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431 I Street, Suite 107, **Sacramento**, California 95814



FACILITIES MASTER PLAN

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

LPA JOB NO. 30348.10

Date: February 10, 2022
Time: 6:00pm – 8:00pm
Place: GoTo Meeting

FACILITIES MASTER PLAN COMMITTEE | MEETING #3

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT

Brandi Bolden, CSEA
Caitlin Shelton
Debbie Decker, Previous Board Member
Eric Garber, Community Technology Leader
Felicia Wilson, Dir. of Student Support Services
Dr. Larry Ozeran, Community Member
Lewis Wiley, Assoc. Supt. Of Business Services
Liza Grandia, Woodland Coalition for Green Schools
Matt Juchniewicz, Dir. of Support Operations
Services at Yolo COE
Michael Pyeatt, Previous Board Member and Parent
Nick Baral, Dir. of Facilities
Rebecca Rossiter, CSEA
Sonia Cadena, DELAC
Spencer Springer, Dir. of Child Nutrition
Tania Tafoya, Previous Board Member
Tina Burkhard, Dir. of Technology Services
Todd Freer, CSEA
Tony Peregrina, Dir. of Transportation

Jim Kisel, LPA
Tony Harris, LPA
Andrea Pippin, LPA

DISTRIBUTION

All Present
Karen Gossard, Parent
Rebecca Foster, Dir. of Special Education
Kym Milisci, Pioneer HS
Gerald Salcido, Woodland HS
Jacob Miller, CSEA
Phil Pinegar, Principal at Plainfield ES

3.01 Introductions, Schedule Review, and FMP Participants

- Tony Harris (AH) opens the meeting and introduces the team.
- The master plan is currently in the 'synthesis' stage. The next milestone is a draft FMP workshop toward the end of April.

3.02 Equity Statement

- Jim Kisel (JK) reviews the facilities equity statement that has been developed. This was done by proposing a seventh 'desired outcome' to the existing *Equity Policy* and *Equity Regulation* statements.



- Proposed Desired Outcome 7: Equitable Infrastructure Planning and Facilities: *“Realizing that education equity requires modern school facilities and that school buildings impact student health, learning, and performance; all students must have access to (equitably) well-maintained schools that are appropriately equipped, well-lit, clean, spacious, heated and air-conditioned as needed to successfully implement the quality of programs and activities envisioned.”*
- Community responses:
 - This is not necessarily an equity statement as it does not directly address equitable distribution as much as it does equal distribution of resources.
 - ‘Spacious’ is difficult to define, and the district/board may not have control over how it is interpreted. JK proposes to change ‘spacious’ to ‘sized.’
 - ‘Must’ should be replaced with ‘should’ as it affords the district more flexibility.
 - Change to ‘climate-controlled.’
 - The statement should include ‘safety’ to address environmental and occupational concerns.
- JK reviews ways that the FMP process has engaged students and traditionally underserved communities.

3.03 Site Master Plan Diagram Review

- Andrea Pippin (AP) explains the diagrams were revised based on the school site committee feedback. This is what was also used for the cost estimate.
- AP reviews samples of the Master Plan Diagrams:
 - Dingle Elementary School
 - Aiming to reduce as many portables as possible, replace with new construction.
 - Reconfigure admin, bring toward front of school.
 - New kindergarten area on north side of campus
 - Expanding kitchen, food service, parking area, and drop-off.
 - Repairing playfields and resurfacing/expanding hardcourts.
 - Adding spaces for art, music, and PE.
 - New play structure and rubber surfacing.
 - Adding shade via lunch shelter and other shade structures.
 - Lee Middle School
 - Many similar strategies to Dingle.
 - Addressing various site improvements (sidewalks, landscaping, etc).
 - Student union includes career center and food service area.
 - Woodland Senior High School
 - Enhance central quad to bring students together for events, dining, learning, study.
 - Reorient food service to better serve students
 - Student Union on south side of quad to help ‘activate’ the quad.
 - Student resource center, academic counseling, career center, learning/tutoring center.
 - CTE modernization with budget buffer for upgrading industry-standard equipment.
 - Plan addresses stadium master plan.
 - Woodland Adult School
 - Reorganize/modernize existing building at front of campus to enhance campus entry and accessibility. This includes admin, large gathering space, computer lab, family resource center, etc.
 - Fencing around campus for security.
 - Enhancements to outdoor quad, addition of shade structure.
- Questions
 - How many portables are in the district? What condition are those in? Is there funding to replace all portables?

- AP: One goal of FMP is to replace portables with new construction where feasible. The number, age, and condition of the portables can be found in the facilities condition report.
- JK: The state of California considers portables to have a 20-year usable lifespan before districts are eligible to receive modernization funding. There is not enough funding to replace all portables in the initial phase of Measure Y.

