

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND UNIFIED SCHOOL DISTRICT

SITE PACKAGE
CE DINGLE ELEMENTARY





SITE DATA



CE Dingle Elementary

625 Elm St #3921
Woodland, CA 95695

Current Enrollment (2020/21): 335

Grades Served: K-6

Original Construction Date: 1889

Number of Portable Classrooms: 14

STAKEHOLDER PRIORITIES

Principal:

1. Separate restrooms for Kindergarten classes in the main building.
2. Classroom upgrades and outdoor learning spaces.
3. Improve drop-off zone in front of the school or create one on the west side of the school off of Oak Ave.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Modernization of Existing buildings and classrooms.
2. Replace portable classrooms with permanent construction.
3. Build and improve HVAC systems.

Based on online survey results from May 2021.

Students:

1. Improve restroom facilities and add additional restrooms across campus.
2. Resurface and stripe hardscape.
3. Improve "gym" space and add storage for PE equipment.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms

Kindergarten needs dedicated restroom spaces. Finishes need replacement, windows need to be replaced and added for better ventilation and access to natural light. Add outlets and shelves under whiteboards.

Special Education Classrooms

Insufficient classrooms for instructors. Currently three instructors are sharing one room. No confidential spaces for meeting with students.

Student Services / Counseling

Currently share a divided portable which does not allow for adequate privacy. Not enough storage space or room for adequate counseling services / staff.

Staff and Administrative Spaces

Teachers lounge is outdated and needs more space / storage.

Kitchen / Cafeteria / Food Service

Kitchen is undersized and has no prep function. Furniture needs to be updated / added. Inefficient circulation has led to long lines and wait time for food. Expand outdoor dining by cafeteria.

Student Assembly

Current facility meets needs however additional collaborative spaces would be useful.

Library

Add book shelves and additional storage. Create privacy between library and the hallway/custodial spaces.

Physical Education / Athletics Buildings

Need more storage space for PE equipment. Upgrade PE equipment.

Outdoor Play Equipment / Hardcourts

Kindergarten play area needs to be relocated to be adjacent to Kindergarten classrooms. Additional basketball hoops and play areas desired. Hardscape needs to be resurface/striped to accommodate ADA requirements. Mobility Impaired students are struggling with grading and pathway damage.

Specialized Elective Spaces

Elective spaces need new furniture and technology. Music room needs more space and storage.

Restrooms

Need additional restrooms and hand-washing stations for students and staff. Kindergarten needs dedicated bathroom spaces.

Site

Critical pathways are flooding and not adequate for wheelchair access. No secure bike rack is available. More display spaces for student work is desired. Expanding and reconfiguring drop-off zone to improve traffic flow and provide space for buses.

Technology

Additional outlets and technology upgrades would be appreciated but is not currently an issue.



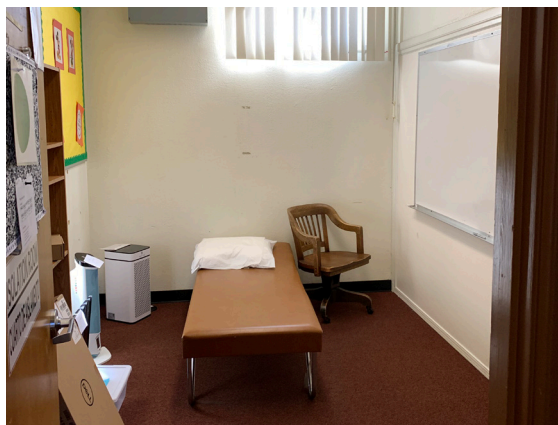
LPA



Shade Structure



Kindergarten Play Yard



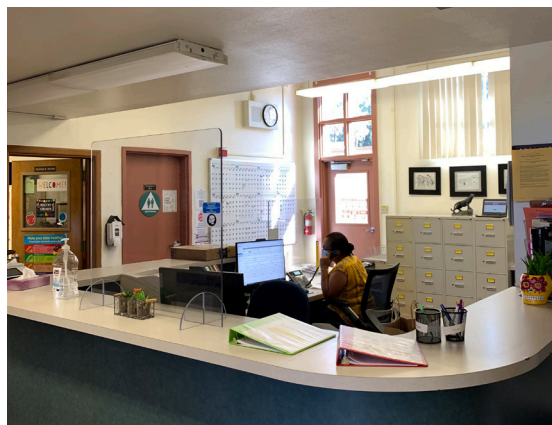
Health Office



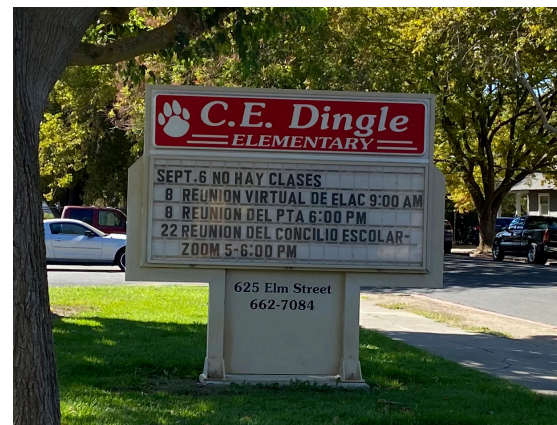
Entry Gate



Hardcourts



Administration Office



Site Identification and Announcements



Play Structure



School Garden



LPA



Typical Classroom



Principal's Office



Library



Special Education Classroom



Multi-Purpose Room



Food Service: Kitchen



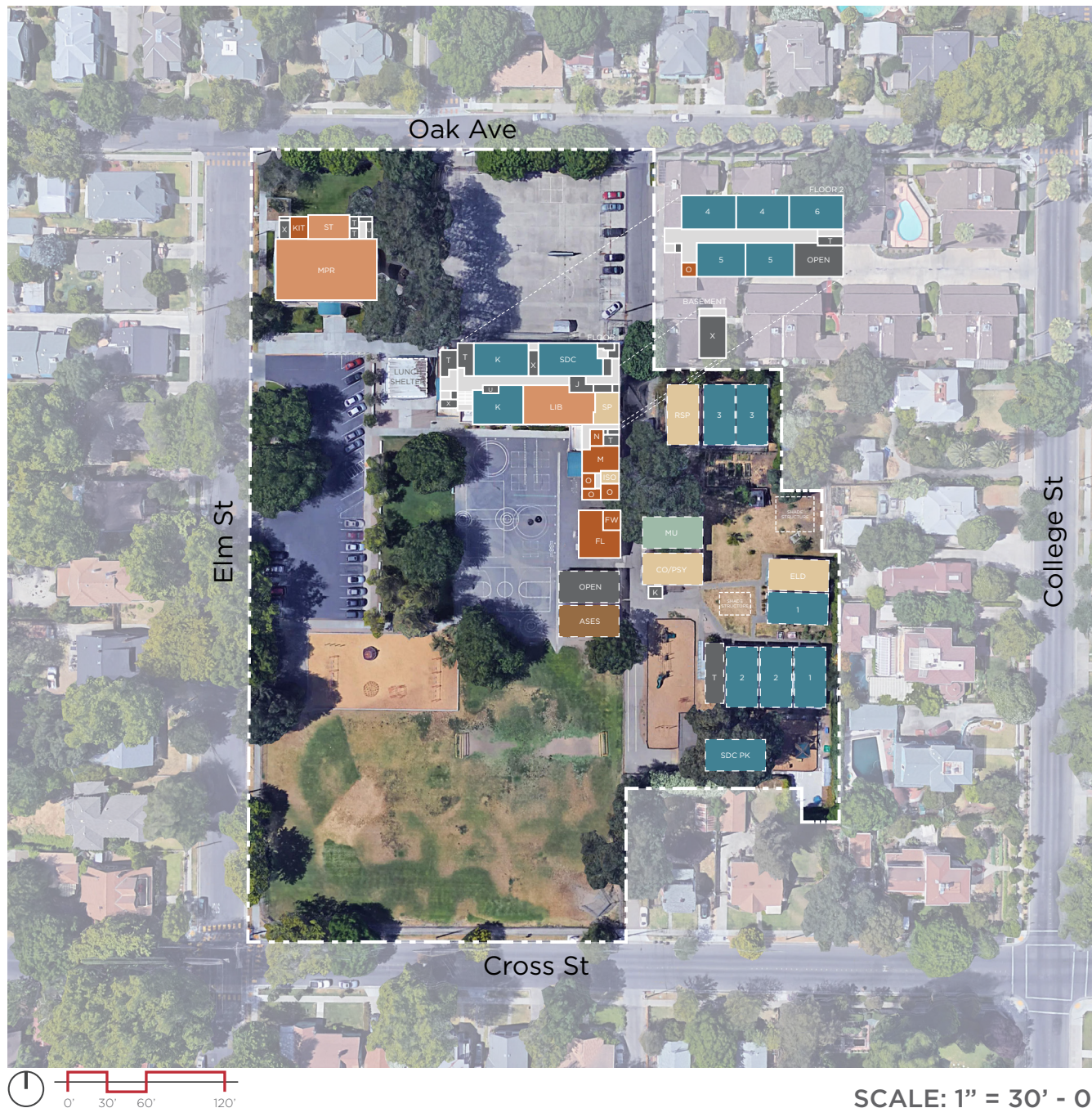
Kindergarten Classroom



Teacher's Lounge



Basement Storage



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	Klin	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"



SCALE: 1" = 30' - 0"

— New Fencing with Gates


**TOTAL PROGRAM COST
(2022\$)**

1. Site-Wide: Modernize & Deferred Maintenance	\$	5,054,000
2. Classrooms: Reconfigure	\$	434,000
3. Classrooms: New Construction	\$	9,535,000
4. Science, Arts, CTE, and Electives Spaces	\$	3,795,000
5. Multi-Purpose Room, Student Union, and Food Service	\$	1,223,000
6. Physical Education Facilities	\$	-
7. Administration and Staff Support	\$	1,124,000
8. Library and Student Support	\$	1,063,000
9. Building Systems: Restrooms & Power Access	\$	840,000
10. Site Utilities	\$	-
11. Safety & Security	\$	864,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	\$	1,408,000
13. Outdoor Learning, Gardens, and Quads	\$	1,083,000
14. Exterior Play Spaces, Playfields, and Hardcourts	\$	2,819,000
15. Flexible Furniture	\$	663,000
16. Technology Infrastructure and Equipment	\$	638,000

\$ 30,543,000

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



**BUREAU
VERITAS**

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Dingle Elementary
625 Elm Street
Woodland, California 95695

PREPARED BY:

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BV PROJECT #:

141224.21R000-002.017

DATE OF REPORT:

September 22, 2021

ON SITE DATE:

April 12, 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	Administration Building Multipurpose Building Staff Building Portables Group 1 Portables Group 2 Portables Group 3 Restroom Building
Main Address	625 Elm Street, Woodland, California 95695
Site Developed	Main Building: 1940s, renovations in 2003 Multipurpose Building: 2004 Staff room and portables: unknown age
Leased Spaces	None
Date(s) of Visit	April 12, 2021
On-site Point of Contact (POC)	John Bidwell
Assessment and Report Prepared By	Mark Robinson
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The Dingle Elementary School site was originally developed as a school in the late 1800s. Several generations of schools occupied the site since that time.

The current Main Building was likely built in the 1940s and had some interior and exterior renovations completed around 2003.

The Multipurpose Building was constructed in 2004.

There are 11 portables of varying ages as well as a newer restroom building that serves the portables and a staff room of unknown age.

Architectural

The Main Building had new roofing installed in 2003. The roofing will be reaching the end of its expected useful life in the next few years but could have its lives extended through continued maintenance. Currently there are reports of roof leaks over the administration area. No obvious source for those leaks was observed.

The Multipurpose building has original systems from the 2004 construction. The roof will be reaching the end of its expected useful like withing the next few years but could be extended with continued maintenance. Of particular concern is the quantity of tree debris that accumulated, particularly on the lower roofs. This will shorten the roof's life span.

The Portables and Staff Room have numerous locations of rotting and warped siding and soffits.

The windows on the front of the Staff Room are wood-framed Plexiglas panes with surface deterioration.

All other windows on in the buildings are non-thermally broken single pane aluminum windows.

The elevator has reported reliability issues with the hydraulic pump.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The roof-top mechanical systems for the Main Building and Multipurpose were installed in 2003 and 2004. These will be reaching the end of their expected useful life in the next few years but could be last longer if well maintained.

The heat pumps serving the portables are of varying age and should be replaced as needed.

Electrical and plumbing systems appear to be functioning and adequate.

Site

Parking lot has extensive alligator cracking, some potholes and raveling. Both paved play areas have some alligator cracking and worn surfaces. Landscape area and playing field have areas of worn and missing grass.

Sidewalks and brick pavers are in good condition.

Around Portable Group 2 are educational planting areas.

There is an outdoor dining pavilion in front of the Main Building.

Recommended Additional Studies

Some areas of the facility were identified as having 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
Dingle Elementary / Administration Building	\$680	16,600	\$11,288,000	0.0%	8.8%	10.4%	18.6%
Dingle Elementary / Multipurpose Building (2004)	\$680	5,000	\$3,400,000	0.0%	8.9%	11.7%	13.3%
Dingle Elementary / Portables Group 1	\$398	1,800	\$716,400	0.3%	7.4%	11.7%	22.7%
Dingle Elementary / Portables Group 2	\$398	7,200	\$2,865,600	0.2%	10.9%	14.1%	20.9%
Dingle Elementary / Portables Group 3	\$398	1,800	\$716,400	0.0%	2.8%	5.4%	14.8%
Dingle Elementary / Restroom Building	\$484	1,800	\$871,200	0.0%	0.5%	1.3%	4.0%
Dingle Elementary / Site	\$0	0	\$0	%	∞%	∞%	∞%
Dingle Elementary / Staff Building	\$680	1,000	\$680,000	6.3%	9.1%	12.1%	20.4%

Immediate Needs

Facility/Building	Total Items	Total Cost
Administration Building	1	\$400
Portables Group 1	1	\$2,400
Portables Group 2	1	\$6,100
Staff Building	4	\$43,000
Total	7	\$51,900

Administration Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2976206	Dingle Elementary / Administration Building	Janitor's Closet	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Poor	Performance/Integrity	\$400
Total (1 items)							\$400

Portables Group 1

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2979094	Dingle Elementary / Portables Group 1	Modular 1	B2010	Exterior Walls, Textured Plywood (T1-11), Replace	Failed	Performance/Integrity	\$2,400
Total (1 items)							\$2,400

Portables Group 2

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2979106	Dingle Elementary / Portables Group 2	Modular campus	B2010	Exterior Walls, Plywood/OSB, Replace	Failed	Performance/Integrity	\$6,100
Total (1 items)							\$6,100

Staff Building

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
2976242	Dingle Elementary / Staff Building	Staff room	B3010	Roofing, Asphalt Shingle, 20- Year Standard, Replace	Poor	Performance/Integrity	\$8,200
2978933	Dingle Elementary / Staff Building		B2020	Window, Aluminum Double- Glazed, 28-40 SF, Replace	Poor	Performance/Integrity	\$1,700
2976264	Dingle Elementary / Staff Building	Staff room	B2020	Window, Wood, 28-40 SF, Replace	Poor	Performance/Integrity	\$12,900
2976220	Dingle Elementary / Staff Building	Staff room	B2010	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	\$20,200
Total (4 items)							\$43,000

Key Findings



Exterior Walls in Failed condition.

Textured Plywood (T1-11)
Portables Group 1 Dingle Elementary Modular
1

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Rotted, warped and delaminated boards in limited locations. - AssetCALC ID: 2979094



Exterior Walls in Failed condition.

Plywood/OSB
Portables Group 2 Dingle Elementary Modular
campus

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,100

\$\$\$\$

Rotted boards - AssetCALC ID: 2979106



Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
Staff Building Dingle Elementary Staff room

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,200

\$\$\$\$

Loose, curling and damaged shingles throughout - AssetCALC ID: 2976242



Exterior Walls in Poor condition.

Wood Siding
Staff Building Dingle Elementary Staff room

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$20,200

\$\$\$\$

Warped and rotted siding throughout - AssetCALC ID: 2976220



Window in Poor condition.

Wood, 28-40 SF
Staff Building Dingle Elementary Staff room

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,900

\$\$\$\$

Plexiglass glazing - AssetCALC ID: 2976264



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
Staff Building Dingle Elementary

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,700

\$\$\$\$

Single pane glazing - AssetCALC ID: 2978933



Passenger Elevator in Poor condition.

Hydraulic, 2 Floors
Administration Building Dingle Elementary Main

Uniformat Code: D1011
Recommendation: **Renovate in 2023**

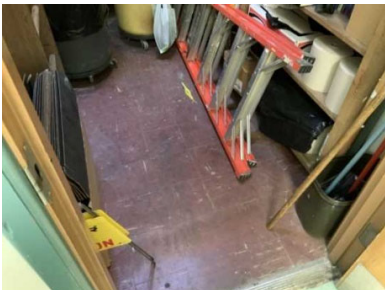
Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$74,200

\$\$\$\$

Hydraulic pump is unreliable. - AssetCALC ID: 2976222



Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement
Administration Building Dingle Elementary
Janitor's Closet

Uniformat Code: C2035
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$400

\$\$\$\$

Nine inch tiles are likely ACM and slight chipping at the threshold was observed. - AssetCALC ID: 2976206



Flooring in Poor condition.

Carpet, Commercial Standard
Administration Building Dingle Elementary Main

Uniformat Code: C2037
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$151,700

\$\$\$\$

Worn, some tears. - AssetCALC ID: 2976275



Soffit in Poor condition.

Wood
Portables Group 3 Dingle Elementary

Uniformat Code: B3082
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

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Rotting, damaged - AssetCALC ID: 3002046



Soffit in Poor condition.

Wood
Portables Group 2 Dingle Elementary

Uniformat Code: B3082
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

\$\$\$\$

Rotting, damaged - AssetCALC ID: 3002048



Soffit in Poor condition.

Wood
Portables Group 1 Dingle Elementary

Uniformat Code: B3082
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

\$\$\$\$

Rotting, damaged - AssetCALC ID: 3002047

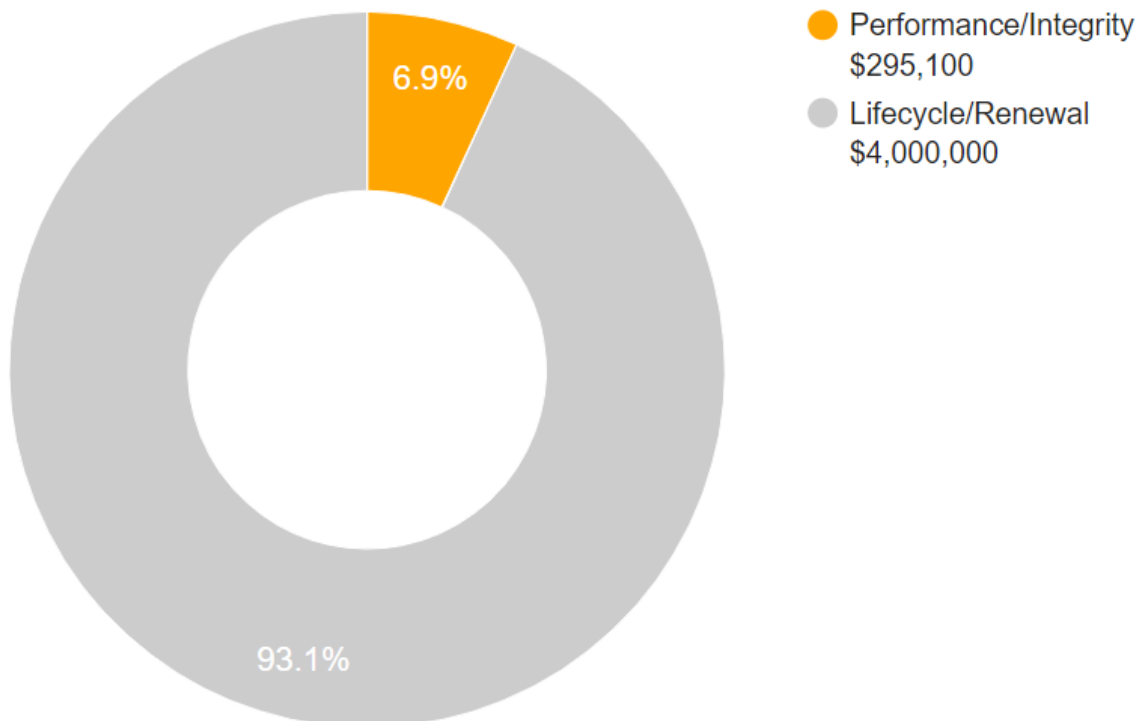
Plan Types

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: \$4,295,100