There are a couple classroom spaces for health education, storage, and additional indoor recreation that could also use an update to technology and finishes.

The locker rooms are in decent condition but outdated. There are shower spaces which go completely unused and could be better purposed as additional storage.

Outdoor Play Equipment / Hardcourts
The hardcourts need to be resurfaced and re-striped. The track is made from decomposed granite which has not aged well and is now becoming a safety hazard for students. Replacing this track with a longer lasting material is preferred.

The field conditions are very poor and in need of repair and/or replacement. It has been suggested to replace the field with turf in order to cut down on the animal burrowing and to negate the need for mowing, as the mowing equipment has become a large disruption during class time.

Specialized Elective Spaces
There are a wealth of electives offered across campus. Music, choir, band, agriculture, and wood-shop are the most utilized elective spaces and have been afforded their own designated space. Similar to other classrooms these spaces are outdated and in need of new finishes and technology.

There is a desire to introduce an outdoor area for band as the percussion component does not work well indoors and is disrupting the classes around it.

Restrooms
The restrooms are a growing concern for both staff and students. The student restrooms do not offer much privacy as some stalls are missing doors and men's urinals have no separations between them. There is a need for additional student and staff restrooms and an update to all restroom finishes, privacy, and fixtures.

Site
The site is in need of upkeep and repair. Cracked sidewalks have made it difficult for those in wheelchairs and other mobility impaired students and staff. There are several areas that flood during rain season to the point that water begins intruding the classroom spaces.

There have been additional issues with site security as the building layout impedes sight lines into various critical areas.

Shade is also scarce and desired especially around dining areas. Students and staff have made known their desire for shaded outdoor learning areas.

Technology
Across campus there is a growing need for updated technology. Student laptops have quickly made computer labs and stations obsolete. Adding more power outlets will be crucial to keep up with the need to charge laptops. Some teachers would like the ability to mark on their screens while lecturing to provide more engagement with the lesson. The growing usage of laptops and other wireless equipment is requiring more Wi-Fi bandwidth, which the school is not currently providing.



Shade Structure



Drop-Off Lane



Site Identification and Announcements



Campus Grounds



Hardcourts



Administration Office



Playfields / Athletics



Quad



School Garden

LPA


Typical Classroom


Special Education Classroom


Art Classroom


Science Lab / Classroom


Science Prep Room


Music Room


Wood Shop

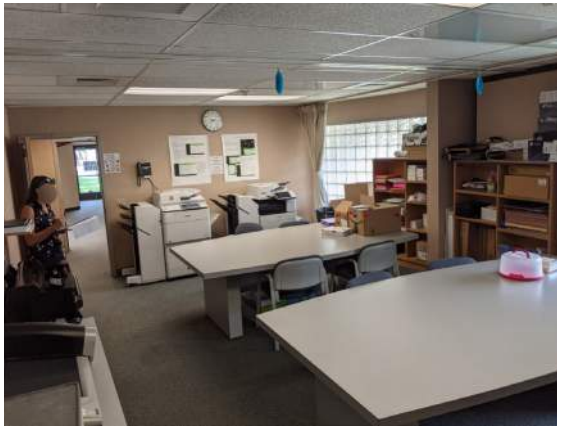

Metal Shop


Culinary Arts


Health Office


Multi-Purpose Room


Library


Faculty Work Room



Faculty Lounge



Gymnasium


Food Service: Serving


Food Service: Kitchen

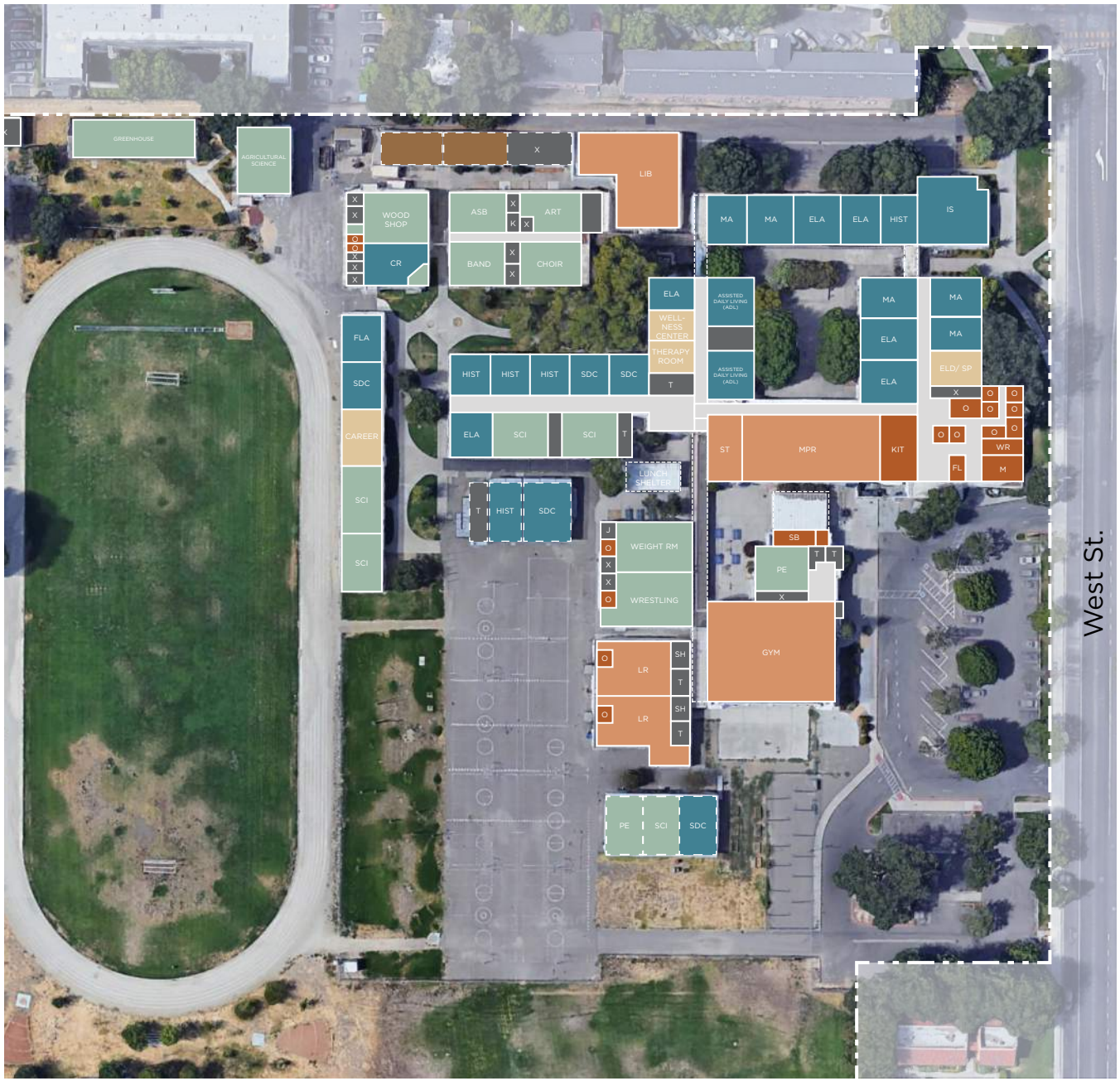

Locker Rooms

EXISTING SITE PLAN

LEE MIDDLE

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Studies
FLA	Foreign Language Arts
SDC/SPED	Special Education
IS	Independent Studies

ELECTIVES / LABS

AMS	Auto Mechanic Shop	PE	Physical Education
ART	Art Room	PH	Photography
AS	Agricultural Shop	SC	Stage Craft
ASB	Associated Student Body	SCI	Science
CL	Computer Lab	WOS	Wood Shop
CUL	Culinary Arts	WR	Wrestling
GH	Greenhouse	WS	Welding Shop
HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	Career Center	INT	Intervention
CM	Case Management	ISO	Isolation Room
CO	Counselor	LC	Learning Center
COM	Commons	OT	Occupational Therapy
ELD	English Language Dev't	PSY	Psychologist
IEP	Individual Educational Plan	RSP	Resource Specialist
		SP	Speech

SHARED SPACES

CL	Computer Lab	PREP	Prep Room
CLB	Co-lab	SH	Shop
D	Dressing Room	ST	Stage
GYM	Gym	WD	Washer/ Dryer
LIB	Library	ILC	Independent Learning Center
LR	Locker Room		

ADMIN / FACULTY

CO	Conference	N	Nurse/Health Office
FL	Faculty Lounge	O	Office
FW	Faculty Workroom	PTA	Parent Volunteer
KIT	Kitchen	SB	Snack Bar
L	Laundry		
M	Main Office/Front Desk		

OTHER

CSL	Community Support Liaison
FH	Field House
HP	Horizons Program
OSA	Outside Support Agency

SUPPORT SERVICES

CR	Control Room	T	Toilets
J	Janitor	TR	Team/Training Room
K	Kiln	U	Utility
O	Open: Unprogrammed	X	Storage
SH	Showers	E	Elevator

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LPA

LONG-TERM SITE PLAN DIAGRAM

LEE MIDDLE

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

CLASSROOMS, CR

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ELA	English Language Arts
MA	Math
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SDC/SPED	Special Education
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CL	Computer Lab	WOS	Wood Shop
CUL	Culinary Arts	WR	Wrestling
GH	Greenhouse	WS	Welding Shop
HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	College Center
ELD	English Language Development
SRC	Student Resource Center
WC	Wellness Center
SS	Student Store

SHARED SPACES

CL	Computer Lab	LR	Locker Room
CLB	Co-lab	SH	Shop
D	Dressing Room	ST	Stage
GYM	Gym	WD	Washer/ Dryer
LIB	Library		

