

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The special education classrooms are similar to the general education classrooms in that the finishes are outdated, the windows need replacing and the technology needs to be upgraded.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

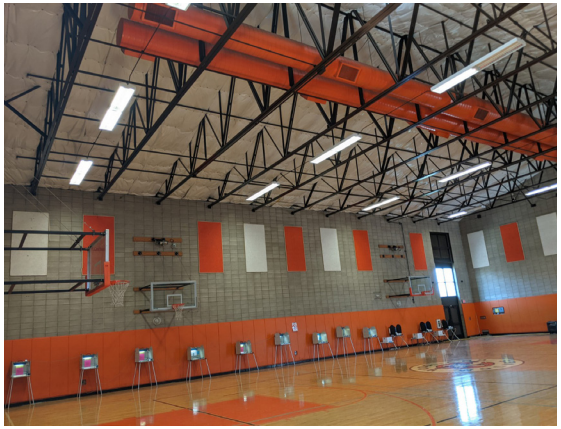


Site Identification and Announcements


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

LPA



Counselor Office



Multi-Purpose Room



Library



Faculty Work Room



Theater



Gymnasium



Food Service: Serving



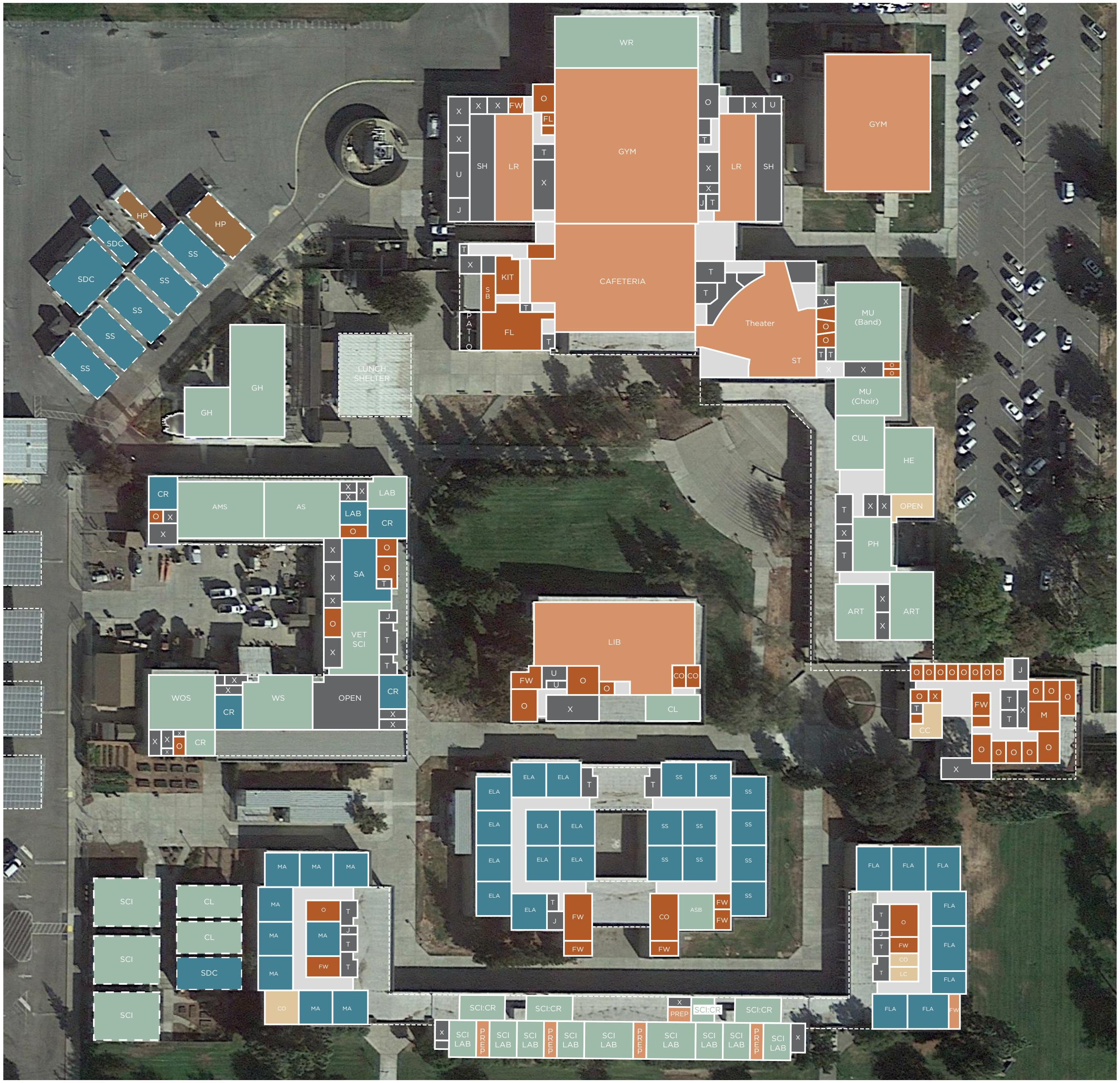
Food Service: Kitchen



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
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 HIGH

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
ELA	English Language Arts
MA	Math
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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

CO	Conference	N	Nurse/Health Office
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Drop-Off

Main Entry

Entry Plaza

New Fencing with Gates

LS - Lunch Shelter

Portable Classrooms

Outdoor Learning/ Playfields

	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

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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

$$$$

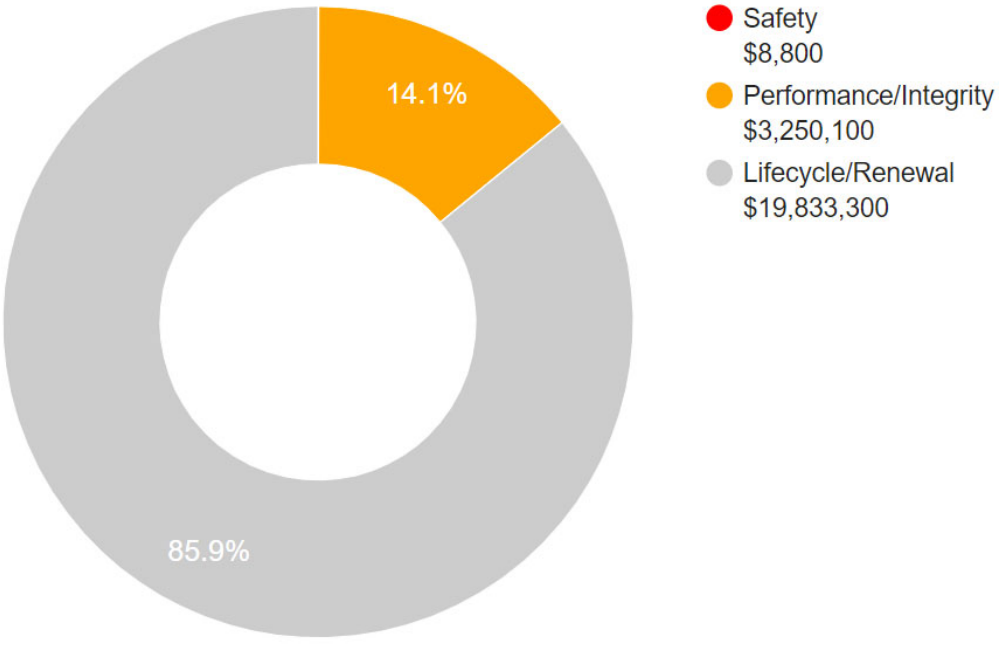
Striping is faded, areas if cracks need sealing - AssetCALC ID: 3002512

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