

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
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
(NORTH) PIONEER HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



SCALE: 1" = 30' - 0"

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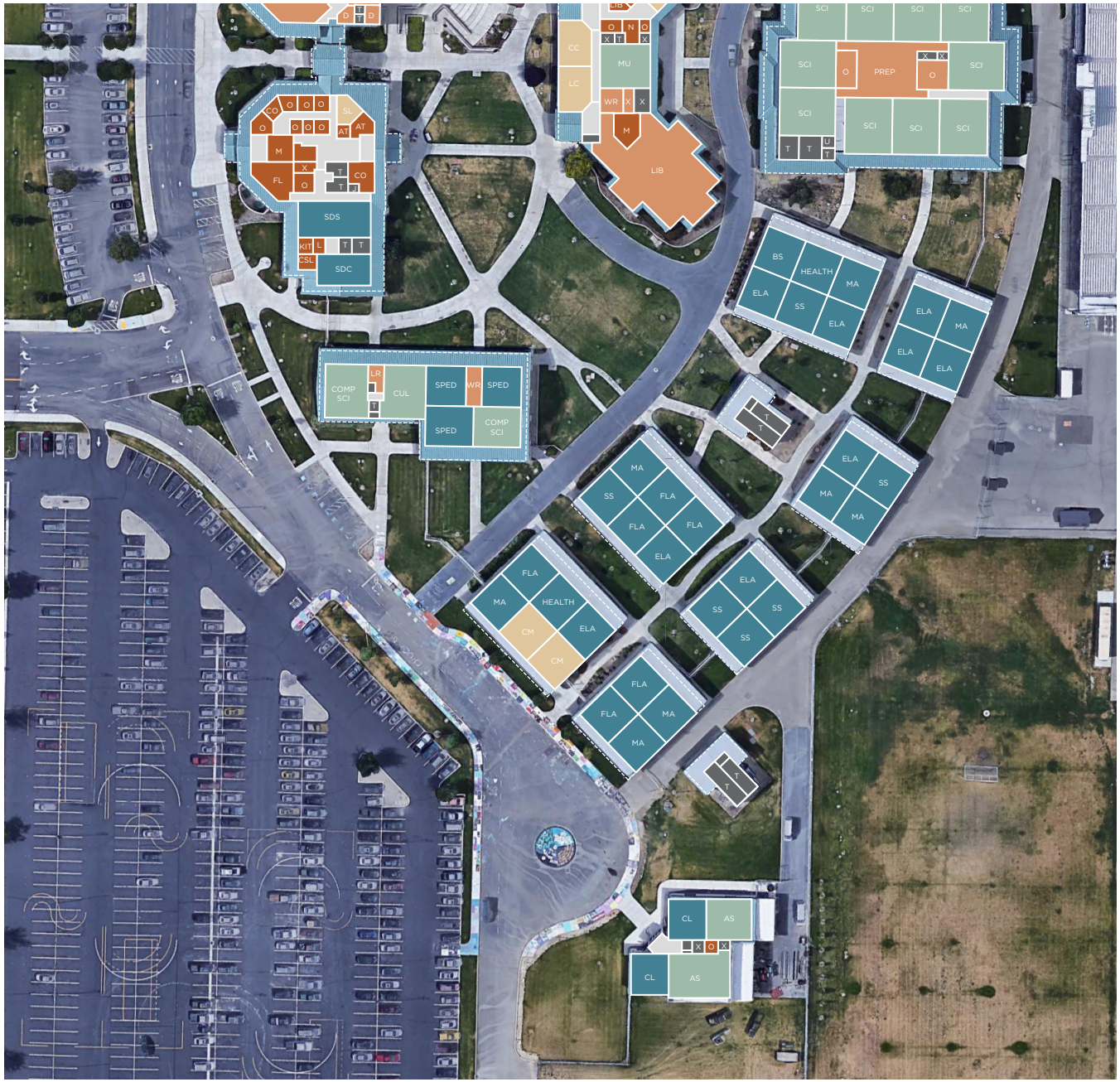
LPA

