

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE
TAFOYA ELEMENTARY





SITE DATA



Tafoya Elementary

720 Homestead Way
Woodland, CA 95776

Current Enrollment (2020/21): 780

Grades Served: K-6

Original Construction Date: 1999

Number of Portable Classrooms: 8

STAKEHOLDER PRIORITIES

Principal:

1. Additional restrooms added at the hardcourts and recess areas.
2. Blacktop resurfacing/restriping and ball wall installation.
3. Additional staff parking and a reconfigured drop-off/dismissal zone.

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

Teachers & Staff:

1. Add student and staff restrooms.
2. Create an outdoor learning zone.
3. Reconfigure drop-off zone and add more staff parking.

Based on online survey results from May 2021.

Students:

1. Add student restrooms.
2. Resurface blacktop and add additional playground equipment.
3. Add more drinking fountains across campus.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms

Furniture is outdated. Teachers and students would like more flexible furniture beyond desks and chairs.

Special Education Classrooms

Similar to the general education classrooms, there is a need for more furniture beyond the typical desks and chairs.

Student Services / Counseling

Currently there is not enough space for groups. The Counselors would like to have more space for calming zones and have access to water fountains.

Staff and Administrative Spaces

Space is adequate but there is a desire for more storage space and an improved aesthetic.

Kitchen / Cafeteria / Food Service

There is a full service kitchen on this site and it serves multiple schools across the district. The equipment and space is in great shape. The cafeteria is in the multi-purpose space and provides plenty of room for the entire school. There is additional outdoor dining that functions well and provides a great alternative space for assembly.

Student Assembly

The multi-purpose room is very large and accommodates a large portion of the students. It is used consistently for gatherings, physical education, and dining. The technology is in great shape and the finishes are still in good condition. There is a need for additional storage, but it is not pressing.

Library

The library is in great shape and has plenty of room for students. There is an unused den that has plenty of potential for the students, however the lack of sight lines and flexible furniture makes the space difficult to utilize.

Physical Education / Athletics Buildings

Physical education is held in the multi-purpose space and on the hardcourts. There is additional classroom space for instruction and equipment storage that works well.

Outdoor Play Equipment / Hardcourts

Outdoor equipment is in good shape. The hardcourts could use an expansion to accommodate more basketball hoops and a ball wall.

Specialized Elective Spaces

Art is held in classrooms and is working well for students and staff. The music room has plenty of space and storage. The furniture is outdated and not very flexible. Updating the furniture would help improve functionality and free up more room for students.

Restrooms

The current restroom conditions are in good shape. There is a need for more staff and students restrooms across campus. Students mainly need restroom access during recess near the hardcourts in an area that is easily viewable by staff.

Site

The campus is very nice with plenty of green spaces and nice trees. However, there is still



SITE USE AND FUNCTIONALITY, continued

a need for shade in specific areas that may require a structure. Additionally, the hedges and other landscape elements that line pathways and outdoor spaces are in need of cleanup with a consideration on sight lines. Certain trees along the pathways are producing a heavy amount of tree sap that obstructs the path.

The neighboring public park has also created some security issues. The fence line separating the park and campus is not secure and allows park dwellers to look into campus. There have been issues with house-less people breaching campus. The park is known to have illegal activity and the lack of opaque fencing allows the students to see some of this activity.

The drop-off lane and parking could be expanded to help reduce neighborhood traffic and increase efficiency. There is no longer enough parking spaces for staff and the closest parking alternative is around the adjacent public park. Multiple teachers have had their windows broken and items stolen that have parked in this area.

Technology

Classroom technology is sufficient and does not pose any obstructions to operations. The main technology concern deals with security and cameras. There is a need for additional security cameras throughout campus.



