

The background of the slide is a photograph of a street in Woodland, California. On the left, the Capital Hotel is visible with its distinctive sign. A rainbow is seen in the sky, arching over the street. On the right, there are various shops, including "Osaka Sushi" and "Jackson Medical Supply". The street is lined with trees and has a few cars parked or driving.

# Woodland Joint Unified School District

Board of Trustees | Final FMP Meeting

June 23, 2022



LPA

**Today's Target: Approval of FMP**

## **Agenda**

4/28 Board Feedback & Integration

4/28 Board Prioritization Activity Results & Detail

Clarifying Questions

## **LPA Facilitators**



**Jim Kisel**  
Principal  
Architecture



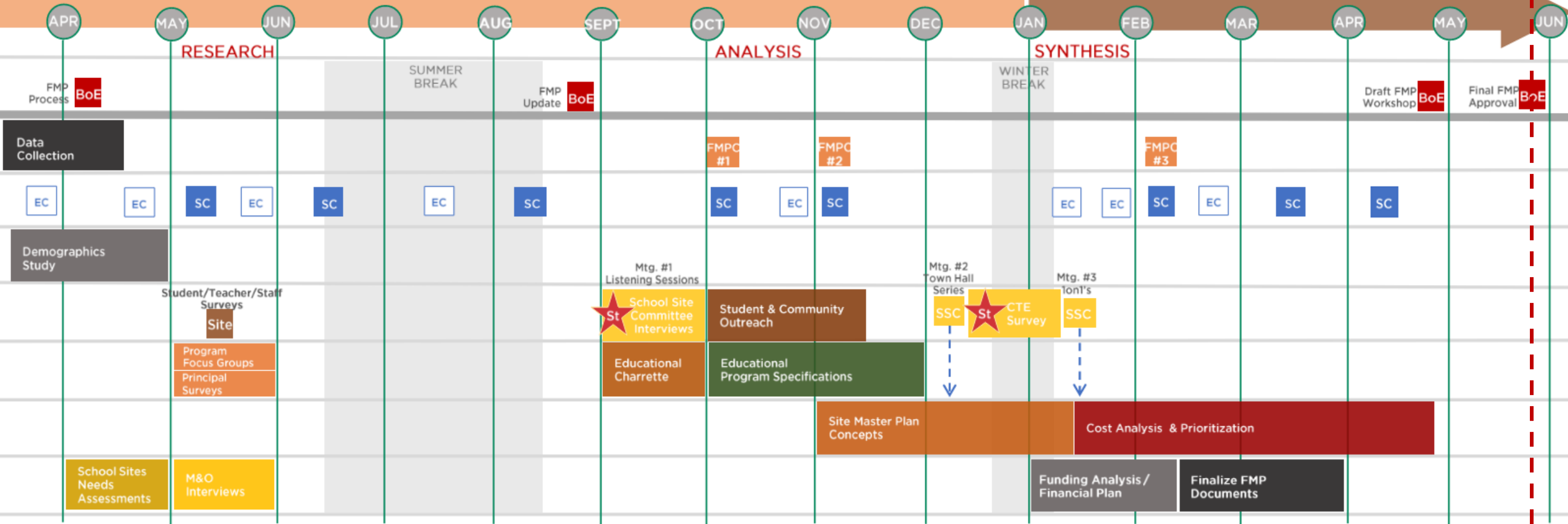
**Andrea Pippin**  
Educational Facilities Planner  
Planning

# FMP Schedule

2021

2022

LPA



- BoE** Woodland JUSD Board of Education
- FMPC** Facilities Master Plan Committee
- SC** Steering Committee
- SSC** School Site Committees
- EC** Executive Committee
- St** Student Input Activities

KEY

**Board of Education**  
FMP Process  
FNA & Program Goals  
Draft FMP Workshop  
Final FMP Approval  
**4 TOTAL Meetings**

**Facilities Master Plan Committee (FMPC)**  
(Meets Monthly During the Site Diagrams Development Process)  
**3 TOTAL Meetings**