ADMIN / FACULTY

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- Drop-Off
- LS - Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Playfields
- New Fencing with Gates

LPA

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	12,634,000
2. Classrooms: Reconfigure	$	259,000
3. Classrooms: New Construction	$	-
4. Science, Arts, CTE, and Electives Spaces	$	3,300,000
5. Multi-Purpose Room, Student Union, and Food Service	$	2,605,000
6. Physical Education Facilities	$	3,786,000
7. Administration and Staff Support	$	2,473,000
8. Library and Student Support	$	1,127,000
9. Building Systems: Restrooms & Power Access	$	1,190,000
10. Site Utilities	$	1,103,000
11. Safety & Security	$	834,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	805,000
13. Outdoor Learning, Gardens, and Quads	$	1,188,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	9,841,000
15. Flexible Furniture	$	1,359,000
16. Technology Infrastructure and Equipment	$	1,909,000
	$	**44,413,000**

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Lee Middle School
520 West Street
Woodland, California 95695

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
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Matt.Anderson@bureauveritas.com

BV PROJECT #:
141224.21R000-013.017

DATE OF REPORT:
September 24, 2021

ON SITE DATE:
April 21 and 22, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	10 buildings and 5 portables Building 1: Admin office, classroom, kitchen and multipurpose room Building 2: Gym Building 3: PE Building 4: Boys and Girls locker rooms Building 5: Classrooms Building 6: Library Building 7: Classrooms Building 8: Classrooms Building 9: Classrooms Building 10: Storage area Portables 31-32 RR: classrooms, kitchenette, and restroom Portables 36-38: Classrooms (3 separate portables but similar) Portables 46-48: Classrooms
Main Address	520 West Street, Woodland, Yolo County, California 95695
Site Developed	Exact date is Unknown Renovated through different phases
Leased Space	None
Date(s) of Visit	April 21 and 22, 2021
Management Point of Contact	Anthony Harris aharris@lpadesignstudios.com
On-site Point of Contact (POC)	Guy Chapman, Energy Management Specialist 506.601.6037
Assessment and Report Prepared By	Rashad Alnial
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The exact date Lee Middle School was constructed is unknown, although more buildings and portables were added in various phases through the years. The school consists of 10 buildings and 5 portables. The school is operating normally and is fully occupied.

Architectural

The exterior walls are in poor condition in portables 36-38, portable 46-48 and building #5. The siding is starting to pull away and is recommended for repairs in the short term before it causes further damage to the wall structure. The interior finishes throughout the property have been periodically replaced as needed over the years. Additional short-term recommendations are to replace the ceilings in buildings 3 and 6.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system is partially outdated; most of the rooftop packaged units, make-up air units, heat pumps and furnaces will require replacement in the near future. Many of the units have reportedly been replaced over the past three years. The plumbing system, fire detection and electrical systems all appear to be modern and will require only routine maintenance during the evaluation period. Domestic hot water is provided by gas water heaters and by a gas boiler in the locker rooms building (#4). Overall, most of the MEPF components appear to be in a fair condition and only typical lifecycle replacement is recommended.

Site

Site maintenance appears to be fine, and site improvements and landscaping are generally in good condition. Concrete Sidewalks are free of cracks and heaving. With the only exception being the Asphalt pavement in the parking lots and the basketball court. The pavement in both areas is in poor condition, longitudinal and allegator cracking were observed throughout those areas. Also, the wood bleachers in the football field are collapsing.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Lee Middle School / Building-1	$680	44,000	$29,920,000	0.0%	1.7%	4.7%	11.4%
Lee Middle School / Building-10	$680	2,000	$1,360,000	0.0%	10.4%	14.9%	17.8%
Lee Middle School / Building-2	$680	9,500	$6,460,000	0.0%	1.6%	4.8%	11.9%
Lee Middle School / Building-3	$680	5,000	$3,400,000	0.0%	1.7%	3.1%	5.3%
Lee Middle School / Building-4	$680	6,200	$4,216,000	0.0%	3.5%	10.7%	22.9%
Lee Middle School / Building-5	$680	9,000	$6,120,000	0.1%	6.5%	10.6%	16.0%
Lee Middle School / Building-6	$680	5,000	$3,400,000	0.0%	0.6%	3.0%	7.9%
Lee Middle School / Building-7	$680	8,000	$5,440,000	0.0%	1.0%	3.6%	8.7%
Lee Middle School / Building-8	$680	4,500	$3,060,000	0.0%	0.0%	1.4%	9.3%
Lee Middle School / Building-9	$680	7,200	$4,896,000	0.0%	2.4%	3.7%	18.9%
Lee Middle School / Portables-31-32 RR	$398	3,500	$1,393,000	0.0%	4.6%	8.0%	15.3%
Lee Middle School / Portables-36-38	$398	3,500	$1,393,000	0.0%	8.8%	9.4%	9.5%
Lee Middle School / Portables-46-48	$398	4,000	$1,592,000	0.8%	4.3%	6.1%	12.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
Building-5	1	$8,900
Portables-36-38	1	$300
Portables-46-48	1	$13,400
Site	1	$132,700
Total	**4**	**$155,300**

Building-5

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2983127	Lee Middle School / Building-5	Building exterior	B2020	Window, Steel, up to 15 SF, Replace	Poor	Performance/Integrity	$8,900
Total (1 items)							**$8,900**

Portables-36-38

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2983869	Lee Middle School / Portables-36-38	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Failed	Performance/Integrity	$300
Total (1 items)							**$300**

Portables-46-48

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2983894	Lee Middle School / Portables-46-48	Throughout building	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$13,400
Total (1 items)							**$13,400**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2982859	Lee Middle School / Site	Site	E2010	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	Poor	Performance/Integrity	$132,700
Total (1 items)							**$132,700**

Key Findings



Exterior Walls in Poor condition.

Textured Plywood (T1-11)
Portables-36-38 Lee Middle School Building Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $25,300

**$$**$$

Water has corroded the siding nails. Exposed holes have allowed water in. Siding is starting to dry rot and delaminated, pulling away from structure. - AssetCALC ID: 2983871



Exterior Walls in Poor condition.

Wood Clapboard Siding, 1-2 Story Building
Building-5 Lee Middle School Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $60,700

**$$$**$

Boards are warping and pulling away from building - AssetCALC ID: 2983124



Exterior Walls in Poor condition.

Textured Plywood (T1-11)
Portables-46-48 Lee Middle School Building Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $25,600

**$$**$$

Siding is damaged and pulling away around the portables - AssetCALC ID: 2983902



Exterior Walls in Poor condition.

Stucco, 1-2 Story Building
Building-10 Lee Middle School Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2023**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $67,400

**$$$**$

Large chunks are missing - AssetCALC ID: 2983830



Window in Poor condition.

Steel, up to 15 SF
Building-5 Lee Middle School Building exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: $8,900

**$**$$$

Seals are rotting away or are completely gone - AssetCALC ID: 2983127



Parking Lots in Poor condition.

Pavement, Asphalt
Site Lee Middle School Site

Uniformat Code: G2021
Recommendation: **Mill & Overlay in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $520,400

$$$$

Potholes, longitudinal cracking, alligator cracking throughout - AssetCALC ID: 2982870



Parking Lots in Poor condition.

Pavement, Asphalt
Site Lee Middle School Site

Uniformat Code: G2021
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $66,900

**$$$**$

Potholes, longitudinal cracking, alligator cracking throughout - AssetCALC ID: 2982869



Door Hardware in Poor condition.

School, per Door
Building-6 Lee Middle School Building exterior

Uniformat Code: C1039
Recommendation: **Replace in 2023**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,100

**$**$$$

Door is difficult to open and the hardware needs to be replaced. - AssetCALC ID: 2986418



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Lee Middle School Basketball Court

Uniformat Code: G2051
Recommendation: **Replace in 2023**

Priority Score: **82.7**

Plan Type: Performance/Integrity

Cost Estimate: $333,100

$$$$

Longitudinal cracking throughout - AssetCALC ID: 2990477



Roof Appurtenances in Failed condition.

Gutters & Downspouts, Aluminum w/ Fittings
Portables-36-38 Lee Middle School Roof

Uniformat Code: B3027
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $300

**$**$$$

Gutter is missing from 36 roof edge - AssetCALC ID: 2983869



Flooring in Poor condition.

Vinyl Tile (VCT)
Portables-46-48 Lee Middle School Throughout building

Uniformat Code: C2035
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $13,400

**$$**$$

Tiles are cracked, dirty, and pulling off the floor - AssetCALC ID: 2983894



Bleachers in Poor condition.