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



Outdoor Gathering



LPA



Typical Classroom



Special Education Classroom



Kindergarten Classroom



Student Services / Counseling



Multi-Purpose Room



Music Room



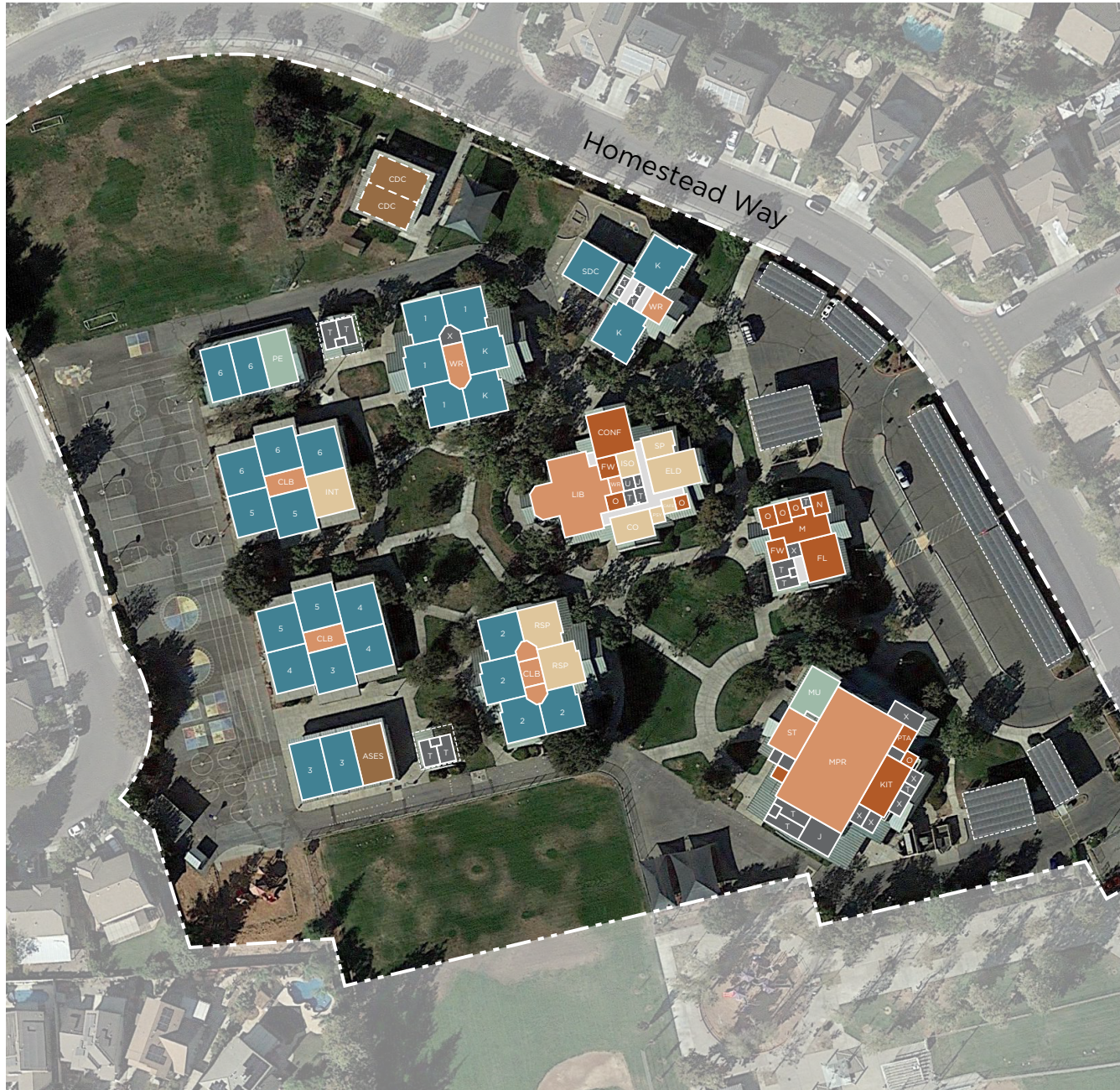
Library



Food Service: Kitchen



Library Den



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	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