**School Site Committees (SSC)**  
12 Elementary Schools  
2 Middle Schools  
3 High Schools  
1 Adult School  
3 District Support Sites  
**21 SITES Total**

**SSC Town Hall / Mtg's**  
Mtg. #1 – Process Overview & Draft Master Plans  
Mtg. #2 – 1on1 Mtg. w/ SSC's Representatives

PROPOSED FMP GROUPS MEETINGS

# Board Feedback

## 4/28 FMP Workshop

### Board Feedback Themes:

- Student Impacts
  - How many students are impacted by the existing portable classrooms?
  - How many students will be served by the prioritized projects?
  - Refine site ratings to reflect student populations (weighing the Socioeconomically Disadvantaged populations more heavily).
- Clarity on the implementation of Immediate Needs projects.
- Clarification that a Flagship CTE project could occur at any High School site.

# Board Feedback

## 4/28 FMP Workshop

| School           | Current # of Portable Classrooms | Portables as a Percentage of Overall Classrooms | Approximate # of Students Taking Classes in Portables |
|------------------|----------------------------------|-------------------------------------------------|-------------------------------------------------------|
| Beamer ES        | 9                                | 50%                                             | 254                                                   |
| Dingle ES        | 14                               | 47%                                             | 152                                                   |
| Freeman ES       | 12                               | 55%                                             | 243                                                   |
| Gibson ES        | 12                               | 25%                                             | 104                                                   |
| Maxwell ES       | 8                                | 18%                                             | 70                                                    |
| Plainfield ES    | 9                                | 27%                                             | 72                                                    |
| Sci Tech Charter | 6                                | 50%                                             | 108                                                   |
| Spring Lake ES   | 0                                | 0%                                              | 0                                                     |
| Tafoya ES        | 8                                | 0%                                              | 0                                                     |
| Whitehead ES     | 6                                | 21%                                             | 71                                                    |
| Prairie ES       | 10                               | 41%                                             | 317                                                   |
| Zamora ES        | 9                                | 24%                                             | 93                                                    |
| Douglass MS      | 4                                | 8%                                              | 68                                                    |
| Lee MS           | 9                                | 12%                                             | 69                                                    |
| Cache Creek HS   | 4                                | 40%                                             | 50                                                    |
| Pioneer HS       | 0                                | 0%                                              | 0                                                     |
| Woodland HS      | 15                               | 16%                                             | 201                                                   |
| Adult Ed         | 3                                | 33%                                             | 117                                                   |

**FMP Cost to Replace Portables with  
New Construction:  
\$91,651,000**

# Board Feedback

## 4/28 FMP Workshop

Site ratings were adjusted based on feedback received from the Board on 4/28.

Each site is assigned a rating A-F (a revision from the previously presented number-based cohorts). The logic follows academic grades where A is the best and F is needing the most help.