Fixed Steel Frame, Aluminum Benches (per Seat)
Site Lee Middle School Site

Uniformat Code: E2017
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $132,700

$$$$

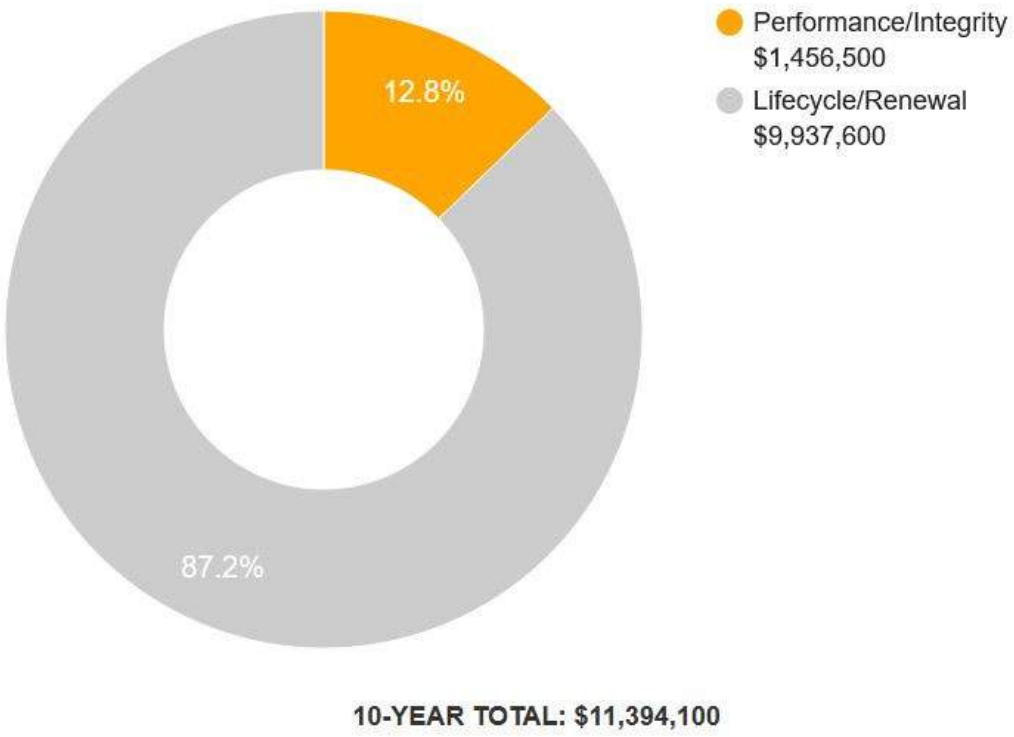
Falling apart - AssetCALC ID: 2982859

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $11,394,100



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

CACHE CREEK HIGH

LPA

SITE DATA



Cache Creek High
14320 2nd St.
Yolo, CA 95697

Current Enrollment (2020/21): 126

Grades Served: 9-12

Original Construction Date: 1980

Number of Portable Classrooms: 4

STAKEHOLDER PRIORITIES

Principal:

1. Add dedicated career and technical education spaces.
2. Refurbish and update classrooms.
3. Refurbish and update the Kitchen and cafeteria area.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Modernization of existing buildings and classrooms.
2. Create interior areas for gathering and social interaction.
3. Add and improve student and staff restrooms.

Based on online survey results from May 2021.

Students:

1. Add and improve restrooms.
2. Add more drinking fountains and a water filtration system.
3. Create a gymnasium space with locker rooms.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
The classroom spaces are very outdated and need a complete renovation. Finishes are asbestos based which poses a danger to student and staff health. The orientation of the classrooms allows direct sunlight into the space which overheats the room. This has led many teachers to paint over windows or keep permanent shades up. The windows are also clerestory which makes them very difficult to open for ventilation. There is also not enough storage space and furniture is mismatched.

Special Education Classrooms
Special education rooms are in the same condition as the general education classrooms. There is no direct access to a restroom from these spaces which is a challenge for staff and students.

Student Services / Counseling
There are not many student services offered. Counselors have a dedicated space in the administration building but there is no waiting space or room for group sessions.

Staff and Administrative Spaces
The administration space is very cramped and inefficient. The building has some crucial failures in plumbing, electric, and water penetration. Beyond these immediate concerns the finishes are damaged and in need of replacement. Similar to the classrooms, the finishes are asbestos based which is a large concern for staff health.

Kitchen / Cafeteria / Food Service
The kitchen is only a small serving station. Students line up down the hallway to receive food and then find somewhere on campus to eat. There is no dedicated dining space. The kitchen has no access to hot water and the equipment is very outdated. This space needs to be reconfigured and updated.

Student Assembly
There is no indoor assembly space. The old assembly space has been subdivided to create additional classrooms, including the old stage. This has been a difficult challenge for staff and is the biggest desire for the campus. Developing a new multi-purpose space that is capable of assembly, indoor recreation, and other flexible operations is needed.

Library
The library is located in a portable removed from the heart of campus. The space is small but works for the students. A larger space would be helpful to accommodate more books, storage and quiet zones for students to focus on work.

Physical Education / Athletics Buildings
There is no dedicated space for physical education. All athletics happen on the hardcourts and equipment is stored in various places where available. Adding a gymnasium would be hugely beneficial to the physical education classes and the school as a whole.

Outdoor Space
The hardcourts are in decent shape but they are small and need to be re-striped. There is a ball-wall that is not in very good condition and goes unused. Upgrading the basketball hoops would be appreciated but is not a pressing concern. Expanding this area would

SITE USE AND FUNCTIONALITY, continued

be difficult as it is constrained by classrooms on all sides. Adding a shade structure and seating would be very helpful for students.

Specialized Elective Spaces
Elective spaces are mostly shared with other classrooms and in poor shape. The art space has been transformed into a video production room as there is no materials available for other mediums. The music room is not setup to handle the acoustics. This leads to disruption of adjacent classrooms and bad sound quality. The culinary space is actually in decent shape with newer equipment. This space has become a favorite for the students as it offers flexibility and relaxation space. It is located in a portable on the outskirt of campus.

Restrooms
Restrooms are in rough shape and there is not nearly enough of them to serve the student body or staff. In order to satisfy code requirements, there will need to be additional restrooms added to campus. It has been noted that adding a shower space would be very helpful for low-income and house-less students.

Site
The landscape is in need of repair. The lack of grass and plants makes for a very desolate feeling. Animals and insects are all over campus and difficult to keep control over due to the lack of fencing and landscape management. There is currently a large open field that goes completely unused. Renovating this field and adding shade and bleachers would be very beneficial to students during recreation time. At one point there was an operating garden but it has been neglected for quite some time. There is a desire to revitalize the garden and use the produce to help feed low-income students.

Technology
Technology is slowly being upgraded. There are Wi-Fi bandwidth issues that need to be resolved across campus. Students are in need of more outlets to charge their laptops. In order to do so, the electrical system will need to be upgraded. Electricity is consistently wavering and shutting off due to capacity limitations.


Quad


Drop-Off Lane


Entrance


Campus Grounds


Hardcourts


Administration Office


Playfields / Athletics


Quad


School Garden Potential Area


Typical Classroom


Special Education Classroom


Art Classroom


Science Lab / Classroom


Science Prep


Enrichment Space


Student Services


Isolation Zone


Culinary Arts


Health Office


Multi-Purpose Room


Library


Faculty Work Room


Faculty Lounge


Outdoor Dining



Food Service: Serving


Food Service: Kitchen


Ball Wall Mural

LPA

EXISTING SITE PLAN

CACHE CREEK HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

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HP	Horizons Program
OSA	Outside Support Agency

SUPPORT SERVICES

CR	Control Room	T	Toilets
J	Janitor	TR	Team/Training Room
K	Kiln	U	Utility
O	Open: Unprogrammed	X	Storage
SH	Showers	E	Elevator

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

CACHE CREEK HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

LPA



SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

CLASSROOMS, CR

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Studies
FLA	Foreign Language Arts
SDC/SPED	Special Education
IS	Independent Studies

ELECTIVES / LABS

AMS	Auto Mechanic Shop	PE	Physical Education
ART	Art Room	PH	Photography
AS	Agricultural Shop	SC	Stage Craft
ASB	Associated Student Body	SCI	Science
CL	Computer Lab	WOS	Wood Shop
CUL	Culinary Arts	WR	Wrestling
GH	Greenhouse	WS	Welding Shop
HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	College Center
ELD	English Language Development
SRC	Student Resource Center
WC	Wellness Center
SS	Student Store

SHARED SPACES

CL	Computer Lab	LR	Locker Room
CLB	Co-lab	SH	Shop
D	Dressing Room	ST	Stage
GYM	Gym	WD	Washer/ Dryer
LIB	Library		

ADMIN / FACULTY

CO	Conference	N	Nurse/Health Office
FL	Faculty Lounge	O	Office
FW	Faculty Workroom	PREP	Prep Room
KIT	Kitchen	PTA	Parent Volunteer
L	Laundry	SB	Snack Bar
M	Main Office/Front Desk		

OTHER

CSL	Community Support Liaison
FH	Field House
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- Drop-Off
- LS - Lunch Shelter
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	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	2,982,000
2. Classrooms: Reconfigure	$	-
3. Classrooms: New Construction	$	1,312,000
4. Science, Arts, CTE, and Electives Spaces	$	8,199,000
5. Multi-Purpose Room, Student Union, and Food Service	$	2,011,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	1,563,000
8. Library and Student Support	$	3,226,000
9. Building Systems: Restrooms & Power Access	$	46,000
10. Site Utilities	$	1,271,000
11. Safety & Security	$	220,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	245,000
13. Outdoor Learning, Gardens, and Quads	$	942,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	2,394,000
15. Flexible Furniture	$	332,000
16. Technology Infrastructure and Equipment	$	314,000
	$	**25,057,000**

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Cache Creek High School
14320 Second Street
Yolo, California 95695

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
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BV PROJECT #:
141224.21R000-014.017

DATE OF REPORT:
September 20, 2021

ON SITE DATE:
April 20, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School campus
Number of Buildings	1 Administration Building 3 Classroom Buildings 1 Restroom Building 4 Portables all labeled E 9 Buildings total
Main Address	14320 Second Street, Yolo, California 95695
Site Developed	1929 Renovated: 1952, 1975, 2000
Leased Spaces	None
Date(s) of Visit	April 20, 2021
On-site Point of Contact (POC)	John Bidwell
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

According to the POC and staff on site, the original structures were built as an elementary school in 1929. In the ensuing years the classroom building, four portables and one modular building were added. General dates of additions and renovations are given as 1952, 1975 and 2000.