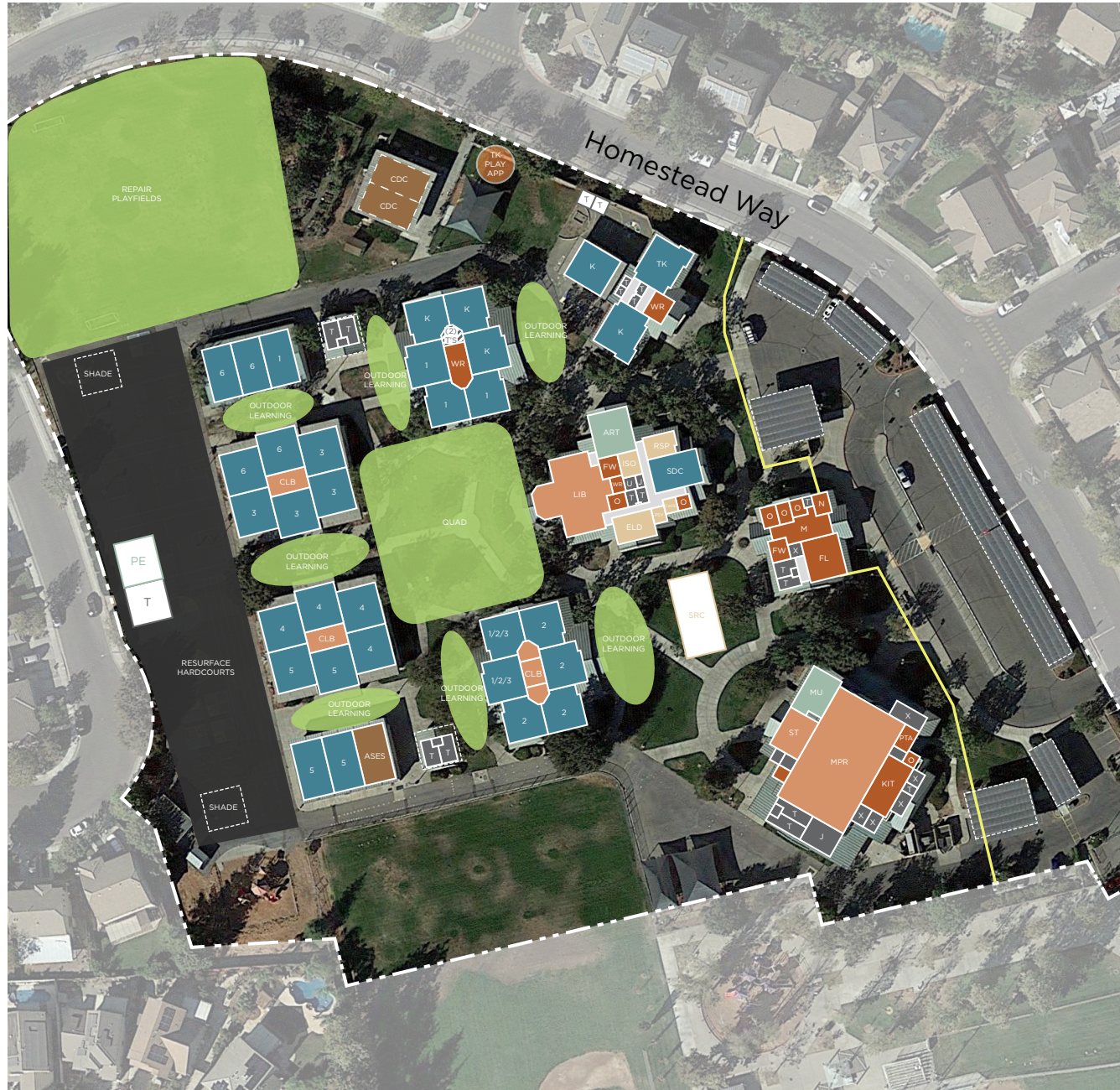


LPA

WOODLAND JOINT UNIFIED SCHOOL DISTRICT
DISTRICTWIDE FACILITIES ASSESSMENT

LONG-TERM SITE PLAN DIAGRAM

TAFOYA ELEMENTARY



SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

	No Work		Modernization
	Reconfigure		New Construction

CLASSROOMS, CR

#	Indicates Grade Level
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SUPPORT SERVICES

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T	Toilets		
U	Utility		
X	Storage		

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


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

1. Site-Wide: Modernize & Deferred Maintenance	\$ 7,194,000
2. Classrooms: Reconfigure	\$ -
3. Classrooms: New Construction	\$ -
4. Science, Arts, CTE, and Electives Spaces	\$ 1,159,000
5. Multi-Purpose Room, Student Union, and Food Service	\$ -
6. Physical Education Facilities	\$ -
7. Administration and Staff Support	\$ -
8. Library and Student Support	\$ 1,812,000
9. Building Systems: Restrooms & Power Access	\$ 1,463,000
10. Site Utilities	\$ -
11. Safety & Security	\$ 551,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	\$ 437,000
13. Outdoor Learning, Gardens, and Quads	\$ 2,073,000
14. Exterior Play Spaces, Playfields, and Hardcourts	\$ 2,019,000
15. Flexible Furniture	\$ 1,226,000
16. Technology Infrastructure and Equipment	\$ 1,395,000

