

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

SPRING LAKE ELEMENTARY

LPA

SITE DATA



Spring Lake Elementary
2209 Miekle Ave
Woodland, CA 95776

Current Enrollment (2020/21): 330

Grades Served: TK-6

Original Construction Date: 2016

Number of Portable Classrooms: 0

STAKEHOLDER PRIORITIES

Principal:

1. Cover doors to reduce ponding during rain events.
2. New concrete door stops on the exterior side.
3. Better door-swing control during windy days.

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

Teachers & Staff:

1. Playfields, track and hardcourts need some upkeep and shade added.
2. Add specialized classrooms for electives (music, art, science, etc.).
3. Add outdoor learning spaces.

Based on online survey results from May 2021.

Students:

1. Blacktop and playgrounds could be expanded,
2. Add an indoor gym and locker rooms.
3. Add restrooms.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms are in great shape. Some entry doors do not have an overhead cover which causes issues during rain season. There is also an issue with wind and entry doors. There is a need for a more permanent door stop.

Special Education Classrooms
Currently no dedicated space for SDC.

Student Services / Counseling
Student services are adjacent to one another in a dedicated space that also serves as the library. The space is large enough to allow students to gather in small groups, spread about the space, and still offer privacy to those seeking counseling or other services. This has been operating very well for the school and has no complaints or concerns.

Staff and Administrative Spaces
Space works very well for staff and fulfills all operational needs.

Kitchen / Cafeteria / Food Service
The multi-purpose building has just finished construction and offers a preparation kitchen, plenty of indoor seating, and prescribed food service circulation. Before the construction, students would eat outside. This practice will continue when wanted, but now has increased flexibility due to large doors that allow the multi-purpose space to bleed into the landscape.

Student Assembly
The completed construction of the multi-purpose space has great opportunity for the students, with state of the art technology and a flexible space. Until students start occupying the space it is hard to say how it will operate, but it is anticipated to be very successful.

Library
The library is working really well for the students. There may be a future need for larger or more staff offices.

Physical Education / Athletics Buildings
Physical education has been held outside or in the classrooms if necessary. Now that the multi-purpose space has been built, there is great opportunity for indoor play and classes.

Outdoor Play Equipment / Hardcourts
Equipment and structures are all in very good condition. There is a desire to expand the hardcourts in the future. There is an issue with the ground cover beneath the play structures. Currently a hard rubber is being used and it has led to multiple injuries of students. This ground cover should be changed to prevent further injury.

Specialized Elective Spaces
Spring Lake is a STEAM school, so the curriculum involves including art, experimentation, and science in all aspects of learning. Ongoing construction through the facilities planning process will produce a dedicated STEAM space. The site would like a kiln to be included to accompany this classroom.

SITE USE AND FUNCTIONALITY, continued

Restrooms
The restrooms are in great shape and there are plenty for all students and staff. There may be a need for more remote restrooms in the play-field as these future developments unfold.

Site
The site is working very well for students, staff and parents. There is plenty of parking and the drop-off area functions efficiently.

There is a small issue with wind that creates a wind tunnel around the classrooms and in the hardcourts. This has led to the removal of some shade structures that were donated, because the sails used for shade could not handle the wind. There is a desire to establish permanent shade structures that can withstand the wind.

Technology
Technology is in very good shape and accommodates all needs from the teachers, staff and students.



