

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

ZAMORA ELEMENTARY

LPA

SITE DATA



Zamora Elementary
1716 Cottonwood St.
Woodland, CA 95695

Current Enrollment (2020/21): 380

Grades Served: K-6

Original Construction Date: 1980

Number of Portable Classrooms: 9

STAKEHOLDER PRIORITIES

Principal:

1. Field and playground areas to be redone and the revival of the existing nature center.
2. Refinish, update, and add student restrooms across campus.
3. Add a third portable building for the SDC class that is housed near the other two SDC classes and include adequate bathroom amenities.

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

Teachers & Staff:

1. Redo the playfields, track and hardcourts.
2. Create interior areas for gathering and social interaction.
3. Update and add student and staff restrooms.

Based on online survey results from May 2021.

Students:

1. Restrooms need to be updated and more added across campus.
2. Redo the hardcourts and playgrounds.
3. Create an outdoor area to gather and visit with friends.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classroom layouts do not operate very well. There are movable partitions that go unused and add to poor acoustics. There is plenty of storage available and the classroom sizes are quite large, although the spaces vary in size.

Special Education Classrooms
Similar to the general classrooms, the special education classroom layouts are not efficient and the temporary partitions take away from the quality of the space. There is a need to provide bathrooms adjacent to these classroom spaces.

Student Services / Counseling
The student services are located adjacent to one another and have sufficient space to serve the students.

Staff and Administrative Spaces
The staff area has plenty of space and storage. The principals office is far removed from the students which is not desirable. A new layout in this space may offer a more open concept that allows admin staff to interact more freely with the students.

Kitchen / Cafeteria / Food Service
The kitchen is currently just a warming site. The school would like to introduce a full service kitchen.

There is a small multi-purpose room that allows for some indoor dining, but dining mainly occurs outside under one of the shade structures. This has worked well for students and staff. There may be a future need to expand both outdoor and indoor dining spaces.

Student Assembly
The current assembly space is in a small multi-purpose room. There is no stage or recreation component, so the space is only utilized for dining and smaller assemblies.

The school would like to implement and larger multi-purpose space that includes a stage and basketball court to help facilitate physical education needs and have school wide assemblies.

Library
The library space is working well for students and staff however the space is quite small. The furniture is not very flexible and is mainly standard chairs and tables. Replacing the furniture with more comfortable pieces would increase the library utilization.

Physical Education / Athletics Buildings
Physical education currently has no dedicated space and utilizes outdoor space for class. During bad weather, class is held in student's home room. Acquiring a dedicated space for physical education and introducing a proper multi-purpose space would help to standardize physical education.

Outdoor Play Equipment / Hardcourts
The playground equipment is very outdated and potentially dangerous. Acquiring new play equipment that could accommodate mobility impaired students would be very beneficial.

SITE USE AND FUNCTIONALITY, continued

The hardcourts are also in rough condition and need to be resurfaced. There is a desire to expand the hardcourts and replace basketball hoops, nets, and tether-ball equipment.

Specialized Elective Spaces
There is no dedicated space for electives. Art is happening in classrooms and music is utilizing the small multi-purpose space. There is very limited storage for these electives.

Restrooms
The existing restrooms are not in good shape. Plumbing issues, privacy, ADA access and fixtures are hindering restroom functionality. Students and staff would appreciate a full renovation to these spaces and additional restrooms added across campus.

Site
The site has a lot of potential for expansion and improvements. There is a nature center space that has been abandoned and is now overgrown. There is hope that this space will be revitalized to become an outdoor learning space and gathering area for students during recess.

There are some concerns with the play-fields needing to be regraded. Establishing more shade in the recess areas and improving the signage near the drop-off area is desired.

Technology
The classroom technology is in good shape and the PA system is functioning well. There is a need for an updated security system with more cameras to cover blind spots on campus.