3.04 Cost Development: Scope of Work Categories and Total Program Cost

- Because entire sites would not be funded right away, improvement are broken out into various scopes of work.
 - 01 – Site-wide: modernize & deferred maintenance
 - Includes variety of work on the buildings, systems, and site. These are more immediate items identified in the facilities condition report.
 - 02 – Classrooms: Reconfigure
 - Reconfiguring classrooms to meet ed specs.
 - 03 – Classrooms: New Classrooms
 - Replacing portables with stick-built construction.
 - 04 – Science, Arts, CTE & Elective Spaces
 - Providing new/modernized/reconfigured spaces for electives.
 - 05 – Multi-Purpose Room and Food Service
 - MPRs for assemblies, dining. Also includes kitchens, serving areas, and lunch shelters.
 - 06 – Physical Education Facilities
 - Includes gyms for middle and high schools.
 - 07 – Administration & Staff Support
 - Offices, faculty lounge, workrooms, etc.
 - 08 – Library & Student Support
 - Library and spaces for psychologist, speech, counselors, and other service providers.
 - 09 – Building Systems: Restrooms & Power Access
 - Adequate number and location of restrooms. Access to power to charge devices easily.
 - 10 – Site Utilities
 - Upgrades to power, sewer, storm drain, gas, electrical main/distribution, etc.
 - 11 – Safety & Security
 - Fencing, gates, safety locks, and electronic marquee signs.
 - 12 – Campus Arrival: Parking, Drop-Off, & Entry Plaza
 - Identifying campus ‘front door’, improving parking and drop-off.
 - 13 – Outdoor Learning Environments, Gardens, & Quads
 - Outdoor spaces, includes shading, gardens to support culinary arts programs, etc.
 - 14 – Exterior Play Spaces, Playfields, & Hardcourts
 - Includes kinder play yards as well.
 - 15 – Flexible Furniture
 - For learning and shared spaces
 - 16 – Technology Infrastructure & Equipment
 - Displays, presentation, A/V
- Total Program Cost
 - Based on maintenance/repair needs as well as program needs identified by educators and stakeholders.
 - Total cost includes construction costs and soft costs
 - Total cost excludes utility hookup fees, off-site work, land acquisition, hazardous materials, escalation, temporary housing
 - Elementary Schools: \$323,137,000



- Middle Schools: \$81,446,000
- High Schools: \$168,577,000
- Total: \$585,507,000

3.05 Funding Analysis

- JK outlines explains that Measure Y provides \$44,000,000. It is recommended that 1/3 of this be set aside for escalation, unknowns, etc., leaving \$29,480,000 to be dedicated to projects in the FMP.
- Additional funding sources may include state reimbursement for past projects, deferred maintenance budgets, ESSER funding, and additional voter-approved bond measures.
- The bonding capacity for the district is \$208,000,00, though a future bond (if pursued) would be determined by further community polling studies.

3.06 Stakeholder Groups Priorities

- AP reviews the District-wide and site-specific priorities that were previously identified by students, teachers, staff, and principals.
- Each priority has been translated into an appropriate scope category.
- Common priorities between the surveyed groups include:
 - Site-Wide: Modernize & Deferred Maintenance
 - Building Systems: Restrooms & Power Access
 - Exterior Play Spaces, Playfields, & Hardcourts

3.07 FMPC Prioritization Activity

- AP explains the activity, which asks participants to consider the biggest needs for district-wide scopes of work, determine what factors should be given more importance in future decision making, and prioritizing consolidated scope categories.
- Results:
 - 1. *Thinking District-Wide, which four (4) scopes of work would you like to see happen first?*
 - (75%) Site-Wide: Modernization & Deferred Maintenance
 - (50%) Building Systems: Restrooms & Power Access
 - (43.75%) Safety & Security
 - (43.75%) Technology Infrastructure
 - 2. *Which should hold more weight in decision making: touching all sites or selecting feature projects?*
 - Nearly even with a slight preference toward feature projects.
 - 3. *Which should hold more weight in decision making: age of school or amount of need?*
 - Results indicated moderate preference for amount of need.
 - 4. *Which should hold more weight in decision making: educational adequacy or facilities and systems repairs?*
 - Nearly even with a slight preference toward repairs.
 - 5. *Which two items do you see as highest priority within the category "Classrooms: Modernize, Reconfigure, & New Construction"?*
 - (87.5%) Repair and modernize existing MEP systems
 - (43.75%) Repair and modernize existing classroom interiors
 - (43.75%) Build new permanent classrooms to eliminate portables
 - 6. *Which four items do you see as highest priority within the category "Science, Art, CTE, & Electives"?*
 - (68.75%) High Schools: CTE Spaces



- (62.5%) High Schools: Science Labs
 - (56.25%) Middle Schools: CTE Spaces
 - (50.0%) Middle Schools: Science Labs
 - 7. Which two items do you see as highest priority within the category “MPR, Student Union, & Food Service”?
 - (62.5%) All Sites: Lunch Shelter
 - (56.25%) Middle & High Schools: Student Union Spaces
 - 8. Which four items do you see as highest priority within the category “PE Facilities, Play Spaces, Playfields, & Hardcourts”?
 - (75.0%) All Sites: Playfield Improvements
 - (68.75%) All Sites: Shade at Hardcourts / Playfields
 - (37.5%) All Sites: PE Classroom
 - (37.5%) All Sites: Hardcourt Improvements
 - 9. Which three items do you see as highest priority within the category “Library, Admin, & Student/Staff Support”?
 - (56.25%) All Sites: Admin / Front Office
 - (56.25%) All Sites: Learning Resource Center
 - (56.25%) Middle/High Schools: Wellness Center
 - 10. Which three items do you see as highest priority within the category “Safety, Security, Parking, Drop-Off, & Entry Plaza”?
 - (56.25%) Site Fencing
 - (56.25%) Security Cameras
 - (56.25%) Entry Plaza for a Clear Point of Entry and Student Waiting
 - 11. Which three items do you see as highest priority within the category “Site Utilities, Systems, & Classroom Amenities”?
 - (81.25%) Site Utilities: Sewer, Water, and Electrical Mains/Distribution/Capacity
 - (56.25%) Access to Power withing the Classroom/Learning Space
 - (50.0%) Student and Staff Restrooms
 - 12. Which one item do you see as highest priority within the category “Outdoor Learning Environments & Quads”?
 - (50.0%) Outdoor Spaces for Social Interaction and Assembly
- Discussion:
 - Committee members expressed concern of the limited funding available in light of the overall FMP need. As presented, less than 10% of the overall need could be funded; the concern is this might seriously limit the prioritization by the Board of Trustees to only the most serious safety issues. An additional FMPC prioritization survey was requested that is comprehensive of all sub-scope categories.