Architectural

The original buildings are labeled Building Group A. “A”, is built of cast in place, board formed, concrete. “B” was built in 1952, it is wood framed with stucco and brick exteriors. Both buildings have single glazed steel sash windows. The current roofing reportedly leaks. Replacement of the windows and roofing has been budgeted.

Exterior finish of the steel framed modular, “D” and the portable buildings, “E” is plywood T-111, sections are deteriorated and budgeted for replacement. The roof of the modular appears aged, roofing replacement is budgeted.

Interior finishes throughout are extremely dated and should be replaced, this has been budgeted. A significant proportion of the vinyl floor tile as well as the ceiling acoustic tile likely contains asbestos. Before these materials are removed an asbestos survey of the entire campus is recommended and budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Much of the electrical system appears original, extremely aged and under sized, a full electrical rehabilitation is budgeted. All low voltage wiring is slung from building to building, rerouting has been budgeted. Roof and wall mounted HVAC equipment varies in age and lifecycle replacement is budgeted. The entire campus has Wi-Fi and security camera coverage.

Site

The asphalt parking lot is extremely worn, concrete walkways are serviceable. No compliant accessible parking is provided.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Cache Creek High School / Building D (2000)	$680	3,000	$2,040,000	0.0%	0.6%	8.3%	15.0%
Cache Creek High School / Building Group A (1929)	$680	5,800	$3,944,000	0.0%	17.4%	22.6%	24.9%
Cache Creek High School / Building Group B (1952)	$680	3,800	$2,584,000	0.0%	13.5%	19.7%	24.7%
Cache Creek High School / Portables E (2000)	$398	3,200	$1,273,600	0.0%	5.6%	16.0%	31.0%

Immediate Needs

Facility/Building	Total Items	Total Cost
Site	1	$10,100
Total	**1**	**$10,100**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2981973	Cache Creek High School / Site	Site	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$10,100
Total (1 items)							**$10,100**

Key Findings



Exterior Walls in Poor condition.

Stucco, 1-2 Story Building
Building Group B Cache Creek High School Building Group B

Uniformat Code: B2011
Recommendation: **Replace in 2023**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $5,400

**$**$$$

Cracked and peeling - AssetCALC ID: 2981945



Roofing in Poor condition.

Modified Bitumen
Building Group A Cache Creek High School Group A

Uniformat Code: B3015
Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $80,900

**$$$**$

Evidence was seen of roof leaks, PSQ mentions roof leaks, blisters observed - AssetCALC ID: 2979353



Window in Poor condition.

Steel, up to 15 SF
Building Group A Cache Creek High School Group A

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $47,500

**$$**$$

Single glazed, rusting - AssetCALC ID: 2979379



Window in Poor condition.

Steel, up to 15 SF
Building Group A Cache Creek High School Group A

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $47,500

**$$**$$

Single glazed, rusting - AssetCALC ID: 2981981



Window in Poor condition.

Steel, 16-25 SF
Building Group B Cache Creek High School Building Group B

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $64,200

**$$$**$

Steel, rusting, single glazed - AssetCALC ID: 2981937



Switchboard in Poor condition.

120/208 V
Building Group A Cache Creek High School Group A

Uniformat Code: D5021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $60,700

**$$$**$

Exceedingly aged - AssetCALC ID: 2979350



Window in Poor condition.

Steel, up to 15 SF
Building Group B Cache Creek High School B

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $41,500

**$$**$$

Steel, rusting, single glazed - AssetCALC ID: 2988400



Distribution Panel in Poor condition.

120/208 V
Building Group A Cache Creek High School Group A

Uniformat Code: D5023
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,700

**$**$$$

Antiquated fuse panel. - AssetCALC ID: 2979391



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Building Group B Cache Creek High School Building Group B

Uniformat Code: C1071
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $18,400

**$$**$$

Loose, wavy and stained. The ceilings are sloped - AssetCALC ID: 2979409



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Portables E Cache Creek High School E

Uniformat Code: D3055
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $13,500

**$$**$$

Extremely aged - AssetCALC ID: 2979422



Interior Lighting System in Poor condition.

Full Upgrade, Medium Density & Standard Fixtures
Building Group A Cache Creek High School Group A

Uniformat Code: D5045
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $62,600

**$$$**$

Old - AssetCALC ID: 2979375



Electrical System in Poor condition.

Full System Renovation/Upgrade, Medium Density/Complexity
Building Group A Cache Creek High School Group A

Uniformat Code: D5023
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $140,800

$$$$

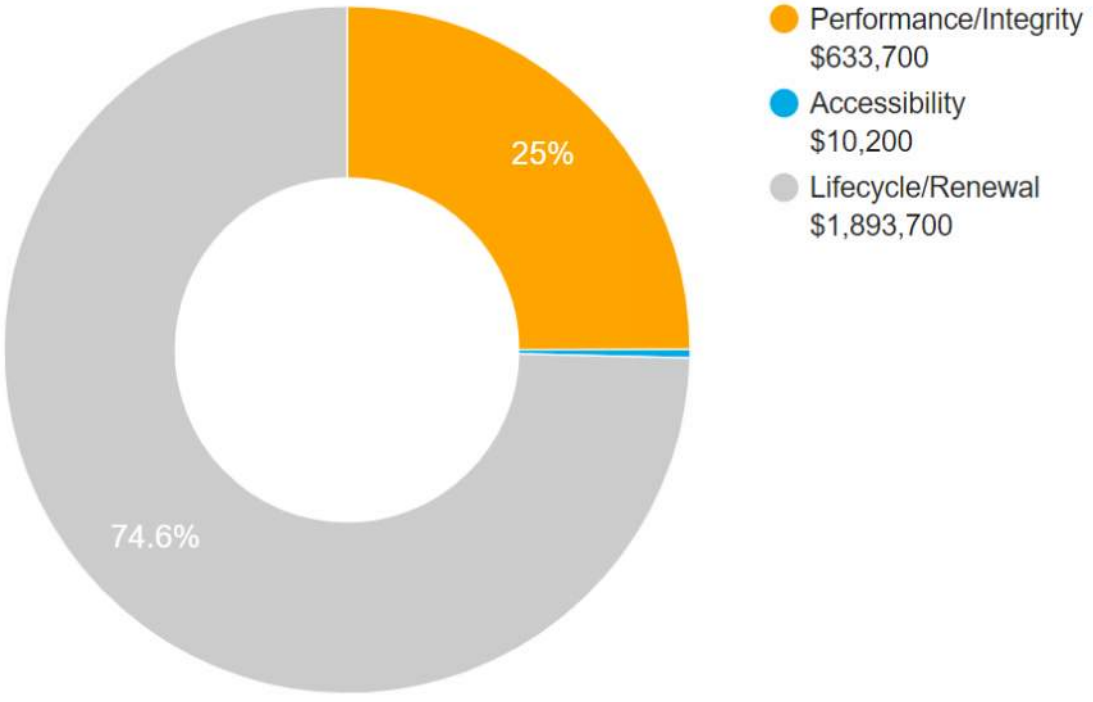
Evidence of very aged electric infrastructure - AssetCALC ID: 2979377

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $2,537,600



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

PIONEER HIGH

LPA

SITE DATA



Pioneer High
1400 Pioneer Ave.
Woodland, CA 95776

Current Enrollment (2020/21): 1,560

Grades Served: 9-12

Original Construction Date: 2003

Number of Portable Classrooms: 0

STAKEHOLDER PRIORITIES

Principal:

1. Implement the phase 3 buildout.
2. Reconfigure administration space to create space for nurse.
3. Add shade structures across campus.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Build a new small gym and reconfigure athletics layout.
2. Renovate student and staff restrooms.
3. Update classroom furniture.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms are in good shape and operate well. Staff would like 'plug and play' technology so that floating teachers can quickly adapt to available classrooms.

Special Education Classrooms
Space is working well but they are running out of room. Staff would like more spaces specifically designed for special needs, such as an assessment space.

Student Services / Counseling
The student services layout is inefficient and spread out from each other. Relocating student services to one area adjacent to administration is desired. The nurse's office is too small and has privacy concerns. Staff would like the nurse to be located adjacent to attendance office.

Staff and Administrative Spaces
Space is working well for staff. There is a desire for larger conference rooms to accommodate staff meetings.

Kitchen / Cafeteria / Food Service
The kitchen is full service and has a dedicated serving space. The space is now becoming congested due to the amount of students in each lunch period. The cafeteria is in good condition but does not offer enough seating for all students. Outdoor dining is an option but there is no dedicated space for it and the lack of shade structure pushes students into critical circulation spaces for shade.

Student Assembly
There are several spaces for student assembly, but nothing large enough to hold the entire student population. This has not posed an issue for operations but there might be a future desire to have such a space.

Library
The library is heavily used by the students and works very well. The technology does need to be upgraded to allow students charging accessibility for laptops and space to work.

Physical Education / Athletics Buildings
Physical education is very popular and is running low on space. The phase three plans for campus include a small gym that is now necessary to provide adequate space. The weight-room and wrestling space is in good condition and meeting the needs of students and staff. Locker rooms are in decent shape but not laid out well for supervision. The shower space is unused and could be better purposed as additional storage which is needed.

Outdoor Fields / Hardcourts
The fields are in good condition, but the track needs some resurfacing and re-striping. The tennis courts could use some resurfacing but is still in decent condition. There is a pressing issue with electricity at the fields. There is currently no electrical panel available at the football field, making staff have to run several extension chords to hold events like graduation. Lights need to be added to the track, at the soccer field, and at the ticket booths. The soccer field would like to be updated with all-weather turf to cut back on maintenance requirements.

