

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The classroom spaces are very outdated and need a complete renovation.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

LPA


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

EXISTING SITE PLAN

CACHE CREEK 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
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

CACHE CREEK 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

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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	$ 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

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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**

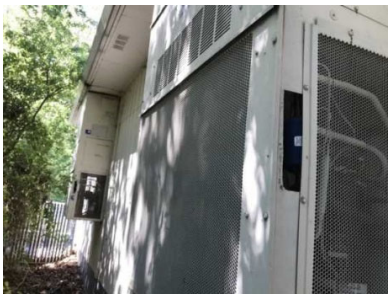
Priority Score: **81.7**

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

$$$$

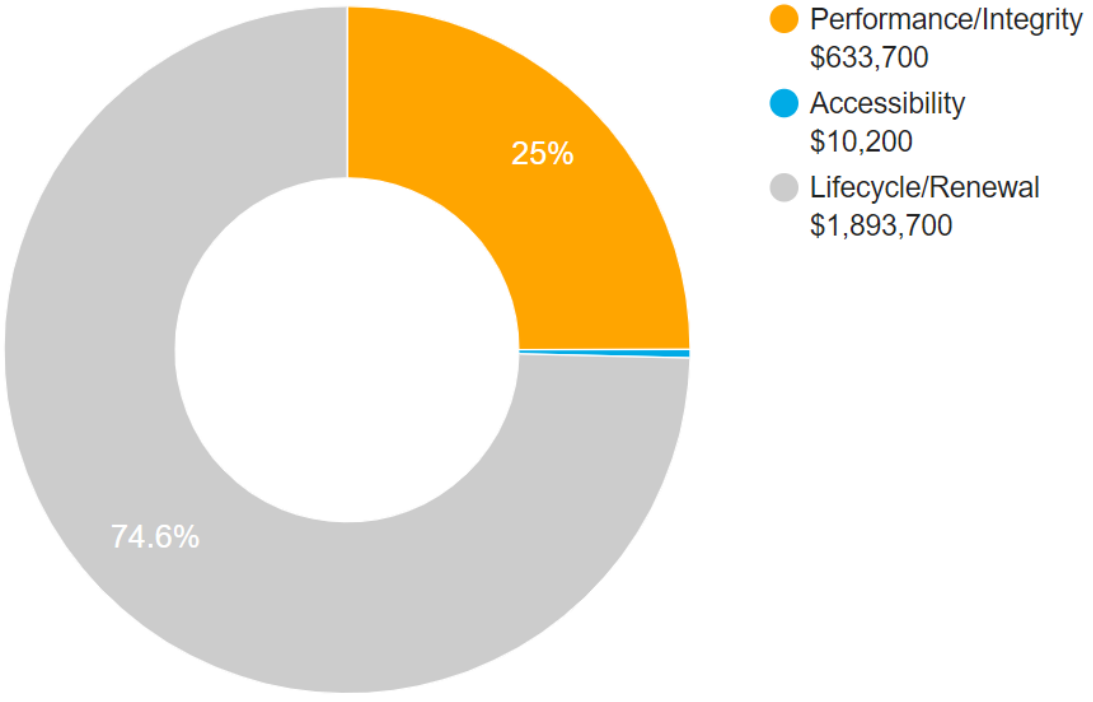
Evidence of very aged electric infrastructure - AssetCALC ID: 2979377

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