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



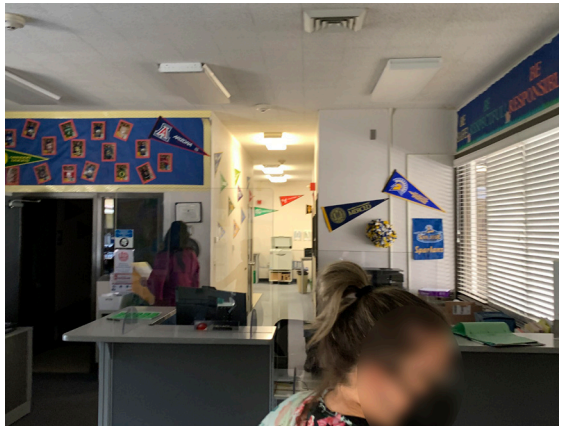
Hardcourts



Play Structure



Health Office

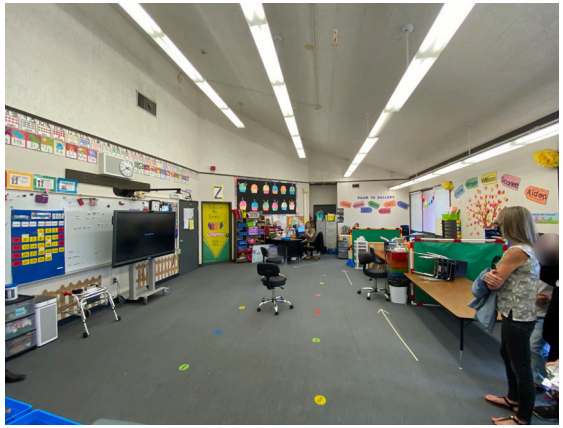


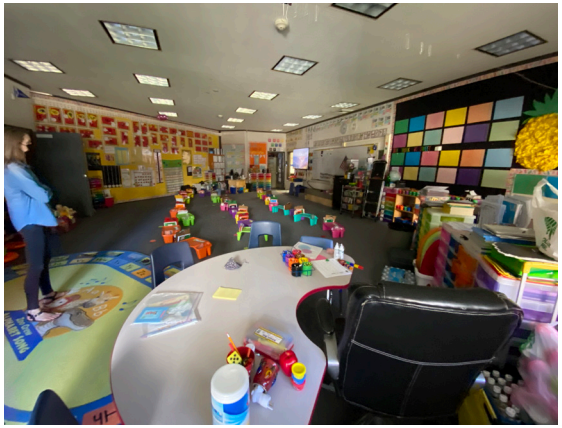
Administration Office



School Garden

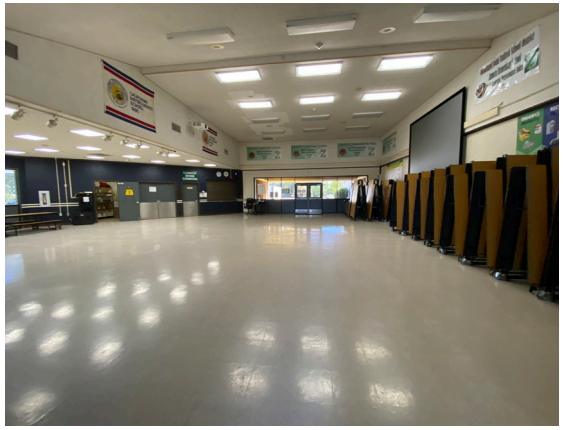

Typical Classroom


Special Education Classroom


Kindergarten Classroom



Student Services / Counseling


Multi-Purpose Room


Nature Center


Library



Food Service: Kitchen


Conference Room

EXISTING SITE PLAN

ZAMORA ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



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

ZAMORA 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

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Drop-Off | 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	$ 5,656,000
2.	Classrooms: Reconfigure	$ -
3.	Classrooms: New Construction	$ 5,843,000
4.	Science, Arts, CTE, and Electives Spaces	$ 3,815,000
5.	Multi-Purpose Room, Student Union, and Food Service	$ 7,053,000
6.	Physical Education Facilities	$ -
7.	Administration and Staff Support	$ 2,023,000
8.	Library and Student Support	$ 1,042,000
9.	Building Systems: Restrooms & Power Access	$ 188,000
10.	Site Utilities	$ 354,000
11.	Safety & Security	$ 700,000
12.	Campus Arrival: Parking, Drop-off, and Entry Plaza	$ 1,049,000
13.	Outdoor Learning, Gardens, and Quads	$ 505,000
14.	Exterior Play Spaces, Playfields, and Hardcourts	$ 6,285,000
15.	Flexible Furniture	$ 895,000
16.	Technology Infrastructure and Equipment	$ 961,000
		$ 36,369,000