SITE USE AND FUNCTIONALITY, continued

Specialized Elective Spaces
Music, art, and PE are in very high demand by the students. There are not enough facilities to accommodate so certain courses have had to be cut. The graphic design room needs new computers and a dedicated lab space. The choir room is currently too small which has created a need to limit the amount of participants. The computer labs also need updates to allow for laptop connectivity. The art space is currently very open which hasn't worked well for staff or students. Adding partitions to create smaller rooms would be more beneficial to operations.

Restrooms
Finishes could be updated and gender-neutral restrooms added to help accommodate the growing student population. Staff restrooms are in good shape and have plenty of access.

Site
The site and pathways are in good shape overall but there is not a lot of shade offered across campus. Site signage, wayfinding, and a new marquee would be helpful to interface with the public and create more efficient traffic. There are plenty of parking spaces but the configuration of the lots is not efficient and has some dangerous blind spots for traffic and pedestrians. Enlarging turn lanes will help to reduce risk, as well as adding a median and improved crosswalks.

Technology
Technology is in a good place across campus. There is some updating that could take place to help classrooms be more adaptable for floating teachers. Computer labs could use some updating to provide more powerful equipment. Increasing the amount of outlets and charging capabilities for student laptops will become more necessary over time.



Shade Structure



Drop-Off Lane



Site Identification and Announcements



Campus Grounds



Outdoor Gathering



Administration Office



Playfields / Athletics



Greenhouse



Theater


Typical Classroom


Special Education Classroom

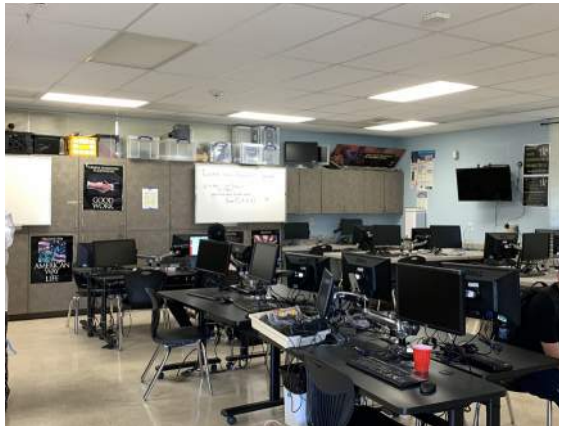

Art Classroom


Science Lab / Classroom


Science Prep Room


Music Room


Outdoor Art


Digital Media Lab


Culinary Arts



Health Office



Multi-Purpose Room



Library



Faculty Conference Room



Faculty Lounge



Gymnasium



Food Service: Serving



Learning Center



Locker Rooms

EXISTING SITE PLAN

(OVERALL) PIONEER HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

LPA



0' 50' 100' 200'

SCALE: 1" = 50' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Studies
FLA	Foreign Language Arts
SDC/SPED	Special Education
IS	Independent Studies

ELECTIVES / LABS

AMS	Auto Mechanic Shop	PE	Physical Education
ART	Art Room	PH	Photography
AS	Agricultural Shop	SC	Stage Craft
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HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	Career Center	INT	Intervention
CM	Case Management	ISO	Isolation Room
CO	Counselor	LC	Learning Center
COM	Commons	OT	Occupational Therapy
ELD	English Language Dev't	PSY	Psychologist
IEP	Individual Educational Plan	RSP	Resource Specialist
		SP	Speech

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Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

EXISTING SITE PLAN
(NORTH) PIONEER HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

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Outdoor Learning/ Playfields

New Fencing with Gates

LPA

EXISTING SITE PLAN

(SOUTH) PIONEER HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

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Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM
(NORTH) PIONEER HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
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- New Construction

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WC	Wellness Center
SS	Student Store

SHARED SPACES

CL	Computer Lab	LR	Locker Room
CLB	Co-lab	SH	Shop
D	Dressing Room	ST	Stage
GYM	Gym	WD	Washer/ Dryer
LIB	Library		

ADMIN / FACULTY

CO	Conference	N	Nurse/Health Office
FL	Faculty Lounge	O	Office
FW	Faculty Workroom	PREP	Prep Room
KIT	Kitchen	PTA	Parent Volunteer
L	Laundry	SB	Snack Bar
M	Main Office/Front Desk		

OTHER

CSL	Community Support Liaison
FH	Field House
HP	Horizons Program
OSA	Outside Support Agency

SUPPORT SERVICES

CR	Control Room	T	Toilets
J	Janitor	TR	Team/Training Room
K	Kiln	U	Utility
O	Open: Unprogrammed	X	Storage
SH	Showers	E	Elevator

- Drop-Off
- Main Entry
- Entry Plaza
- LS - Lunch Shelter
- Portable Classrooms
- Outdoor Learning/ Playfields
- New Fencing with Gates

LPA

LONG-TERM SITE PLAN DIAGRAM

(SOUTH) PIONEER HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

CLASSROOMS, CR

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Studies
FLA	Foreign Language Arts
SDC/SPED	Special Education
IS	Independent Studies

ELECTIVES / LABS

AMS	Auto Mechanic Shop	PE	Physical Education
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AS	Agricultural Shop	SC	Stage Craft
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- Drop-Off
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- Main Entry
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- New Fencing with Gates

LPA

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	17,945,000
2. Classrooms: Reconfigure	$	-
3. Classrooms: New Construction	$	-
4. Science, Arts, CTE, and Electives Spaces	$	-
5. Multi-Purpose Room, Student Union, and Food Service	$	-
6. Physical Education Facilities	$	8,385,000
7. Administration and Staff Support	$	370,000
8. Library and Student Support	$	-
9. Building Systems: Restrooms & Power Access	$	-
10. Site Utilities	$	-
11. Safety & Security	$	227,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	-
13. Outdoor Learning, Gardens, and Quads	$	-
14. Exterior Play Spaces, Playfields, and Hardcourts	$	4,029,000
15. Flexible Furniture	$	2,419,000
16. Technology Infrastructure and Equipment	$	2,786,000
	$	**36,161,000**

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Pioneer High School
1400 Pioneer Avenue
Woodland, California 95776

PREPARED BY:
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BV PROJECT #:
141224.21R000-015.017

DATE OF REPORT:
September 22, 2021

ON SITE DATE:
April 12-14, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School campus
Number of Buildings	Administration Building Business-Home Economics C-Buildings, D-Buildings, T-Buildings, Art, Music, Science, and Library J-Building Theater, Kitchen/MPR, Gymnasium
Main Address	1400 Pioneer Avenue, Woodland, California 95776
Site Developed	2003
Leased Spaces	None
Date(s) of Visit	April 12-14, 2021
On-site Point of Contact (POC)	Sergio Lopez, Permitted Maintenance Lead 530.681.7152
Assessment and Report Prepared By	Aren Hofland
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

Pioneer High School was constructed in 2003. The J-Building was added in 2009.

Architectural

All buildings on site are of the same construction age except the J-Building. The structure of the buildings is reinforced masonry with brick veneer and stucco. Roofs are primarily crossed hip, standing seam metal with flat modified bituminous material. The metal roofs have had chronic leaks due to poor initial construction. Windows are aluminum, double-paned throughout. Interior finishes are updated as needed. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by individual packaged rooftop units. Some supplementary suspended gas unit heaters provide heating in the J-Building. Electrical distribution is copper throughout. Plumbing distribution is copper supply and cast-iron sanitary sewers. All buildings are connected to the fire alarm system. The Theater and J-Building have wet-pipe fire suppression systems. All systems are original to the building construction. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

Site

The site has asphalt parking lots, asphalt play surfaces, sports courts, baseball diamonds, a football field, and supporting buildings. Irrigation is located throughout the site and is fed by a local well. Site lighting is provided by pole and building-mounted fixtures.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility(year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Pioneer High School / Administration (2001)	$680	11,780	$8,010,400	0.0%	3.1%	4.9%	8.1%
Pioneer High School / Business-Home Economics (2001)	$680	7,240	$4,923,200	0.5%	3.5%	3.9%	8.2%
Pioneer High School / Classrooms (2001)	$680	84,870	$57,711,600	0.2%	5.1%	5.8%	8.2%
Pioneer High School / J Building (2003)	$680	5,270	$3,583,600	0.0%	0.9%	1.9%	8.8%
Pioneer High School / MPR Building (2003)	$680	41,890	$28,485,200	0.0%	3.8%	5.8%	9.9%
Pioneer High School / Portable Restrooms (2003)	$398	11,780	$4,688,440	0.0%	0.0%	0.0%	0.0%
Pioneer High School / Press Box (2003)	$398	240	$95,520	0.0%	20.6%	21.2%	25.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
Business-Home Economics	2	$25,800
Classrooms	1	$111,100
MPR Building	1	$10,900
Site	2	$5,600
Total	**6**	**$153,400**

Business-Home Economics

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2997264	Pioneer High School / Business-Home Economics	Throughout building-Business Home Economics	E2010	Casework, Countertop, Plastic Laminate, Replace	Poor	Performance/Integrity	$9,100
2997267	Pioneer High School / Business-Home Economics	Throughout building-Business Home Economics	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$16,700
Total (2 items)							**$25,800**

Classrooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2997961	Pioneer High School / Classrooms	Throughout building-Science	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$111,100
Total (1 items)							**$111,100**

MPR Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2995592	Pioneer High School / MPR Building	Electrical room-Theater	D5010	Uninterruptible Power Supply, UPS, Replace	Poor	Performance/Integrity	$10,900
Total (1 items)							**$10,900**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2991110	Pioneer High School / Site	Site	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	Poor	Performance/Integrity	$4,600
2991125	Pioneer High School / Site	Site	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Safety	$1,000
Total (2 items)							**$5,600**

Key Findings



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)
Site Pioneer High School Site

Uniformat Code: G2031
Recommendation: **Repair in 2021**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $1,000

**$**$$$

Trip hazard due to uneven pavement near parking lot - AssetCALC ID: 2991125



Uninterruptible Power Supply in Poor condition.