EXISTING SITE PLAN

(SOUTH) PIONEER HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

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Entry Plaza

Outdoor Learning/ Playfields

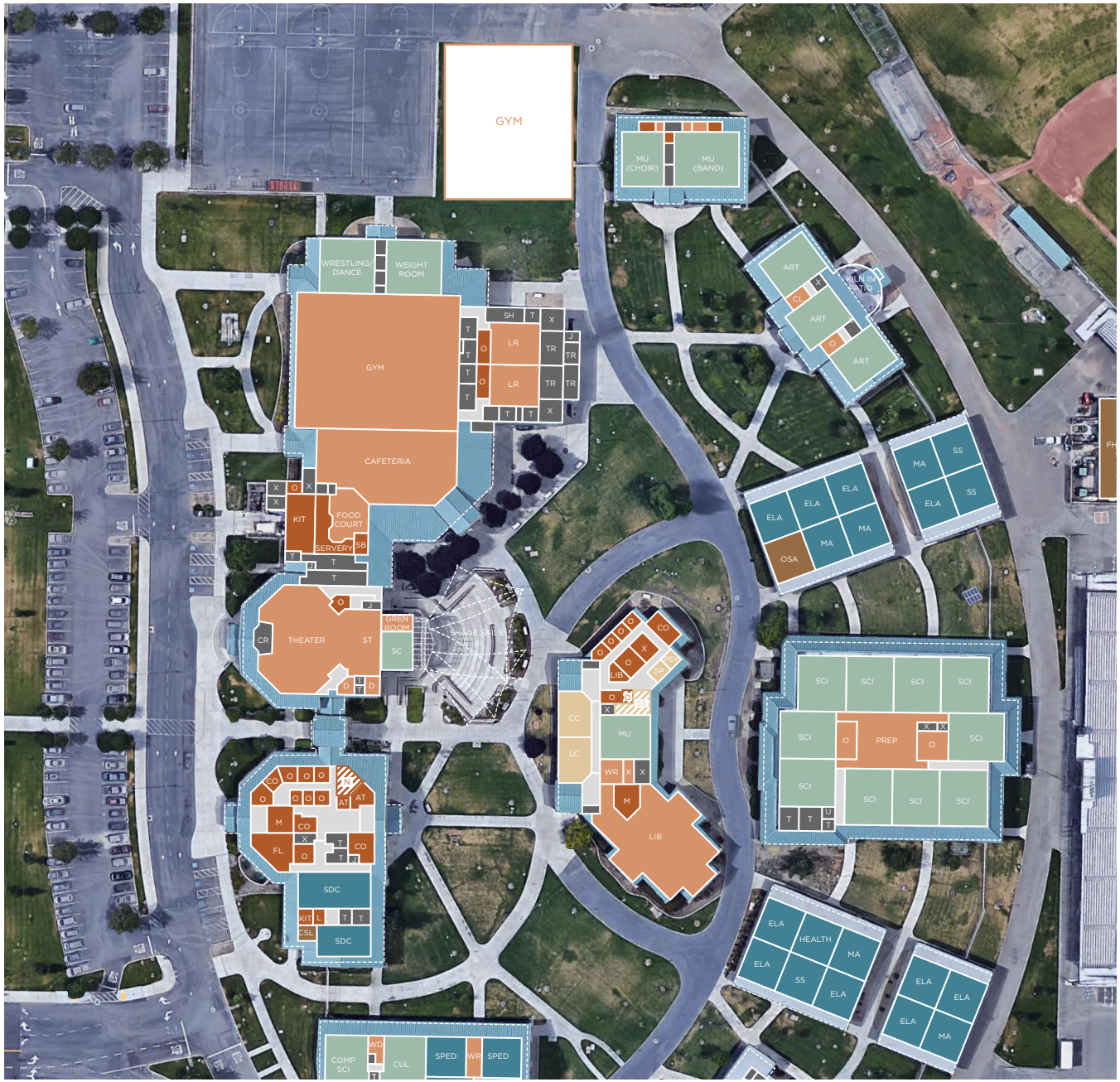
New Fencing with Gates

LPA

LONG-TERM SITE PLAN DIAGRAM
(NORTH) PIONEER HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

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LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

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ELD	English Language Development
SRC	Student Resource Center
WC	Wellness Center
SS	Student Store