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



Zamora Elementary
1716 Cottonwood Street
Woodland, California 95695

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BV PROJECT #:
141224.21R000-011.017

DATE OF REPORT:
September 29, 2021

ON SITE DATE:
April 8, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Building A Portable 16, 17 ,22 Portable 18-21 Portable 23-24
Main Address	1716 Cottonwood Street, Woodland, California 95695
Site Developed	1985, renovated 2001
Leased Spaces	None
Date(s) of Visit	April 8, 2021
On-site Point of Contact (POC)	Phillip Tooley
Assessment and Report Prepared By	Bhaskar Ale
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The elementary school was constructed in 1985 and renovated in 2001. Portable buildings were added from 1985, 2003 and 2008. The site also has solar panel shade structures in the parking lot.

Architectural

Typically, the main building exterior wall have wood siding with accent granite veneer on the exterior. The portables have wood siding. All buildings are wood frame construction. The majority of the roof is asphalt shingles with portables having metal roofs. Replacement of the corroding single glazed window assemblies is recommended and budgeted. Interior finishes have been periodically replaced as-needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Building A has a central system with boiler, chiller, and air handlers. However, due to two-pipe system it can only provide heating or cooling at a time. The changing over from heating to cooling causes temperature fluctuations during the morning according to POC. Further study is recommended to identify the HVAC issues. Additional cost for retro-commissioning of the older equipment and controllers is also budgeted. There are also major issues with some of the older indoor air handlers according to POC. The HVAC controls throughout are direct digital and pneumatic. The portables have wall mounted heat pumps.

Plumbing is provided by gas and electric water heaters located throughout. No major issues observed.

There is no fire sprinklers onsite. A fire alarm system is present throughout and in portables.

Electrical service is provided to the site by Sacramento Municipal Utility District and is adequate for the requirements of the school. The site has outdoor security cameras and wi-fi in the classrooms.

Site

The parking lots and sidewalks have not been repaved since 2001. The playgrounds has developed significant cracks and requires mill and overlay and restriping.

Adjacent to Portable 22 is electrical equipment owned by the school and open to public. It is recommended to be fenced off to prevent vandalism and safely away from children.

According to POC, there are also gopher holes located on the west side of the property. Further damage can cause further harm to underground cables and water lines.

Recommended Additional Studies

The HVAC system in Building A is in poor condition. There is constant fluctuation in temperature and long wait times during changeover from heating to cooling in the morning. 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. A budgetary cost allowance to repair the HVAC and controllers is also 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
Zamora Elementary / Building A (1985)	$680	26,544	$18,049,920	0.6%	3.7%	6.6%	17.9%
Zamora Elementary / Portables 16,17, 22 (1985)	$398	3,340	$1,329,320	0.0%	0.0%	5.8%	28.6%
Zamora Elementary / Portables 18-21	$398	3,840	$1,528,320	0.0%	2.1%	6.2%	20.8%
Zamora Elementary / Portables 23, 24 (2003)	$398	2,600	$1,034,800	0.0%	0.0%	3.4%	20.3%

Immediate Needs

Facility/Building	Total Items	Total Cost
Building A	2	$108,500
Site	2	$29,000
Total	**4**	**$137,500**

Building A

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2991959	Zamora Elementary / Building A	Building A	P2030	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	NA	Performance/Integrity	$6,700
2991960	Zamora Elementary / Building A	Building A	D8010	BAS/HVAC Controls, Retrocommissioning of System, Repair	Poor	Performance/Integrity	$101,800
Total (2 items)							**$108,500**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2992118	Zamora Elementary / Site	Site	G2080	Landscaping, Lawns & Grounds, Re-Establishment, Repair	Poor	Performance/Integrity	$27,000
2963004	Zamora Elementary / Site	Adjacent to Portable 22	G2060	Fences & Gates, Fence, Chain Link 6', Install	NA	Safety	$2,000
Total (2 items)							**$29,000**

Key Findings



Fences & Gates

Fence, Chain Link 6'
Site Zamora Elementary Adjacent to Portable 22

Uniformat Code: G2062
Recommendation: **Install in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $2,000

**$**$$$

Recommended installing chain link fence to prevent anyone tampering with the electrical equipment for safety. - AssetCALC ID: 2963004



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Zamora Elementary Playground

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

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $236,000

$$$$

There were multiple areas with alligator cracks throughout. Some areas had plants or weeds growing. It is recommended to mill and overlay the whole playground in the near future to prevent trip hazards. - AssetCALC ID: 2963057

No image available.

