

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE
PLAINFIELD ELEMENTARY



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 Finishes are outdated and deteriorating.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Finishes are outdated and need replacing.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Finishes are outdated and need replacing.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.



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DISTRICTWIDE FACILITIES ASSESSMENT

SITE FUNCTIONALITY ASSESSMENT
PLAINFIELD ELEMENTARY



Shade Structure



Kindergarten Play Yard



Health Office



Drop-Off Lane / Parking



Hardcourts



Site Identification and Announcements



Play Structure



School Garden



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DISTRICTWIDE FACILITIES ASSESSMENT

SITE FUNCTIONALITY ASSESSMENT
PLAINFIELD ELEMENTARY



Typical Classroom



Special Education Classroom



Kindergarten Classroom



Student Services / Counseling



Multi-Purpose Room



Music Room



Library



Food Service: Kitchen



Teacher's Lounge



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

SCALE: 1" = 30' - 0"



LEVELS OF IMPROVEMENT

	No Work		Modernization
	Reconfigure		New Construction

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ELD	English Language Development
ISO	Isolation Room
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Drop-Off LS - Lunch Shelter

Main Entry Portable Classrooms

Entry Plaza Outdoor Learning/Playfields

New Fencing with Gates

SCALE: 1" = 30' - 0"


**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



**BUREAU
VERITAS**



Plainfield Elementary
20450 County Road 97,
Woodland, California 95695

PREPARED BY:

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BV PROJECT #:

141224.21R000-006.017

DATE OF REPORT:

September 24, 2021

ON SITE DATE:

April 7, 2021

Bureau Veritas

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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

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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

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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

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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

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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

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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

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

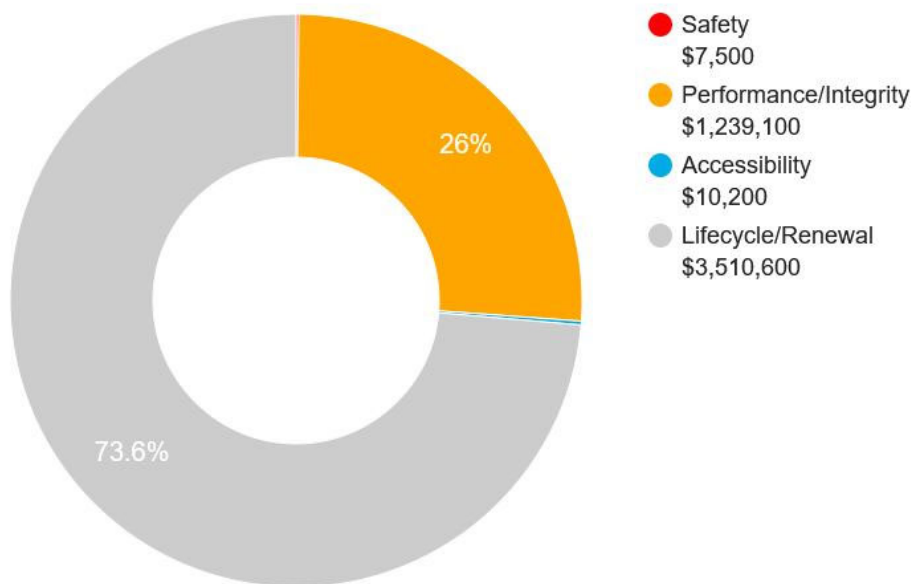
Plan Types

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