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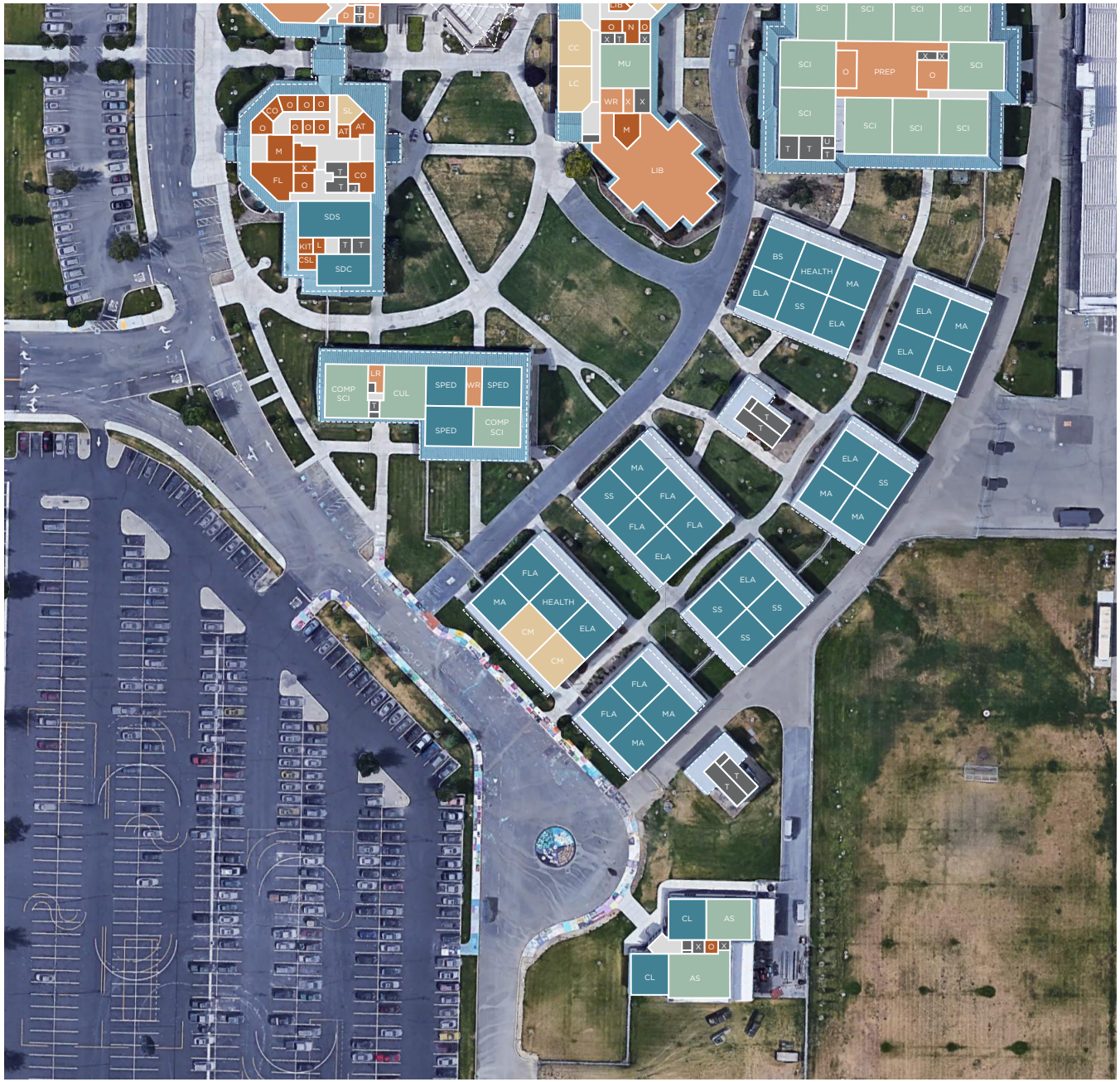
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LONG-TERM SITE PLAN DIAGRAM

(SOUTH) PIONEER HIGH

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



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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:
Bureau Veritas
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Matt.Anderson@bureauveritas.com

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**

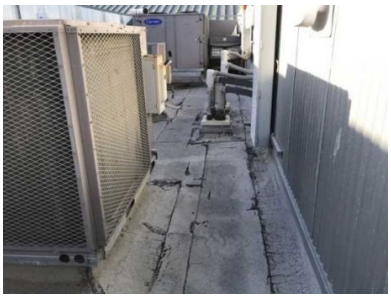
Priority Score: **88.8**

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

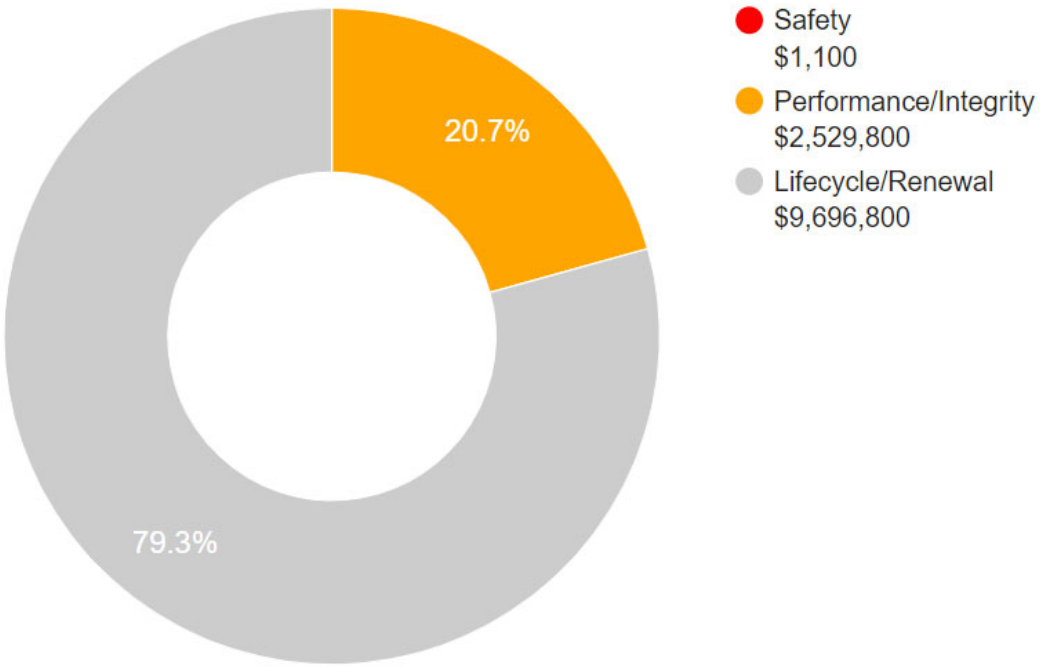
Plan Types

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