UPS
MPR Building Pioneer High School Electrical room-Theater

Uniformat Code: D5012
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $10,900

**$$**$$

Control panel shows inverter failure - AssetCALC ID: 2995592



Roofing in Poor condition.

Modified Bitumen
MPR Building Pioneer High School Roof-Kitchen/MPR

Uniformat Code: B3015
Recommendation: **Replace in 2022**

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $60,800

**$$$**$

Seals are cracking, leaks have been prevalent throughout life of roof. - AssetCALC ID: 2995690



Roofing in Poor condition.

Modified Bitumen
Administration Pioneer High School Roof-Administration

Uniformat Code: B3015
Recommendation: **Replace in 2022**

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $12,600

**$$**$$

Seals are cracking, leaks have been prevalent throughout life of roof. - AssetCALC ID: 2991501



Roofing in Poor condition.

Modified Bitumen
MPR Building Pioneer High School Roof-Theater

Uniformat Code: B3015
Recommendation: **Replace in 2022**

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $7,700

**$**$$$

Seals are cracking, leaks have been prevalent throughout life of roof. - AssetCALC ID: 2995598



Roofing in Poor condition.

Modified Bitumen
Business-Home Economics Pioneer High School Roof-Business Home Economics

Uniformat Code: B3015
Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $11,100

**$$**$$

Blisters throughout, areas of ponding - AssetCALC ID: 2997253



Parking Lots in Poor condition.

Pavement, Asphalt
Site Pioneer High School Site

Uniformat Code: G2021
Recommendation: **Mill and Overlay in 2023**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,954,000

$$$$

Large areas have settled or washed out underground, creating very long cracks. Some areas have been patched, but the cold joints have created a similar issue. - AssetCALC ID: 2991085



Casework in Poor condition.

Countertop, Plastic Laminate
Business-Home Economics Pioneer High School Throughout building-Business Home Economics

Uniformat Code: E2013
Recommendation: **Replace in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $9,100

**$**$$$

Crack, chipped, delaminated in places - AssetCALC ID: 2997264



Flooring in Poor condition.

Vinyl Tile (VCT)
Business-Home Economics Pioneer High School Throughout building-Business Home Economics

Uniformat Code: C2035
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,700

**$$**$$

Worn, stained, broken tiles - AssetCALC ID: 2997267



Flooring in Poor condition.

Vinyl Tile (VCT)
Classrooms Pioneer High School Throughout building-Science

Uniformat Code: C2035
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $111,100

$$$$

Cracked, stained, pulling up at the edges - AssetCALC ID: 2997961



Pole Light Fixture with Lamps in Poor condition.

any type 20' High, with LED Replacement
Site Pioneer High School Site

Uniformat Code: G4051
Recommendation: **Replace/Install in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,600

**$**$$$

Light pole has been hit by a truck - AssetCALC ID: 2991110



Ancillary Building in Poor condition.

Wood-Framed or CMU, Basic/Minimal
Site Pioneer High School Site-Agriculture Barn

Uniformat Code: F1024
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $87,400

**$$$**$

Plywood siding is not attached at rear of building and barely attached throughout the rest of the building. - AssetCALC ID: 2991348

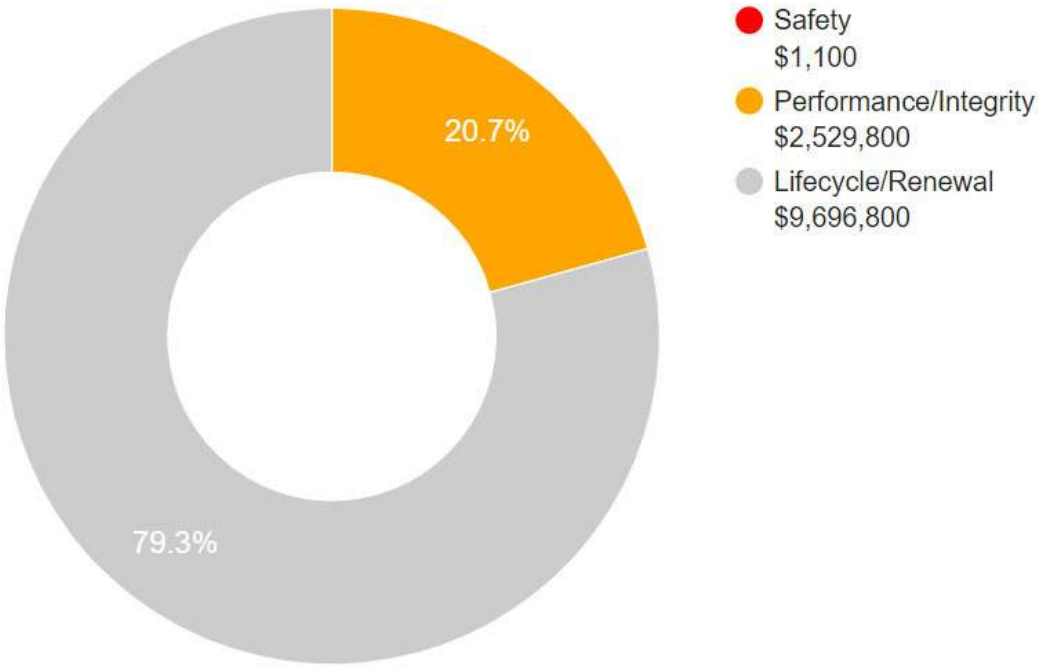
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $12,227,700



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

WOODLAND HIGH

LPA

SITE DATA



Woodland High
21 N West St.
Woodland, CA 95695

Current Enrollment (2020/21): 1,282

Grades Served: 9-12

Original Construction Date: 1969

Number of Portable Classrooms: 15

STAKEHOLDER PRIORITIES

Principal:

1. HVAC system upgrade.
2. Updated physical education facilities.
3. Modernization of wiring, electrical, technology outputs.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. HVAC system upgrade.
2. Modernization of Existing Buildings / Classrooms
3. Update student and staff restrooms.

Based on online survey results from May 2021.

Students:

1. Update student restrooms.
2. Add and update drinking fountains across campus.
3. Modernize classroom spaces.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
The classroom spaces have adequate space available. The finishes need to be updated and windows replaced to increase R-Value efficiency and increase natural light. Adding more outlets for students to have charging accessibility will be a growing demand. Teachers would like to have updated technology that allows for editing during lectures.

Special Education Classrooms
The special education classrooms are similar to the general education classrooms in that the finishes are outdated, the windows need replacing and the technology needs to be upgraded. There is also a desire to create a life skills area.

Student Services / Counseling
Student services are currently located in the administration building. There is no longer enough room to increase student services. Staff believes if student services can be relocated to be adjacent to the library and other shared spaces, that student engagement will increase. There is also a desire to create space for individual and group meetings. Increasing confidentiality is a priority.

Staff and Administrative Spaces
The administrative building needs an update to finishes, MEP systems, and for the space to be reconfigured. The current entrance sequence does not allow for adequate screening of visitors.

Kitchen / Cafeteria / Food Service
The kitchen is in good shape and equipment is in good condition. The trash compactor needs to be replaced and upgraded to match the rising student population. The increased population is also putting pressure on the kitchen which is now requiring more space for more equipment.

Student Assembly
Assembly spaces are in good shape but could use updated furniture. The bleachers in the gymnasium need to be replaced and additional rows added to fit more students. The outdoor amphitheater is popular among students and staff however the lack of shade keeps the space from being utilized fully. Adding shade to this space or creating a new shaded space is desired by students and staff.

Library
The library has good space but needs a considerable update. The furniture needs to be replaced with more comfortable and flexible solutions. The book stacks need to be reconfigured for better sight lines and to create zones for students to work in private and in groups. The finishes also need to be updated and increased outlet capacity.

Physical Education / Athletics Buildings
The athletics buildings and classrooms are in decent shape. There are some MEP and HVAC issues that make the spaces uncomfortable and need to be resolved. Updating some of the finishes and equipment like basketball hoops, and adding additional equipment like batting cages is desired by the students. The audio system in the gymnasium also needs to be fixed or updated.

SITE USE AND FUNCTIONALITY, continued

Outdoor Space
The outdoor spaces are in good shape and have great potential for the school. The lack of shade is the biggest issue for students. Creating additional outdoor spaces for small groups is desired.

Specialized Elective Spaces
There are many different electives offered and are quite popular among students. Most of the elective spaces are in need of some amount of modernization. The spaces are adequate in size and typically operating well, except for a few instances of MEP issues that need to be addressed in shop spaces.

Restrooms
The restrooms need to be updated across the site. There is enough stalls to serve the students and staff, but with the growing population there may be a need for restroom spaces to be added in the future.

Site
The site is in need of maintenance and repair. Most hardcourt areas and pathways are cracked, flooding, or not sloped properly. There are several locations that need to be regraded and properly landscaped. Adding more outdoor seating for students and increasing the bleacher capacity at the football field is desired.

Technology
The current PA system is outdated and needs to be upgraded. The Wi-Fi is now at capacity and needs to be updated and expanded across campus.