Recommended Follow-up Study: Mechanical, HVAC Controls / Rebalance

Mechanical, HVAC Controls / Rebalance
Building A Zamora Elementary Building A

Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,700

**$**$$$

According to POC, changing from heating to cooling since it is a 2 pipe system is an ongoing issue with the central system. Further study is required to determine what scope of repair with building controls. - AssetCALC ID: 2991959



Landscaping in Poor condition.

Lawns & Grounds, Re-Establishment
Site Zamora Elementary Site

Uniformat Code: G2083
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $27,000

**$$**$$

Based on onsite there are gophers holes throughout the west side of the property along the fence. It will need to be repaired. Continuous damage can cause damage to underground cables and water lines. - AssetCALC ID: 2992118

No image available.

BAS/HVAC Controls in Poor condition.

Retrocommissioning of System
Building A Zamora Elementary Building A

Uniformat Code: D8015
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $101,800

$$$$

Recommissioning is recommended to repair the issues with the changeover from heating to cooling due to 2-pipe system. Also additional equipment might be needed. - AssetCALC ID: 2991960



Air Handler (7,8,11) in Poor condition.

Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM
Building A Zamora Elementary Attic

Uniformat Code: D3055
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $161,800

$$$$

Units 7, 8 and 11 have ongoing maintenance issues and are at the end of their useful life according to POC report. It will need to be replaced soon. - AssetCALC ID: 2963034

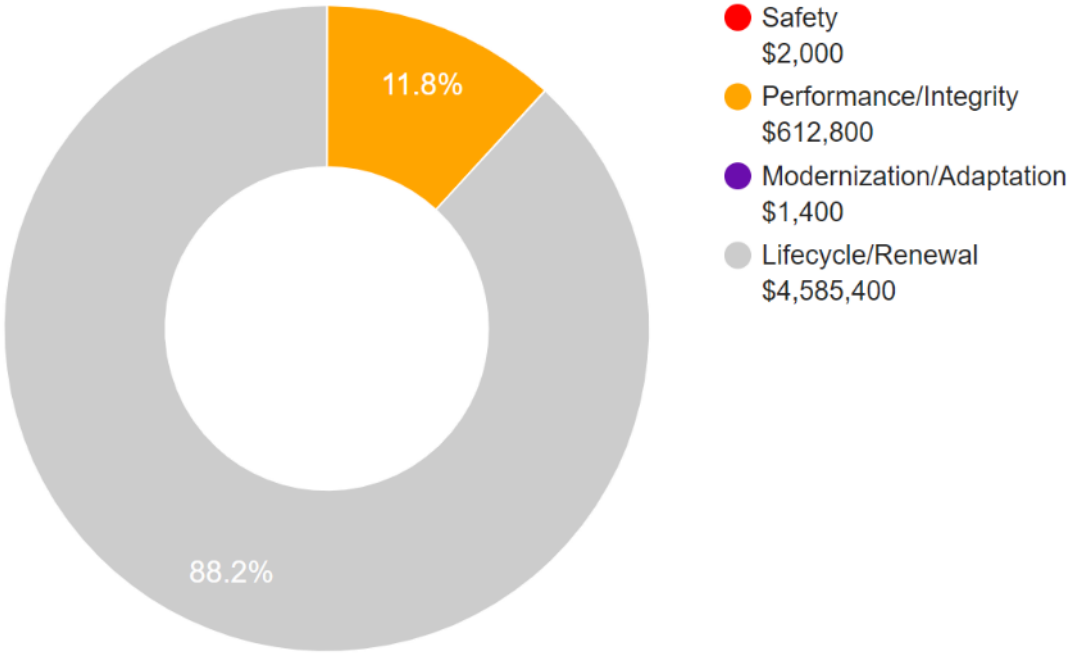
Plan Types

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: $5,201,600