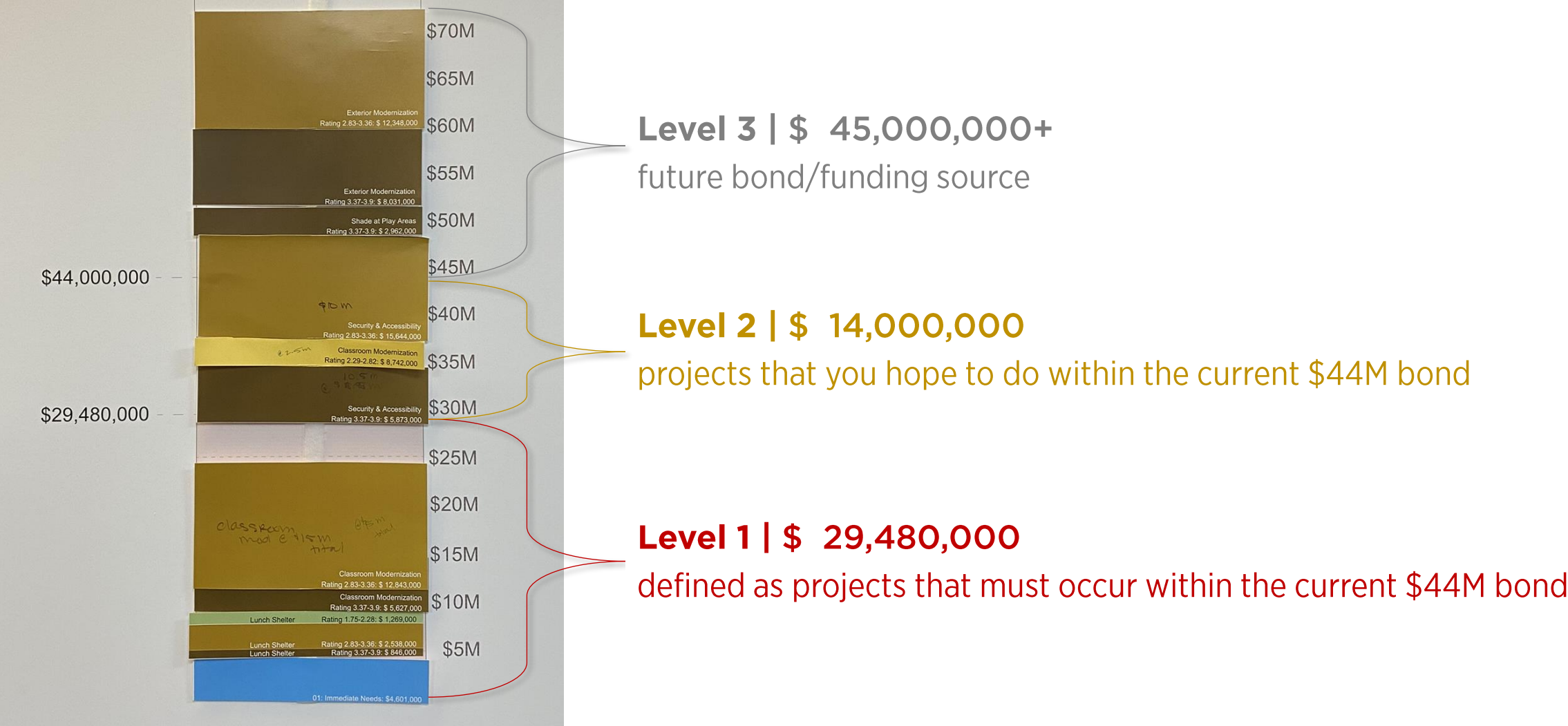
Ratings are determined through the process described in the School Site Ratings Development section of this presentation.

| (4/28 Board Workshop) Sites by Rating |   |             |                  |                |
|---------------------------------------|---|-------------|------------------|----------------|
| A                                     | B | C           | D                | F              |
| Spring Lake ES<br>Pioneer HS          |   | Tafoya ES   | Beamer ES        | Dingle ES      |
|                                       |   | Woodland HS | Freeman ES       | Gibson ES      |
|                                       |   |             | Maxwell ES       | Douglass MS    |
|                                       |   |             | Plainfield ES    | Cache Creek HS |
|                                       |   |             | Sci Tech Charter |                |
|                                       |   |             | Whitehead ES     |                |
|                                       |   |             | Prairie ES       |                |
|                                       |   |             | Zamora ES        |                |
|                                       |   |             | Lee MS           |                |
|                                       |   |             | Adult Education  |                |

| Revised Sites by Rating                                            |                 |                  |               |                |
|--------------------------------------------------------------------|-----------------|------------------|---------------|----------------|
| A                                                                  | B               | C                | D             | F              |
| Spring Lake ES<br>Pioneer HS                                       | Tafoya ES       | Maxwell ES       | Beamer ES     | Dingle ES      |
|                                                                    | Adult Education | Sci Tech Charter | Freeman ES    | Gibson ES      |
|                                                                    |                 | Zamora ES        | Plainfield ES | Cache Creek HS |
|                                                                    |                 | Lee MS           | Whitehead ES  |                |
|                                                                    |                 | Woodland HS      | Prairie ES    |                |
|                                                                    |                 |                  | Douglass MS   |                |
| Equivalent Student Body (based on 2020/21 school year enrollments) |                 |                  |               |                |
| A                                                                  | B               | C                | D             | F              |
| 1,892                                                              | 1,063           | 2,879            | 3,134         | 886            |