Shade Structure


Drop-Off Lane

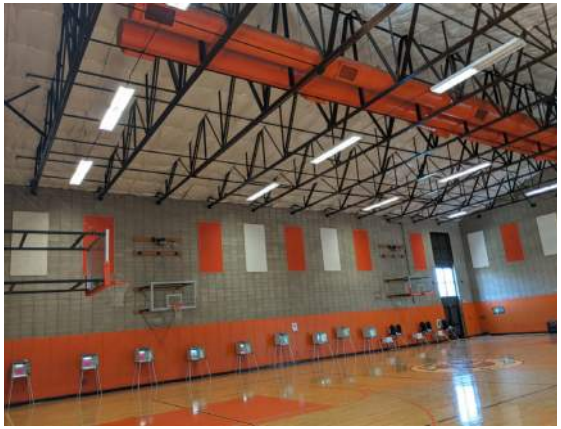


Site Identification and Announcements


Campus Grounds


Outdoor Theater


Administration Office


Playfields / Athletics


School Garden



Agriculture Center


Typical Classroom


Special Education Classroom


Art Classroom


Science Lab / Classroom


Science Prep Room


Music Room


Wood Shop


Auto Shop


Culinary Arts



Counselor Office



Multi-Purpose Room



Library



Faculty Work Room



Theater



Gymnasium



Food Service: Serving



Food Service: Kitchen



Locker Rooms

EXISTING SITE PLAN

WOODLAND HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
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IS	Independent Studies

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GH	Greenhouse	WS	Welding Shop
HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	Career Center	INT	Intervention
CM	Case Management	ISO	Isolation Room
CO	Counselor	LC	Learning Center
COM	Commons	OT	Occupational Therapy
ELD	English Language Dev't	PSY	Psychologist
IEP	Individual Educational Plan	RSP	Resource Specialist
		SP	Speech

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LS - Lunch Shelter

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Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LONG-TERM SITE PLAN DIAGRAM

WOODLAND HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

LPA



0' 30' 60' 120'

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LEVELS OF IMPROVEMENT

No Work | Modernization | Reconfigure | New Construction

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Drop-Off | LS - Lunch Shelter

Main Entry | Portable Classrooms

Entry Plaza | Outdoor Learning/ Playfields

New Fencing with Gates

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	31,362,000
2. Classrooms: Reconfigure	$	2,050,000
3. Classrooms: New Construction	$	-
4. Science, Arts, CTE, and Electives Spaces	$	13,729,000
5. Multi-Purpose Room, Student Union, and Food Service	$	5,696,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	1,394,000
8. Library and Student Support	$	4,874,000
9. Building Systems: Restrooms & Power Access	$	606,000
10. Site Utilities	$	1,924,000
11. Safety & Security	$	1,702,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	4,441,000
13. Outdoor Learning, Gardens, and Quads	$	3,231,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	28,169,000
15. Flexible Furniture	$	2,319,000
16. Technology Infrastructure and Equipment	$	4,150,000
	$	**105,647,000**

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Woodland High School
21 North West Street
Woodland, California 95695

PREPARED BY:
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BV PROJECT #:
141224.21R000-016.017

DATE OF REPORT:
September 21, 2021

ON SITE DATE:
April 19-21, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School campus
Number of Buildings	Classrooms Field Building Modular Restrooms Library Multipurpose Building Portables Portable The Seed Practice Gym
Main Address	21 North West Street, Woodland, CA 95695
Site Developed	1969 Renovated 2002
Date(s) of Visit	April 19-21, 2021
On-site Point of Contact (POC)	Phil Tooley, Lead Energy Management Specialist 530.681.0214
Assessment and Report Prepared By	Aren Hofland
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

Woodland High School was built in 1969. The site was substantially renovated in 2002. Portables were added in stages from 2004-2007.

Architectural

The buildings are primarily masonry. Roofing is flat with TPO membranes for the majority of the buildings, other roof finishes are modified bitumen or metal. Interior finishes were updated in the 2002 modernization of the school.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Cooling is provided by a central plant chilled water system. A 2-pipe system distributes water throughout the campus. Heating and cooling are supplied by packaged rooftop units, many of which are excessively aged and the source of continuous problems. Portables have wall-mounted heat pumps. The electrical distribution system was modernized in 2002. Plumbing supply is copper piping with cast-iron sanitary sewer lines. The plumbing is original to the 1969 construction. The wet-pipe sprinklers serve the Theater and Field Building. Fire alarm systems are located throughout the campus.

Site

The site has two asphalt parking lots. The student lot has had ADA upgrades in places. Four solar parking structures are located on the north side of the lot. The rest of the parking lot has alligator cracking and potholes. A football field with field house are located on the west side of the property. During the site visit, a new scoreboard was being installed. Additional upgrades are planned for 2021-2022. In addition to the football field, there are baseball fields, tennis courts, and basketball courts. Irrigation is present throughout the site.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility(year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Woodland High School / Classrooms (1969)	$680	87,950	$59,806,000	0.1%	2.2%	7.1%	11.1%
Woodland High School / Field Building (1969)	$690	12,600	$8,694,000	0.3%	5.9%	9.5%	10.9%
Woodland High School / Library (1969)	$680	12,720	$8,649,600	0.2%	3.8%	7.5%	11.3%
Woodland High School / Modular Restrooms (2020)	$398	1,120	$445,760	0.0%	0.0%	1.0%	4.3%
Woodland High School / Multipurpose Building (1969)	$680	79,000	$53,720,000	0.0%	4.3%	9.7%	12.9%
Woodland High School / Portable The Seed (2004)	$398	600	$238,800	0.0%	6.6%	12.4%	29.7%
Woodland High School / Portables (2004)	$398	19,100	$7,601,800	0.0%	3.3%	6.8%	20.7%
Woodland High School / Practice Gym (2006)	$680	8,000	$5,440,000	0.0%	0.1%	5.6%	10.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
Classrooms	2	$55,200
Field Building	6	$25,600
Library	1	$13,600
Multipurpose Building	1	$8,200
Site	2	$106,200
Total	**12**	**$208,800**

Classrooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3002618	Woodland High School / Classrooms	Utility closet-200	D2010	Water Heater, Electric, Residential, Replace	Poor	Performance/Integrity	$700
3002639	Woodland High School / Classrooms	Throughout building-200	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$54,500
Total (2 items)							**$55,200**

Field Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3003652	Woodland High School / Field Building	Roof-Field Building	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	$3,900
3003639	Woodland High School / Field Building	Locker Room-Field Building	D3020	Furnace, Gas, Replace	Poor	Performance/Integrity	$3,100
3003630	Woodland High School / Field Building	Restrooms-Field Building	D2010	Urinal, Standard, Replace	Poor	Performance/Integrity	$3,800

3003641	Woodland High School / Field Building	Building exterior-Field Building	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Poor	Performance/Integrity	$1,400
3003658	Woodland High School / Field Building	Locker Room-Field Building	D2010	Storage Tank, Domestic Water, Replace	Poor	Performance/Integrity	$5,700
3003636	Woodland High School / Field Building	Restrooms-Field Building	C1090	Toilet Partitions, Metal, Replace	Poor	Performance/Integrity	$7,700
Total (6 items)							**$25,600**

Library

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3004448	Woodland High School / Library	Throughout building-Library	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$13,600
Total (1 items)							**$13,600**

Multipurpose Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3003690	Woodland High School / Multipurpose Building	Breakroom-Commons	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$8,200
Total (1 items)							**$8,200**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3002489	Woodland High School / Site	Site	G2050	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	Poor	Performance/Integrity	$97,400
3003644	Woodland High School / Site	Site-Field Building	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Safety	$8,800
Total (2 items)							**$106,200**

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Site Woodland High School Site-Field Building

Uniformat Code: G2021
Recommendation: **Cut & Patch in 2021**

Priority Score: **93.9**

Plan Type: Safety

Cost Estimate: $8,800

**$**$$$

Pot holes and heaving; trip hazards - AssetCALC ID: 3003644



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Field Building Woodland High School Building exterior-Field Building

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2022**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $12,300

**$$**$$

Faded and chipped paint - AssetCALC ID: 3003663



Exterior Walls in Poor condition.

Wood Siding
Portable The Seed Woodland High School Building exterior-Portable The Seed

Uniformat Code: B2011
Recommendation: **Replace in 2023**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $10,200

**$$**$$

Water damage around the windows has led to cracked paint and delamination of plywood siding. - AssetCALC ID: 2982588



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Portables Woodland High School Building exterior-400 Portables 425-427

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2023**

Priority Score: **89.6**

Plan Type: Performance/Integrity

Cost Estimate: $26,100

**$$**$$

Exterior wall is deteriorating and needs to be re-painted. - AssetCALC ID: 2984440



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Portables Woodland High School Building
exterior-500 Portables 509-514

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2023**

Priority Score: **89.6**

Plan Type:
Performance/Integrity

Cost Estimate: $36,900

**$$**$$

Exterior wall is showing signs of weathering and cracking. - AssetCALC ID: 2982619



Parking Lots in Poor condition.

Pavement, Asphalt
Site Woodland High School Site

Uniformat Code: G2021
Recommendation: **Mill & Overlay in 2023**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,076,000

$$$$

Longitudinal and alligator cracking, areas of potholes - AssetCALC ID: 3002504



Parking Lots in Poor condition.

