

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

LPA



SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

- No Work
- Modernization
- Reconfigure
- New Construction

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- Drop-Off
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- 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**

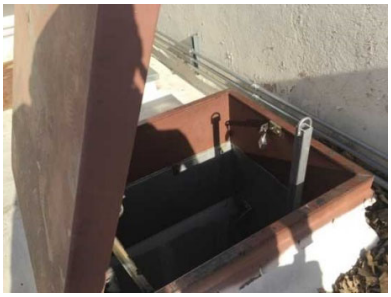
Priority Score: **96.9**

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

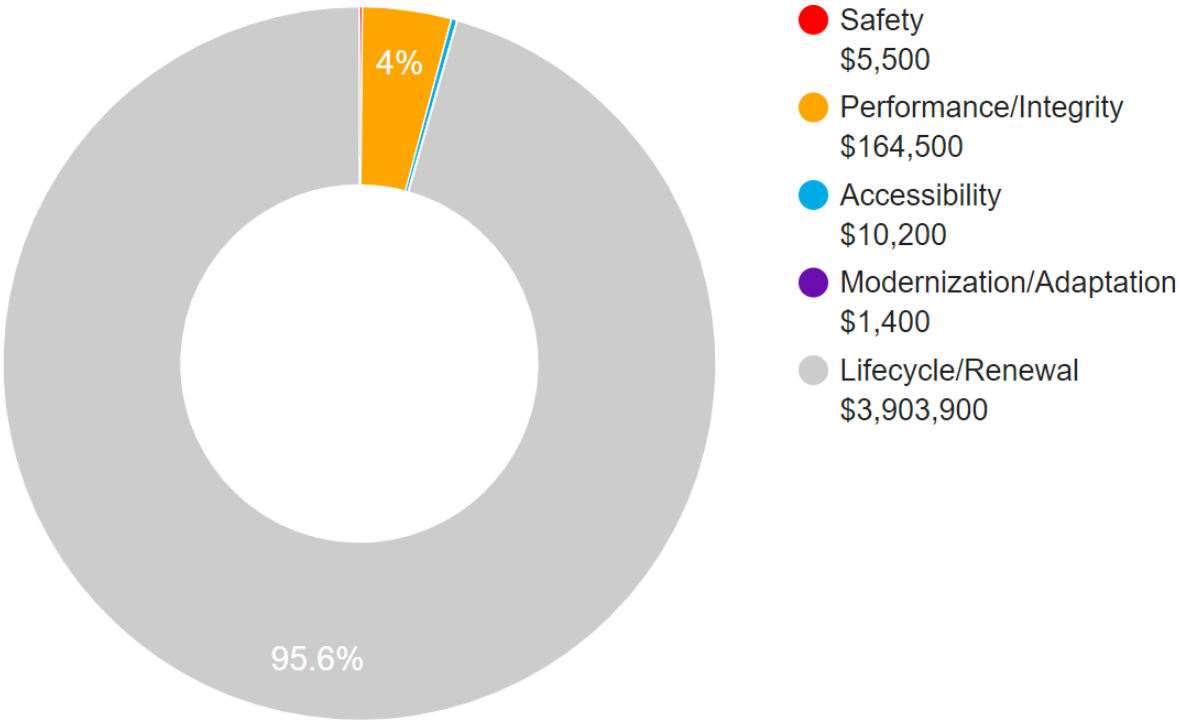
Plan Types

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)



10-YEAR TOTAL: $4,085,500