\$ 19,329,000

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



Tafoya Elementary
720 Homestead Way
Woodland, California 95776

PREPARED BY:

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BV PROJECT #:

141224.21R000-008.017

DATE OF REPORT:

September 24, 2021

ON SITE DATE:

April 8, 2021

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary
Number of Buildings	12 buildings: A-Administration Building B-MPR C-Media Center D- Kindergarten E and F-Classroom Buildings J and K-Portable Classrooms M and N-Portable Classrooms Toilet Room Buildings
Main Address	720 Homestead Way, Woodland, California 95776
Site Developed	1999
Leased Spaces	None
Date(s) of Visit	April 8, 2021
On-site Point of Contact (POC)	Guy Chapman
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The elementary school campus was originally constructed in 1999, with the portable building M and N being added in 2001 and 2002.

Architectural

The single-story campus was constructed in 1999. The stucco and brick façade, windows, storefront glazing, and metal roofs are original. Some windows are reportedly rusting, leaking, and wills into classrooms. and require replacement. Typical lifecycle interior finish and exterior paint replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 1999 campus construction and have been well-maintained since that time. The heating and cooling units are at or past their expected useful life and operate on R-22 refrigerant. The units are still functional and maintainable, but the units are scheduled for replacement in the near term. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

Site

The parking lots and sidewalks have been periodically resealed over the years. The playgrounds and sport courts are requiring reseal and striping.

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
Tafoya Elementary / A-Administration (1999)	\$680	3,500	\$2,380,000	0.0%	8.1%	10.3%	16.7%
Tafoya Elementary / B-MPR (1999)	\$680	11,400	\$7,752,000	0.0%	11.4%	12.6%	15.9%
Tafoya Elementary / C-Media (1999)	\$680	7,000	\$4,760,000	0.0%	8.0%	9.0%	11.7%
Tafoya Elementary / D-Kindergarten (1999)	\$680	4,080	\$2,774,400	0.1%	8.1%	9.6%	12.1%
Tafoya Elementary / E & F Classrooms (1999)	\$680	12,000	\$8,160,000	0.0%	8.4%	8.4%	11.0%
Tafoya Elementary / J & K Modular Classrooms (1999)	\$398	11,760	\$4,680,480	0.0%	19.5%	21.4%	25.1%
Tafoya Elementary / M & N Modular Classrooms	\$398	4,800	\$1,910,400	0.0%	13.1%	15.8%	18.0%
Tafoya Elementary / Toilet Buildings	\$680	1,400	\$952,000	0.0%	5.2%	5.7%	12.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
B-MPR	1	\$1,300
D-Kindergarten	2	\$1,800
Total	3	\$3,100

B-MPR

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2978737	Tafoya Elementary / B-MPR	Gate jump	B2010	Exterior Walls, Stucco, 1-2 Story Building, Repair	Poor	Performance/Integrity	\$1,300
Total (1 items)							\$1,300

D-Kindergarten

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980232	Tafoya Elementary / D-Kindergarten	Building interior-D3	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$900
2980240	Tafoya Elementary / D-Kindergarten	Building interior-D3	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$900
Total (2 items)							\$1,800

Key Findings



Exterior Walls in Poor condition.

Stucco, 1-2 Story Building
B-MPR Tafoya Elementary Gate jamb

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

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The service yard gate jamb is damaged and requires stucco repair. BV recommends installing a post protector to prevent future damage from deliveries. - AssetCALC ID: 2978737



Window in Poor condition.

Steel, any type
A-Administration Tafoya Elementary Building exterior

Uniformat Code: B2021
Recommendation: **Refinish in 2022**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Exterior paint finish is deteriorating. - AssetCALC ID: 2979265



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Tafoya Elementary Playground, west

Uniformat Code: G2051
Recommendation: **Mill & Overlay in 2022**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$171,300

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The asphalt is separating significantly. - AssetCALC ID: 2978913



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Tafoya Elementary Playground, west

Uniformat Code: G2051
Recommendation: **Seal & Stripe in 2022**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,000

\$\$\$\$

The playground requires mill and overlay, with seal and stripe in the near future. - AssetCALC ID: 2980616



Flooring in Poor condition.

Vinyl Tile (VCT)
D-Kindergarten Tafoya Elementary Building
interior-D3

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

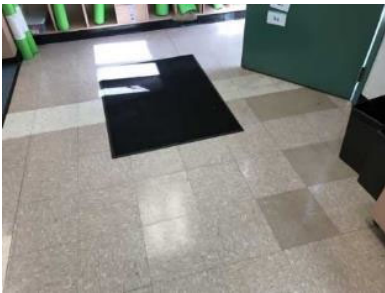
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$900

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The VCT is mismatched and cracking. - AssetCALC ID: 2980240



Flooring in Poor condition.

Vinyl Tile (VCT)
D-Kindergarten Tafoya Elementary Building
interior-D3

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$900

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The VCT is mismatched, with cracks and gaps. - AssetCALC ID: 2980232



Exterior Door in Poor condition.

Steel, any type
J & K Modular Classrooms Tafoya Elementary
Building exterior

Uniformat Code: B2051
Recommendation: **Refinish in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

The exterior finish is powdery and deteriorating. - AssetCALC ID: 2979334



Exterior Door in Poor condition.

Steel, any type
C-Media Tafoya Elementary Building exterior

Uniformat Code: B2051
Recommendation: **Refinish in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

The exterior finish is powdery and deteriorating. - AssetCALC ID: 2979329

**Exterior Door in Poor condition.**

Steel, any type
Toilet Buildings Tafoya Elementary Building
exterior

Uniformat Code: B2051
Recommendation: **Refinish in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

The exterior finish is powdery and deteriorating. - AssetCALC ID: 2979336

**Exterior Door in Poor condition.**

Steel, any type
E & F Classrooms Tafoya Elementary Building
exterior

Uniformat Code: B2051
Recommendation: **Refinish in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

The exterior finish is powdery and deteriorating. - AssetCALC ID: 2979333

**Ceilings in Poor condition.**

Hard Tile, Replacement w/ ACT
B-MPR Tafoya Elementary Classroom

Uniformat Code: C1071
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,200

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Ceiling tiles are stained and dislodged. - AssetCALC ID: 2978776

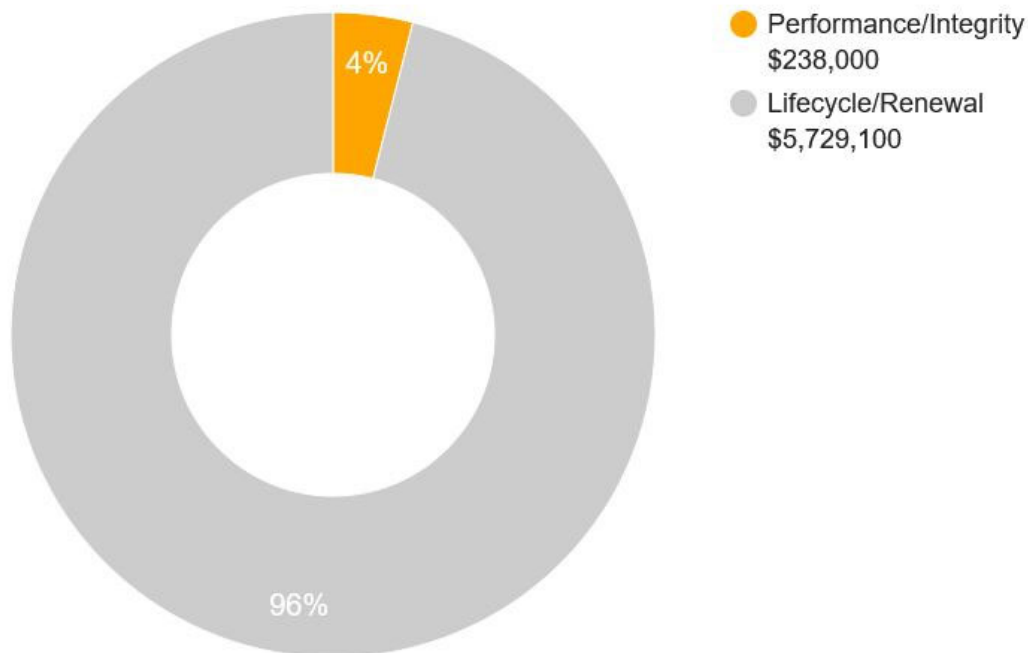
Plan Types

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: \$5,967,100