Pavement, Asphalt
Site Woodland High School Site

Uniformat Code: G2021
Recommendation: **Seal & Stripe in 2023**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $138,300

$$$$

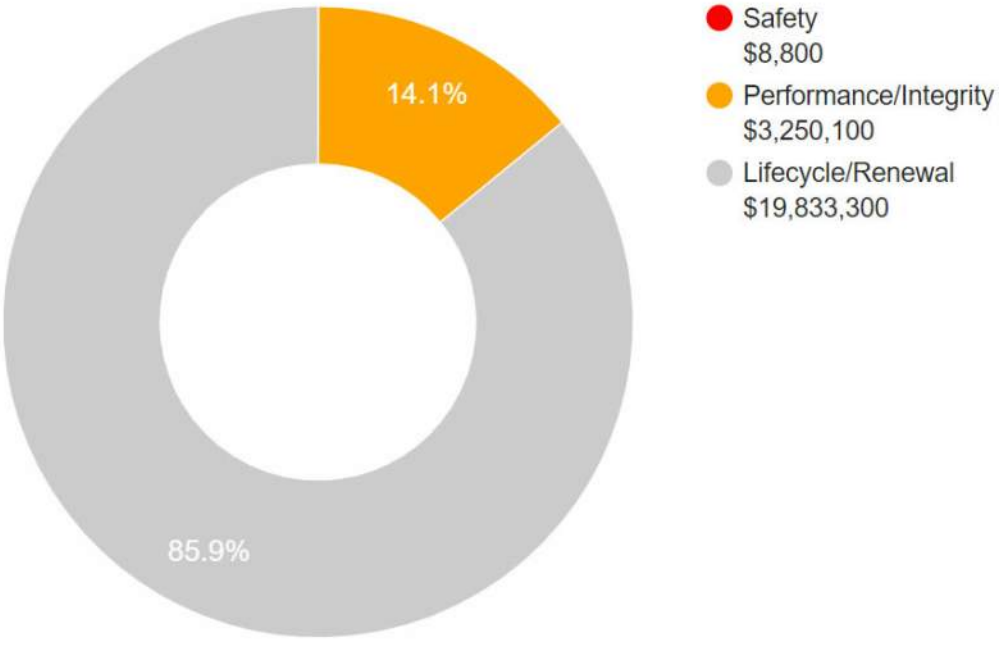
Striping is faded, areas if cracks need sealing - AssetCALC ID: 3002512

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $23,092,200



DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

WOODLAND ADULT

LPA

SITE DATA



Woodland Adult
575 Hays St.
Woodland, CA 95695

Current Enrollment (2020/21): 350

Original Construction Date: 1939

Number of Portable Classrooms: 3

STAKEHOLDER PRIORITIES

Principal:

1. Complete renovation and modernization of the main building (including restrooms).
2. Add an elevator to the main building.
3. Add HVAC system.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Modernization of Existing Buildings / Classrooms.
2. Update exterior appearance and add curb appeal.
3. Upgrade and update safety and security across campus.

Based on online survey results from May 2021.

Students:

1. Modernize classroom spaces.
2. Add and update drinking fountains across campus.
3. Update restrooms across campus.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms across campus are in varying condition. The work spaces in room 5 are starting to overcrowd. The F wing needs sinks but are in otherwise good condition. The main campus building needs a renovation including efficient lighting. All classrooms could use an update to finishes and technology.

There are completely empty classrooms on the second floor due to no elevator serving that area. This space would be very beneficial if there was adequate access, however these spaces also need a renovation.

Special Education Classrooms
The special education classes are held in the portables. Portables are in need of repair, which is ongoing. The spaces are sufficient in size but there is a growing population that is going to require additional space to be added soon.

Student Services / Counseling
Currently there are no counselors or additional services that serve the students.

Staff and Administrative Spaces
The administrative space needs to be renovated. The space is working well but could benefit from a reconfiguration for better surveillance and screening.

Kitchen / Cafeteria / Food Service
There is no kitchen or food service area for the students. There are small kitchenettes for self-serving. The spaces need to be updated to add more counter space and finishes replaced for more appropriate food preparation conditions.

Student Assembly
The only assembly space is a small multi-purpose room. There is not enough space for all of the students to gather. The space needs to be updated with new paint, windows, furniture, and technology/presentation equipment.

Library
There is no library space. There are several areas for students to study with access to computers and some books. This operates well for the students.

Specialized Elective Spaces
Elective spaces are mainly focused on career development paths and adult skills. The spaces operate well but could use an update to finishes and technology. There are no art or music electives offered.

Restrooms
The restrooms are in decent condition but would benefit from a renovation. There are not enough staff restrooms and restrooms are not secure from outside visitors. This has led to many issues for the school.

SITE USE AND FUNCTIONALITY, continued

Site

The site is in decent condition but does need some repair. Pathways are cracked and there are several instances of flooding. Regrading and updated landscaping would help the curb appeal and would provide better access for students who are mobility impaired. There is a desire to create outdoor spaces for students to gather and have study spaces. Adding a secured bike storage area and exterior lighting is a desire from students and staff.

Technology

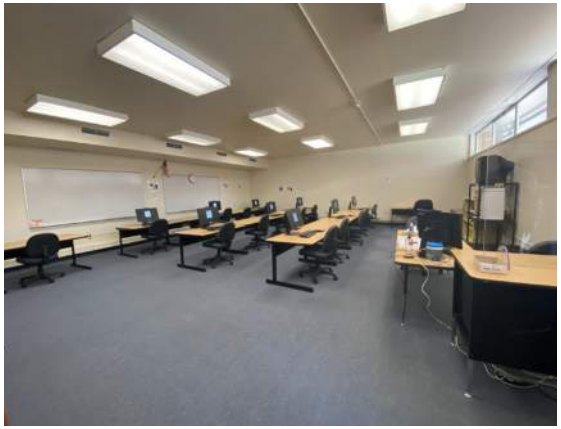
Technology in classrooms needs to be updated. Computers are widely available but most students are using wireless devices. This has created a need for increased Wi-Fi capacity. Teachers desire presentation screens with editing capabilities and voice amplification systems for larger classrooms.


Campus Grounds


Parking



Site Identification and Announcements


Testing Center


Independent Learning Center


Administration Office


Playfields / Athletics


Learning Center


Computer Lab


Typical Classroom


Special Education Classroom


Conference Room


Faculty Workroom


Faculty Lounge


Open Space


Adult Living Skills


Multi-Purpose Room



Pre-School Office

EXISTING SITE PLAN

WOODLAND ADULT

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Studies
FLA	Foreign Language Arts
SDC/SPED	Special Education
IS	Independent Studies

ELECTIVES / LABS

AMS	Auto Mechanic Shop	PE	Physical Education
ART	Art Room	PH	Photography
AS	Agricultural Shop	SC	Stage Craft
ASB	Associated Student Body	SCI	Science
CL	Computer Lab	WOS	Wood Shop
CUL	Culinary Arts	WR	Wrestling
GH	Greenhouse	WS	Welding Shop
HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	Career Center	INT	Intervention
CM	Case Management	ISO	Isolation Room
CO	Counselor	LC	Learning Center
COM	Commons	OT	Occupational Therapy
ELD	English Language Dev't	PSY	Psychologist
IEP	Individual Educational Plan	RSP	Resource Specialist
		SP	Speech

SHARED SPACES

CL	Computer Lab	PREP	Prep Room
CLB	Co-lab	SH	Shop
D	Dressing Room	ST	Stage
GYM	Gym	WD	Washer/ Dryer
LIB	Library	ILC	Independent Learning Center
LR	Locker Room		

ADMIN / FACULTY

CO	Conference	N	Nurse/Health Office
FL	Faculty Lounge	O	Office
FW	Faculty Workroom	PTA	Parent Volunteer
KIT	Kitchen	SB	Snack Bar
L	Laundry		
M	Main Office/Front Desk		

OTHER

CSL	Community Support Liaison
FH	Field House
HP	Horizons Program
OSA	Outside Support Agency

SUPPORT SERVICES

CR	Control Room	T	Toilets
J	Janitor	TR	Team/Training Room
K	Kiln	U	Utility
O	Open: Unprogrammed	X	Storage
SH	Showers	E	Elevator

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LPA

LONG-TERM SITE PLAN DIAGRAM
WOODLAND ADULT

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

CLASSROOMS, CR

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Studies
FLA	Foreign Language Arts
SDC/SPED	Special Education
IS	Independent Studies

ELECTIVES / LABS

AMS	Auto Mechanic Shop	PE	Physical Education
ART	Art Room	PH	Photography
AS	Agricultural Shop	SC	Stage Craft
ASB	Associated Student Body	SCI	Science
CL	Computer Lab	WOS	Wood Shop
CUL	Culinary Arts	WR	Wrestling
GH	Greenhouse	WS	Welding Shop
HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	College Center
ELD	English Language Development
SRC	Student Resource Center
WC	Wellness Center
SS	Student Store

SHARED SPACES

CL	Computer Lab	LR	Locker Room
CLB	Co-lab	SH	Shop
D	Dressing Room	ST	Stage
GYM	Gym	WD	Washer/ Dryer
LIB	Library		

ADMIN / FACULTY

CO	Conference	N	Nurse/Health Office
FL	Faculty Lounge	O	Office
FW	Faculty Workroom	PREP	Prep Room
KIT	Kitchen	PTA	Parent Volunteer
L	Laundry	SB	Snack Bar
M	Main Office/Front Desk		

OTHER

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SUPPORT SERVICES

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SH	Showers	E	Elevator

- Drop-Off
- LS - Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Playfields
- New Fencing with Gates

LPA

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	4,581,000
2. Classrooms: Reconfigure	$	1,753,000
3. Classrooms: New Construction	$	-
4. Science, Arts, CTE, and Electives Spaces	$	620,000
5. Multi-Purpose Room, Student Union, and Food Service	$	2,758,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	1,124,000
8. Library and Student Support	$	1,224,000
9. Building Systems: Restrooms & Power Access	$	772,000
10. Site Utilities	$	975,000
11. Safety & Security	$	610,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	310,000
13. Outdoor Learning, Gardens, and Quads	$	780,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	70,000
15. Flexible Furniture	$	829,000
16. Technology Infrastructure and Equipment	$	1,054,000
	$	**17,460,000**

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction