

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

DOUGLASS MIDDLE

LPA

SITE DATA



Douglass Middle
525 Granada Dr.
Woodland, CA 95695

Current Enrollment (2020/21): 815

Grades Served: 7-8

Original Construction Date: 1912

Number of Portable Classrooms: 4

STAKEHOLDER PRIORITIES

Principal:

1. Repair the roof.
2. Fencing/Signage for campus security.
3. Add outlets/charging capacity and capability.

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

Teachers & Staff:

1. Modernization of existing buildings and classrooms.
2. Update student and staff restrooms.
3. Update classroom furniture.

Based on online survey results from May 2021.

Students:

1. Update restrooms.
2. Add more drinking fountains across campus.
3. Create an outdoor area for students to gather and visit with friends.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classroom spaces are a good size and have plenty of storage. The finishes are in rough shape and need to be replaced soon. Removing some casework/storage could help to open up classroom spaces more. There is also a need for more outlets due to student laptops.

Special Education Classrooms
Similar to the general education classroom spaces, the SDC classrooms need finishes updated. There is a need to include a restroom directly adjacent to these classrooms.

Student Services / Counseling
Student services are located in the administration building. Privacy is a concern in this space. The existing space needs a renovation to update finishes and furniture. Expanding the space to provide confidential offices is desired.

Staff and Administrative Spaces
The administration space needs to be renovated. There is enough space for administrative needs but there are poor sight lines across the building.

Kitchen / Cafeteria / Food Service
The kitchen space is full service and adjacent to a multi-purpose space being used as the cafeteria. There is outdoor dining available at the quad. Equipment is working properly and the space works well to accommodate plenty of students. There is a desire to update and modernize the kitchen and cafeteria.

Student Assembly
The gym space is very well received by staff and students, however the space is not large enough for an all-school assembly.

Library
The library is in decent condition. The space is large but the furniture does not allow for engaging student work spaces. Modernizing the space and updating the furniture would help to increase library utilization among students. There are old computer stations which are now outdated. Removing these old computer stations and adding more outlets for charging stations is preferred.

Physical Education / Athletics Buildings
The athletic building works very well for the students. The gym spaces are in good shape but the finishes are outdated. The locker room could also use an update to the finishes, but the main concern is to reconfigure the space for better supervision.

Outdoor Play Equipment / Hardcourts
The play fields and hardcourts need repair. There is a ropes course that is not used and needs to be removed. The fields need to be regraded to repair animal burrows and holes. The hardcourts need to be resurfaced and the pickle-ball and basketball courts re-striped. The track is currently dirt and needs to either be redone or replaced with a more permanent track material.

Specialized Elective Spaces
The elective spaces are utilized well and have plenty of space for operations. A modernization to the space is always welcome

SITE USE AND FUNCTIONALITY, continued

but not a pressing concern. The agriculture building has a large open space that would be better utilized with partitions to provide more functional classroom space. The wood shop currently has no air conditioning which is a growing issue. Music and art rooms are in good shape with plenty of space and storage.

Restrooms
The restrooms are outdated and need to be modernized. There is a need for at least one more boys bathroom.

Site
The landscaping around campus could use more attention and care, but is in overall good condition. There is some fencing that needs to be replaced. The bleacher seating at the football field also needs to be expanded.

Crossing College Avenue has some safety concerns. The school has requested an update to the cross walk to accommodate better lighting. The school would like to have a campus monitor to help coordinate traffic and students at the crossing location.

Granada Drive has some risk during drop-off/ pick-up which may require a reconfiguration of this

Technology
The PA system in the administration building is not reaching all spaces and needs to be upgraded. Adding more outlets across campus to accommodate student's laptops charging needs is required.



Shade Structure


Drop-Off Lane



Site Identification and Announcements


Campus Grounds


Hardcourts


Administration Office



Playfields / Athletics


Quad


School Garden


Typical Classroom


Special Education Classroom

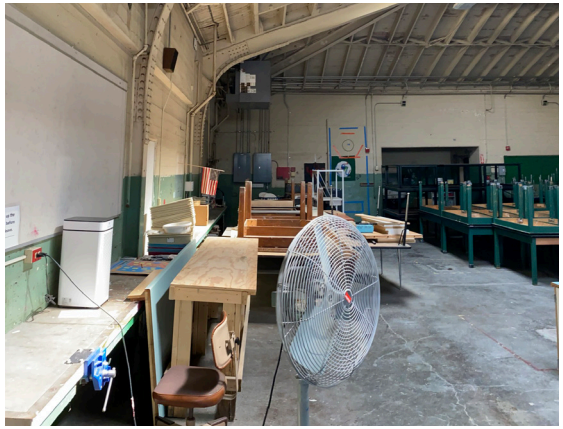

Art Classroom


Science Lab / Classroom


Science Prep Room


Music Room


Wood Shop


Metal Shop


Activities Room


Health Office


Multi-Purpose Room


Library


Faculty Work Room


Faculty Lounge


Gymnasium


Food Service: Serving


Food Service: Kitchen


Locker Rooms

EXISTING SITE PLAN

(EAST) DOUGLASS MIDDLE

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

EXISTING SITE PLAN

(WEST) DOUGLASS MIDDLE

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

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LONG-TERM SITE PLAN DIAGRAM

(EAST) DOUGLASS MIDDLE

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



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LEVELS OF IMPROVEMENT

No Work | Modernization | Reconfigure | New Construction

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CC	College Center
ELD	English Language Development
SRC	Student Resource Center
WC	Wellness Center
SS	Student Store

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WOODLAND JOINT UNIFIED SCHOOL DISTRICT

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SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

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- LS - Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Playfields
- New Fencing with Gates

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	15,381,000
2. Classrooms: Reconfigure	$	813,000
3. Classrooms: New Construction	$	-
4. Science, Arts, CTE, and Electives Spaces	$	878,000
5. Multi-Purpose Room, Student Union, and Food Service	$	3,987,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	-
8. Library and Student Support	$	1,397,000
9. Building Systems: Restrooms & Power Access	$	1,896,000
10. Site Utilities	$	1,910,000
11. Safety & Security	$	1,281,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	332,000
13. Outdoor Learning, Gardens, and Quads	$	2,603,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	3,451,000
15. Flexible Furniture	$	1,458,000
16. Technology Infrastructure and Equipment	$	1,646,000
	$	**37,033,000**

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



Douglass Middle School
525 Granada Drive, 575 Hays Street, 902 College Street, and 910 College Street
Woodland, California 95695

PREPARED BY:
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BV PROJECT #:
141224.21R000-012.017

DATE OF REPORT:
September 22, 2021

ON SITE DATE:
April 14-15, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School campus
Number of Buildings	Administration Building Multi-purpose room Classroom Building A Classroom Building B Classroom Building C Portables (Building D) Staff Room Snack Bar Library Industrial Arts Building Agricultural Building Physical Education Building Music Building
Main Address	525 Granada Drive, 575 Hays Street, 902 College Street and 910 College Street, Woodland, California 95695
Site Developed	1912
Leased Spaces	None
Date(s) of Visit	April 14-15, 2021
On-site Point of Contact (POC)	Guy Chapman
Assessment and Report Prepared By	Mark Robinson
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

Douglass Middle School was originally opened as Woodland High School in 1912.
In 1971 a new high school was built, and the facility was converted to Douglass Middle School.

The classroom buildings and the physical education building appear to have been built later, and renovations have been completed at different times throughout their history.

Architectural

Many of the buildings on the campus share the same vernacular of wood structure with wood windows and stucco exterior, ringed by clay tile roofs, most with a flat roof behind. The three classroom buildings are linear buildings with classrooms on either side, large roof overhangs, and completely flat roofs.

There are a group of portables on the east end of the site.

The physical education building is a concrete structure on the west end of the campus.

The three classroom building roofs leak excessively and it was reported that the flat roofs retain a large amount of water during heavy rain. This would indicate that the roofs may be sagging excessively. The leaking water has damaged many ceiling tiles and is causing the soffits to sag and separate. There is also an excessive amount of tree debris on these roofs that is likely exacerbating the drainage issues.

The remaining wood-framed buildings have areas of rotting trim that should be replaced.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The buildings on the campus are served by a combination of packaged roof-top units and split system furnace/condenser units. Half of the existing mechanical systems are beyond their expected useful life and an additional third are within a few years of their expected useful life. The Agricultural and Industrial Arts buildings have suspended unit heaters to provide heat in the open spaces.

The primary electrical service entrance for the main campus is in Classroom Building A. The Physical Education building has its own electrical service. The lighting systems are either T8 fluorescent or metal halide/high pressure sodium.

Much of the plumbing appears to be original, with the exception of the restrooms in the classroom buildings which appear to have been renovated recently.

There are no fire sprinkler systems in any of the buildings.

Site

The parking lots and other asphalt pavements are generally in poor condition due to excessive alligator cracking and apparent lack of maintenance in recent years. Wood shed are weather damaged and deteriorating. Playing field wood benches are decaying and some chain link fencing is physically damaged.

Recommended Additional Studies

The classroom building roofs are in poor condition. The roofs appear retain a large amount of water and as a result have a significant amount of sag. A professional engineer must be retained to analyze the reasons for the water retention, 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. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Douglass Middle School / Administration Building	$680	3,000	$2,040,000	0.0%	2.6%	9.1%	24.6%
Douglass Middle School / Agriculture Building	$680	11,400	$7,752,000	0.0%	0.8%	7.0%	10.0%
Douglass Middle School / Classroom Building A	$680	9,700	$6,596,000	4.6%	8.2%	15.5%	20.1%
Douglass Middle School / Classroom Building B	$680	11,400	$7,752,000	4.1%	8.7%	13.7%	17.0%
Douglass Middle School / Classroom Building C	$680	10,000	$6,800,000	3.1%	8.8%	13.4%	17.1%
Douglass Middle School / Industrial Arts	$680	4,000	$2,720,000	0.0%	0.4%	4.3%	17.1%
Douglass Middle School / Library	$680	3,000	$2,040,000	0.0%	3.8%	8.9%	21.6%
Douglass Middle School / Multipurpose Building	$680	7,100	$4,828,000	0.0%	4.4%	11.5%	22.2%
Douglass Middle School / Music Building	$680	4,400	$2,992,000	0.0%	4.9%	8.0%	10.1%
Douglass Middle School / Physical Education Building	$680	36,000	$24,480,000	0.0%	4.7%	10.5%	17.1%
Douglass Middle School / Portables Building D	$398	4,500	$1,791,000	0.0%	2.4%	10.4%	27.2%
Douglass Middle School / Snack Bar	$680	300	$204,000	0.0%	1.5%	29.3%	42.5%
Douglass Middle School / Staff Room	$680	1,500	$1,020,000	0.0%	2.4%	12.2%	18.8%

Immediate Needs

Facility/Building	Total Items	Total Cost
Classroom Building A	3	$302,000
Classroom Building B	2	$316,200
Classroom Building C	1	$211,700
Site	4	$21,400
Total	**10**	**$851,300**

Classroom Building A

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3011156	Douglass Middle School / Classroom Building A	Classroom buildings A, B, C	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	NA	Performance/Integrity	$13,500
2972176	Douglass Middle School / Classroom Building A	Throughout	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	$45,800
2972538	Douglass Middle School / Classroom Building A	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$242,700
Total (3 items)							**$302,000**

Classroom Building B

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972165	Douglass Middle School / Classroom Building B	Classrooms	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	$50,500

2972537	Douglass Middle School / Classroom Building B	Roof	B3010	Roofing, Modified Bitumen, Replace	Failed	Performance/Integrity	$265,700
Total (2 items)							**$316,200**

Classroom Building C

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972534	Douglass Middle School / Classroom Building C	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$211,700
Total (1 items)							**$211,700**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3023598	Douglass Middle School / Site	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$10,100
2974176	Douglass Middle School / Site	Site	G2060	Fences & Gates, Fence, Chain Link 8', Replace	Poor	Performance/Integrity	$700
2974161	Douglass Middle School / Site	Site	G2060	Dugout Bench, Wood, Replace	Poor	Performance/Integrity	$5,700
2974182	Douglass Middle School / Site	Baseball field	D2010	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	Poor	Performance/Integrity	$4,900
Total (4 items)							**$21,400**

Key Findings



Roofing in Failed condition.

Modified Bitumen
Classroom Building B Douglass Middle School
Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: $265,700

$$$$

Leaks throughout - AssetCALC ID: 2972537



Roofing in Poor condition.

Modified Bitumen
Classroom Building A Douglass Middle School
Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: $242,700

$$$$

Leaks reported - AssetCALC ID: 2972538



Roofing in Poor condition.

Modified Bitumen
Classroom Building C Douglass Middle School
Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: $211,700

$$$$

Leaks throughout - AssetCALC ID: 2972534



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Classroom Building A Douglass Middle School
Throughout

Uniformat Code: C1071
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $45,800

$$$$

Damaged, warped, water stained tiles throughout - AssetCALC ID: 2972176



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Classroom Building B Douglass Middle School
Classrooms

Uniformat Code: C1071
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $50,500

$$$$

Stained, warped, damaged tiles throughout - AssetCALC ID: 2972165



Soffit in Poor condition.

Wood
Classroom Building C Douglass Middle School
Building exterior

Uniformat Code: B3082
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $115,300

$$$$

Damaged from water leaks. Sagging - AssetCALC ID: 3023426



Soffit in Poor condition.

Wood
Classroom Building A Douglass Middle School
Building exterior

Uniformat Code: B3082
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $102,500

$$$$

Damaged from water leaks. Sagging - AssetCALC ID: 3023424



Soffit in Poor condition.

Wood
Classroom Building B Douglass Middle School
Building exterior

Uniformat Code: B3082
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $143,500

$$$$

Damaged from water leaks. Sagging - AssetCALC ID: 3023425

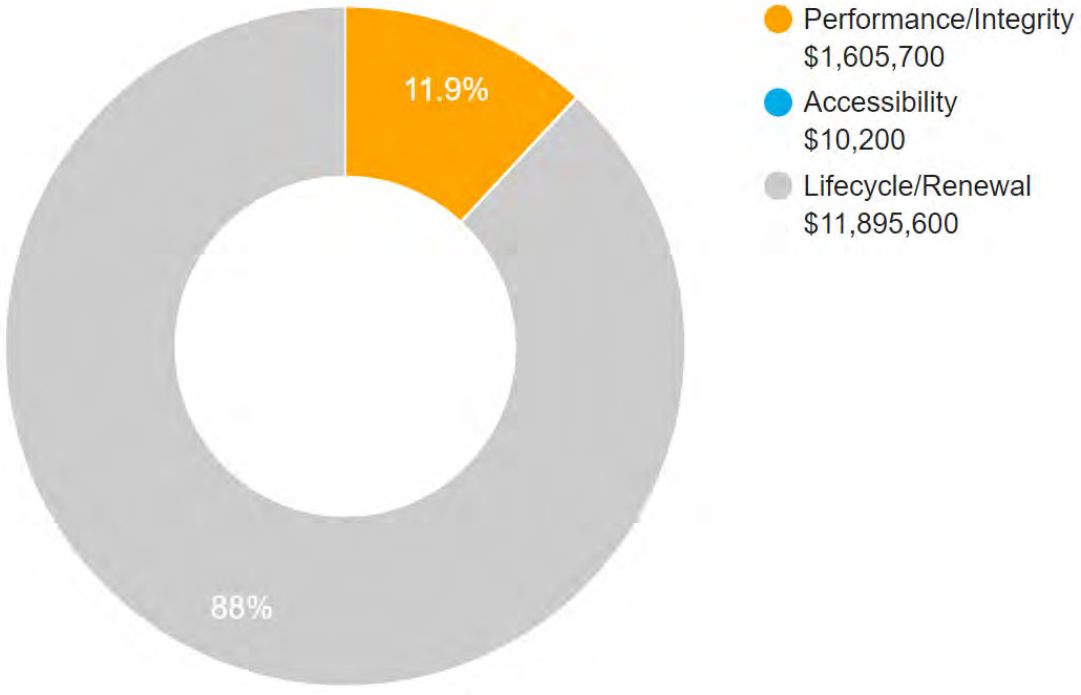
Plan Types

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: $13,511,500