

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

WOODLAND PRAIRIE ELEMENTARY

LPA

SITE DATA



Woodland Prairie Elementary
1444 Stetson St #936
Woodland, CA 95776

Current Enrollment (2020/21): 740

Grades Served: K-6

Original Construction Date: 1988

Number of Portable Classrooms: 10

STAKEHOLDER PRIORITIES

Principal:

1. Add shade structure above outdoor dining and additional shade across campus.
2. Regrade hard-courts to fix flooding issue at portables.
3. Re-pave pathways to accommodate ADA requirements and more efficient circulation.

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

Teachers & Staff:

1. Redo the playfields, track and hardcourts.
2. Fix HVAC systems or improve STC ratings and insulation efficiency.
3. New furniture in classrooms.

Based on online survey results from May 2021.

Students:

1. A collaborative space to allow students to work together during class indoors and/or outdoors.
2. Replace playground equipment and add new equipment to hardcourts and playfield.
3. Update and add bathrooms.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms have adequate space but the furniture is outdated and not flexible enough for current needs.

There is a need for at least three more portable classrooms, however it would be preferred to have permanent construction.

Special Education Classrooms
There is insufficient storage and space for current operations. Increasing capacity is the main concern, but there is a desire for sensory walls and other technology to help facilitate needs for special education.

Student Services / Counseling
There is currently no dedicated space for student services and counseling. Services are happening in empty classrooms. Because there is no dedicated space, there is a lack of storage necessary to student service operations. When no empty classrooms are available, some services have moved into hallways to accommodate student needs.

Staff and Administrative Spaces
The administrative space is very small and cramped. There is a huge need for additional space and storage. It is also not efficient in screening visitors, parents, or others that come onto campus, as the office is in an unintuitive location.

Kitchen / Cafeteria / Food Service
The kitchen is full service and helps to provide food across the district. The multi-purpose room provides some space for indoor dining but it requires multiple lunch periods. The outdoor dining has helped during COVID but it is not shaded and does not provide much seating.

Student Assembly
The multi-purpose room is adequate for the school needs but it is outdated and does not allow for school-wide assembly. There is not enough storage which has led to the stage being unusable as it catches overflow equipment and materials.

Library
The library space works well but it is undersized. There is a desire to expand this space and include a maker-space for students.

Physical Education / Athletics Buildings
Physical education is happening outdoors and in the multi-purpose space. There is no dedicated area for classes and the equipment is held in outdoor storage. The storage space is not large enough to increase the amount of equipment and the existing equipment is outdated.

Outdoor Play Equipment / Hardcourts
The playground equipment is in decent shape but there is not enough for all the students. The play area is used for all classes including kindergarten. Expanding the playground and the equipment will be necessary to allow larger amounts of students time to recess.

The hardcourts need to be resurfaced and re-striped. There is a desire to expand some of the services on the hardcourts like basketball and tether-ball.

SITE USE AND FUNCTIONALITY, continued

Specialized Elective Spaces
There are currently no dedicated elective spaces. Art is held in classrooms or outside for messier projects.

Music is held in empty classrooms or in the multi-purpose space. This is not working well for the school and a dedicated music space is necessary.

Restrooms
There are not enough restrooms on campus for all students. The existing facilities could use a face-lift.

Site
The site is currently facing a security issue due to the lack of fence on the public side of campus.

There are additional issues with the pathways that make it difficult for mobility impaired students to navigate. Regrading and reconfiguring the current pathways will be necessary to accommodate ADA requirements.

Technology
The classroom technology is sufficient, as well as the technology in the multi-purpose spaces.

The security cameras need to be updated and new cameras added to cover blind spots across campus.



Shaded Outdoor Area



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



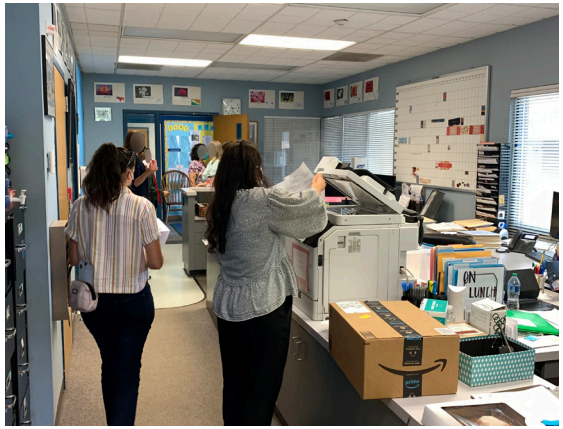
Hardcourts



Play Structure



Health Office



Administration Office



School Garden

LPA


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Teacher's Lounge


Library


Food Service: Kitchen


School Mural

EXISTING SITE PLAN

WOODLAND PRAIRIE ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT

LPA



0' 30' 60' 120'