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



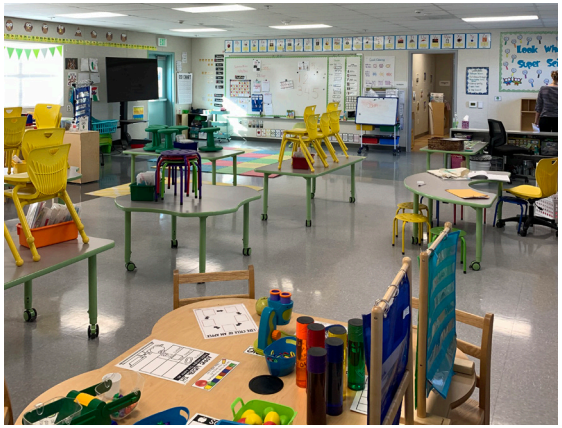
School Garden



Typical Classroom



Typical Classroom Shared Space



Kindergarten Classroom



Student Services / Counseling



Multi-Purpose Room



Teacher's Lounge



Library



Food Service: Kitchen



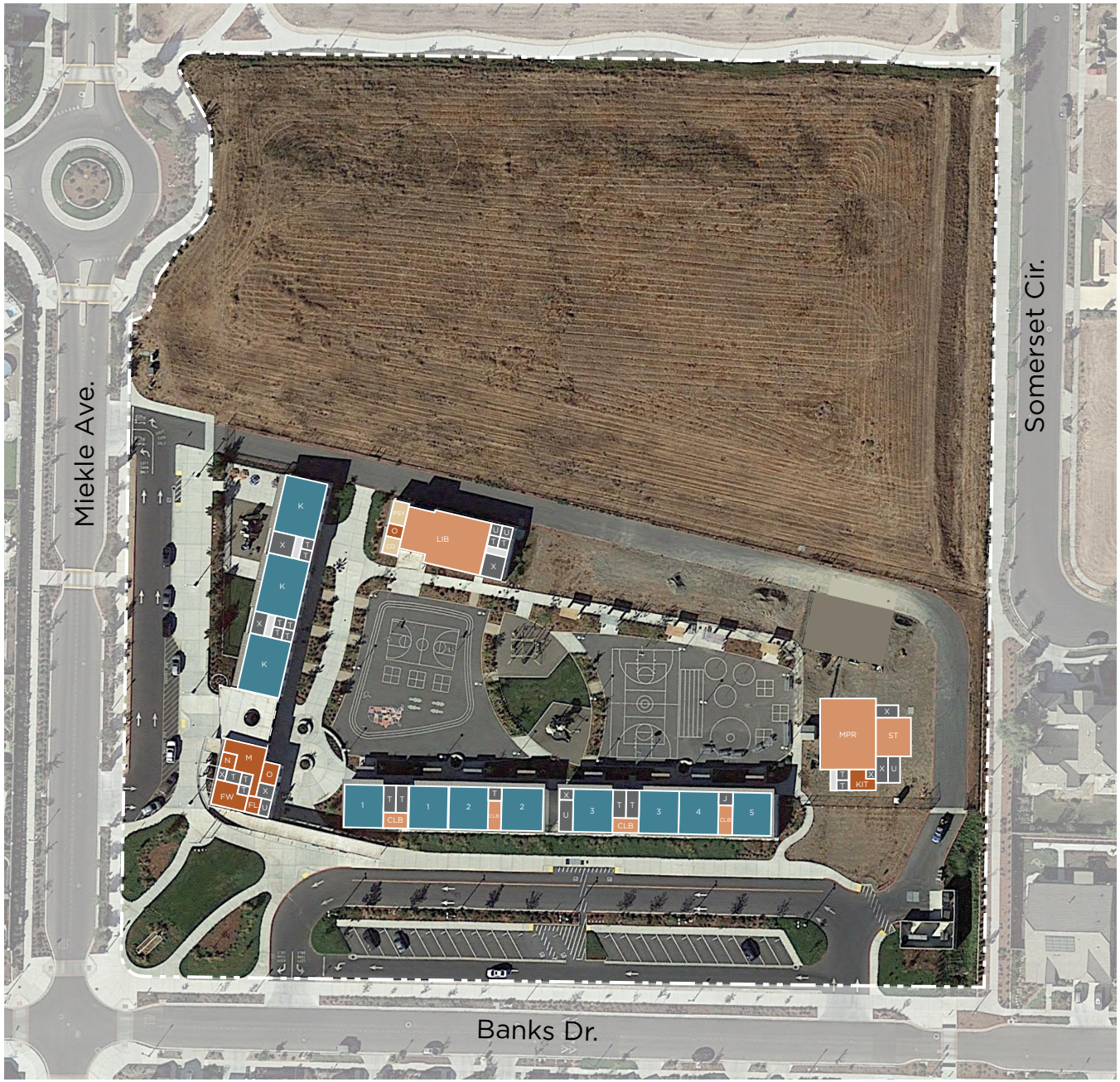
Courtyard

EXISTING SITE PLAN

SPRING LAKE 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

SPRING LAKE ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

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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

LPA

		TOTAL PROGRAM COST (2022$)
1.	Site-Wide: Modernize & Deferred Maintenance	$ 735,000
2.	Classrooms: Reconfigure	$ -
3.	Classrooms: New Construction	$ -
4.	Science, Arts, CTE, and Electives Spaces	$ 47,000
5.	Multi-Purpose Room, Student Union, and Food Service	$ -
6.	Physical Education Facilities	$ -
7.	Administration and Staff Support	$ -
8.	Library and Student Support	$ -
9.	Building Systems: Restrooms & Power Access	$ -
10.	Site Utilities	$ 486,000
11.	Safety & Security	$ 423,000
12.	Campus Arrival: Parking, Drop-off, and Entry Plaza	$ -
13.	Outdoor Learning, Gardens, and Quads	$ -
14.	Exterior Play Spaces, Playfields, and Hardcourts	$ 1,058,000
15.	Flexible Furniture	$ -
16.	Technology Infrastructure and Equipment	$ -
		$ 2,749,000

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



Spring Lake Elementary
2209 Miekle Avenue
Woodland, California 95776

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BV PROJECT #:
141224.21R000-019.017

DATE OF REPORT:
September 24, 2021

ON SITE DATE:
April 20, 2021

TABLE OF CONTENTS

1. Executive Summary 1
Campus Overview and Assessment Details 1
Campus Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 4
Key Findings 4
Plan Types 5
2. Modular Buildings 6
3. Portable Building 9
4. Site Summary 12
5. Property Space Use and Observed Areas 14
6. ADA Accessibility 15
7. Purpose and Scope 17
8. Opinions of Probable Costs 19
Methodology 19
Definitions 19
9. Certification 21
10. Appendices 22

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	3 Classroom Buildings 1 Administration Building 1 Library Building 1 Portable (Lunchroom)
Main Address	2209 Miekle Avenue, Woodland, California 95776
Site Developed	2016 and occupied 2017 Construction has begun on the Multipurpose Building
Leased Spaces	None
Date(s) of Visit	April 20, 2021
On-site Point of Contact (POC)	John Bidwell
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

This elementary school is four years old. Phase one included classroom buildings, an administration building and a library building. At the time of the assessment construction had begun on phase two, a multipurpose building. More classroom buildings are anticipated.

Architectural

Although Spring Lake Elementary is four years old, due to the pandemic, it has had students occupying it for only three years. All interior and exterior finishes appear new and well maintained. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems are in good condition. Lifecycle-based replacements are budgeted and anticipated.

Site

Some settling with resultant deep cracking in the asphalt service drive and playground was observed.

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
Spring Lake Elementary / Modular Buildings (2017)	$680	20,320	$13,817,600	0.0%	0.0%	0.0%	1.3%
Spring Lake Elementary / Portable (2017)	$398	960	$382,080	0.0%	0.0%	0.0%	1.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
Site	2	$24,100
Total	**2**	**$24,100**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2984916	Spring Lake Elementary / Site	Near Portable	G2030	Sidewalk, Concrete, Small Areas/Sections, Replace	Poor	Safety	$1,300
2984969	Spring Lake Elementary / Site	Site	G2010	Roadways, Pavement, Asphalt, Repair	Poor	Performance/Integrity	$22,800
Total (2 items)							**$24,100**

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site Spring Lake Elementary Near Portable

Uniformat Code: G2031
Recommendation: **Replace in 2021**

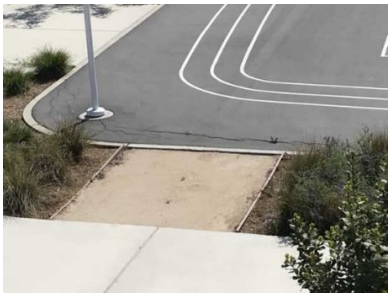
Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $1,300

**$**$$$

Uneven surfaces, trip hazard - AssetCALC ID: 2984916



Roadways in Poor condition.

Pavement, Asphalt
Site Spring Lake Elementary Site

Uniformat Code: G2011
Recommendation: **Repair in 2021**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $22,800

**$$**$$

Asphalt pavement cracks at the fire road and playground. - AssetCALC ID: 2984969

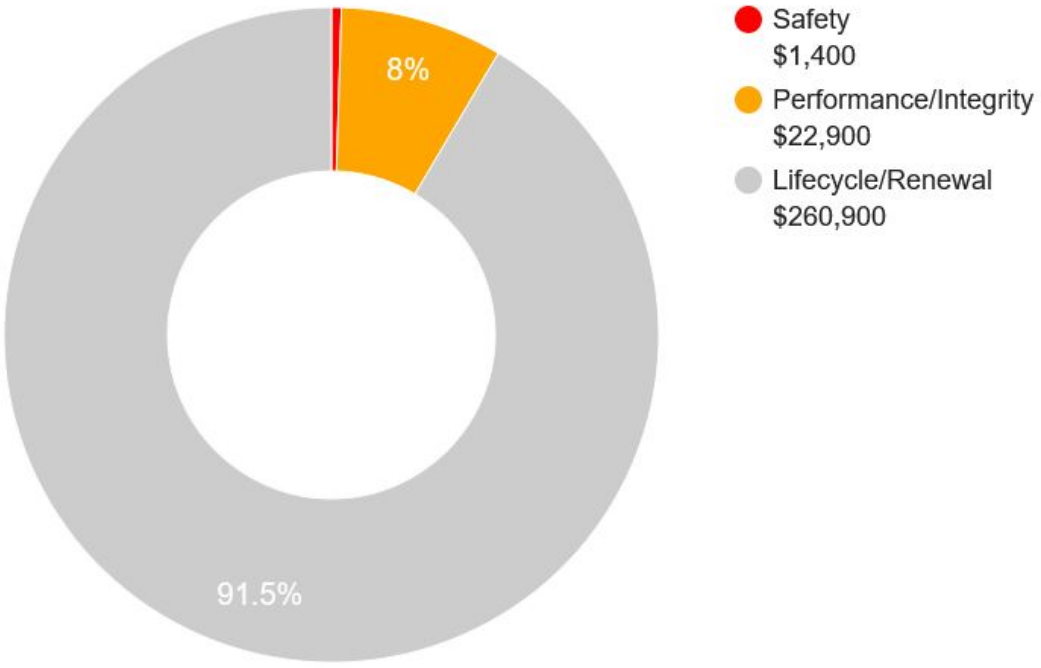
Plan Types

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: $285,200