SCALE: 1" = 30' - 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

WOODLAND PRAIRIE ELEMENTARY

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

#	Indicates Grade Level
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ELD	English Language Development
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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	$	7,163,000
2. Classrooms: Reconfigure	$	-
3. Classrooms: New Construction	$	16,155,000
4. Science, Arts, CTE, and Electives Spaces	$	928,000
5. Multi-Purpose Room, Student Union, and Food Service	$	513,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	114,000
8. Library and Student Support	$	3,170,000
9. Building Systems: Restrooms & Power Access	$	255,000
10. Site Utilities	$	-
11. Safety & Security	$	1,307,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	1,603,000
13. Outdoor Learning, Gardens, and Quads	$	1,078,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	4,064,000
15. Flexible Furniture	$	1,325,000
16. Technology Infrastructure and Equipment	$	1,219,000
	$	**38,894,000**

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 Prairie Elementary
1444 Stetson Street
Woodland, California 95776

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BV PROJECT #:
141224.21R000-010.017

DATE OF REPORT:
September 29, 2021

ON SITE DATE:
April 6, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School Campus
Number of Buildings	Administration/ Cafeteria Classroom Buildings: B, C, D, E and Kindergarten Portables A1 thru A5 Portables G1 thru G7
Main Address	1444 Stetson Street, Woodland California 95776
Site Developed	1988 Portables added in phases
Leased Spaces	None
Date(s) of Visit	April 6, 2021
On-site Point of Contact (POC)	Guy
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The school campus was originally constructed in 1988 and the portable classrooms were added in 1996, 1999, 2016 and 2018.

Architectural

The single-story stucco over masonry buildings that were constructed in 1988 have not been renovated since the original construction. The hip roofs appear to have had a single roofing replacement with asphalt shingles. For all the buildings, typical lifecycle interior finish, exterior paint, windows and doors, and roof shingle replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 1988 campus construction and have been well-maintained since that time. Heating and cooling are provided throughout the buildings by individual split systems. The systems reportedly supply inadequate air flow. Some HVAC equipment has required replacements, and the remaining original units are well past the end of their anticipated lifecycles. As well as utilizing R-22 refrigerant, the units are increasingly difficult to find parts for service. The replacement of the 33-year-old HVAC units with new units that have multiple fan speeds could address the issue. Additionally, an HVAC system follow-up study is recommended to examine the ducting, units and controls as a whole. The electrical and plumbing infrastructure are original and appear to operate adequately, only typical lifecycle electrical and plumbing replacements are budgeted and recommended.
The site has security cameras and wi-fi in the classrooms.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The north parking lot appears to have been milled and overlaid, along with regular sealing and striping. The east playground has developed significant cracks and requires mill and overlay. The west sport courts are generally in good condition.

Recommended Additional Studies

The HVAC systems are well-past their expected useful life and the systems reportedly supply inadequate air flow. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

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 Prairie Elementary / Administration, Cafeteria (1988)	$680	8,288	$5,635,840	0.2%	10.5%	13.1%	32.7%
Woodland Prairie Elementary / Building B (1988)	$680	8,800	$5,984,000	0.2%	6.5%	7.5%	17.5%
Woodland Prairie Elementary / Building C (1988)	$680	7,050	$4,794,000	0.2%	6.0%	7.4%	16.8%
Woodland Prairie Elementary / Building D (1988)	$680	7,050	$4,794,000	0.2%	5.6%	7.5%	17.0%
Woodland Prairie Elementary / Building E (1988)	$680	2,900	$1,972,000	0.5%	8.2%	10.1%	18.6%
Woodland Prairie Elementary / Kindergarten (1988)	$680	2,400	$1,632,000	0.6%	6.5%	8.7%	18.8%
Woodland Prairie Elementary / Portable classrooms-A1 thru A5 (1996)	$398	4,400	$1,751,200	0.0%	7.4%	13.9%	21.4%
Woodland Prairie Elementary / Portable classrooms-G1 thru G7 (1999)	$398	6,160	$2,451,680	0.0%	5.1%	10.1%	16.0%

Immediate Needs

Facility/Building	Total Items	Total Cost
Administration, Cafeteria	1	$9,400
Building B	1	$9,400
Building C	1	$9,400
Building D	1	$9,400
Building E	1	$9,400
Kindergarten	2	$9,700
Site	3	$54,200
Total	**10**	**$110,900**

Administration, Cafeteria

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2970367	Woodland Prairie Elementary / Administration, Cafeteria	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
Total (1 items)							**$9,400**

Building B

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2970384	Woodland Prairie Elementary / Building B	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
Total (1 items)							**$9,400**

Building C

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2975692	Woodland Prairie Elementary / Building C	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
Total (1 items)							**$9,400**

Building D

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2975693	Woodland Prairie Elementary / Building D	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
Total (1 items)							**$9,400**

Building E

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2970386	Woodland Prairie Elementary / Building E	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
Total (1 items)							**$9,400**

Kindergarten

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2970385	Woodland Prairie Elementary / Kindergarten	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Performance/Integrity	$9,400
2968012	Woodland Prairie Elementary / Kindergarten	Building exterior	B2050	Exterior Door, Steel, any type, Refinish	Poor	Performance/Integrity	$300
Total (2 items)							**$9,700**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2969580	Woodland Prairie Elementary / Site	Playground, east	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	$15,800

2968044	Woodland Prairie Elementary / Site	Playground, east	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	Poor	Performance/Integrity	$37,000
2969579	Woodland Prairie Elementary / Site	Service drive, east	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$1,400
Total (3 items)							**$54,200**

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Site Woodland Prairie Elementary Service drive, east

Uniformat Code: G2021
Recommendation: **Mill & Overlay in 2022**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $10,800

**$$**$$

The east service drive exhibits significant alligator cracking. - AssetCALC ID: 2968101



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Woodland Prairie Elementary Playground, east

Uniformat Code: G2051
Recommendation: **Seal & Stripe in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $15,800

**$$**$$

The playground asphalt appears original and significantly cracked requiring mill and overlay with new seal and stripe. - AssetCALC ID: 2969580



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Woodland Prairie Elementary Playground, east

Uniformat Code: G2051
Recommendation: **Mill & Overlay in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $37,000

**$$**$$

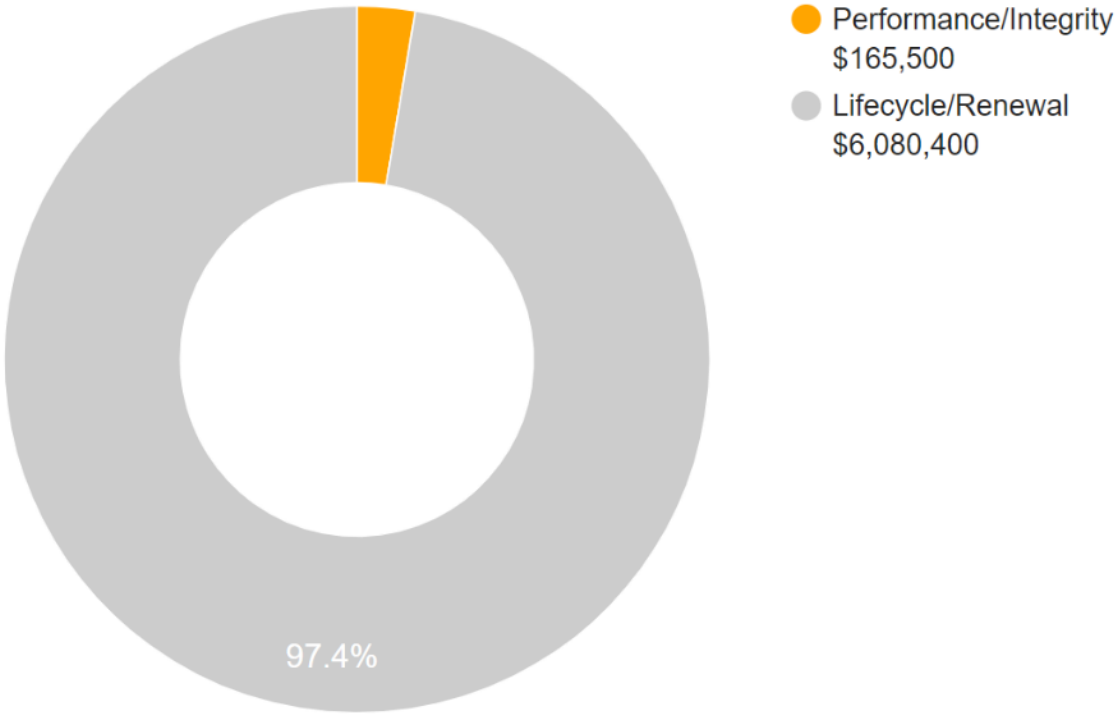
The playground asphalt appears original and significantly cracked. - AssetCALC ID: 2968044

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: $6,245,900