# Board Feedback

## 4/28 FMP Workshop: Levels of Priority



# Board Feedback

## 4/28 FMP Workshop: Results of Activity



*On April 28<sup>th</sup>, the Board Workshop concluded with these priorities:*

### Level 3

Exterior Modernization: Rated F and D Schools  
Shade at Play Areas: Rated F Schools

### Level 2

Security & Accessibility (at \$10M): Rated D Schools  
Classroom Modernization (at \$2.5M): Rated C Schools  
Security & Accessibility (at \$10.5M): Rated F Schools

### Level 1

Immediate Needs Allocation: All Sites  
Classroom Modernization (at \$15M): Rated D and F Schools  
Lunch Shelter for Sites Currently Without



# Board Feedback

## 4/28 FMP Workshop: Results of Activity



- Level 3    \$23,341,000
- Level 2    \$23,000,000
- Level 1    \$24,253,000

### 4/28 Site Ratings

| School Site Rating Cohorts | Immediate Needs | Security & Accessibility (scopes 01 + 11) | Classroom Modernization | Exterior Modernization (windows, paint, curb appeal) | Playfields + Blacktop | Lunch Shelter (select sites) | Shade at Play Areas (all sites) | Woodland High School Stadium | Pioneer High School Gym & Fields | TOTAL          |
|----------------------------|-----------------|-------------------------------------------|-------------------------|------------------------------------------------------|-----------------------|------------------------------|---------------------------------|------------------------------|----------------------------------|----------------|
| 1.2 – 1.74                 |                 | \$ 711,000                                | \$ 142,000              | \$ 134,000                                           | \$ 40,000             | \$ -                         | \$ 1,058,000                    |                              |                                  | \$ 2,085,000   |
| 1.75 – 2.28                |                 | \$ 2,808,000                              | \$ 4,557,000            | \$ 1,867,000                                         | \$ 811,000            | \$ 1,269,000                 | \$ -                            |                              | \$ 11,415,000                    | \$ 22,457,022  |
| 2.29 – 2.82                |                 | \$ 7,043,000                              | @\$2.5M<br>\$ 8,742,000 | \$ 6,002,000                                         | \$ 10,306,000         | \$ -                         | \$ 1,755,000                    | \$ 13,152,000                |                                  | \$ 47,360,000  |
| 2.83 – 3.36                |                 | \$ 15,644,000                             | \$ 12,483,000           | \$ 12,348,000                                        | \$ 27,400,000         | \$ 2,538,000                 | \$ 9,521,000                    |                              |                                  | \$ 79,934,000  |
| 3.37 – 3.9                 |                 | @\$20.5M<br>\$ 5,873,000                  | @\$15M<br>\$ 5,627,000  | \$ 8,031,000                                         | \$ 8,169,000          | \$ 846,000                   | \$ 2,962,000                    |                              |                                  | \$ 31,508,000  |
| TOTAL                      | \$ 4,590,229    | \$32,079,000                              | \$ 31,551,000           | \$ 28,382,000                                        | \$ 46,726,000         | \$ 4,653,000                 | \$ 15,296,000                   | \$ 13,152,000                | \$ 11,415,000                    | \$ 187,934,229 |
|                            | \$4,600,000     | CAP<br>\$20,500,000                       | CAP<br>\$17,500,000     | \$20,379,000                                         |                       | \$4,653,000                  | \$2,962,000                     |                              |                                  | \$70,594,000   |

# Board Feedback

## 4/28 FMP Workshop: Results of Activity



Level 3

\$16,024,000

Level 2

\$27,375,000

Level 1

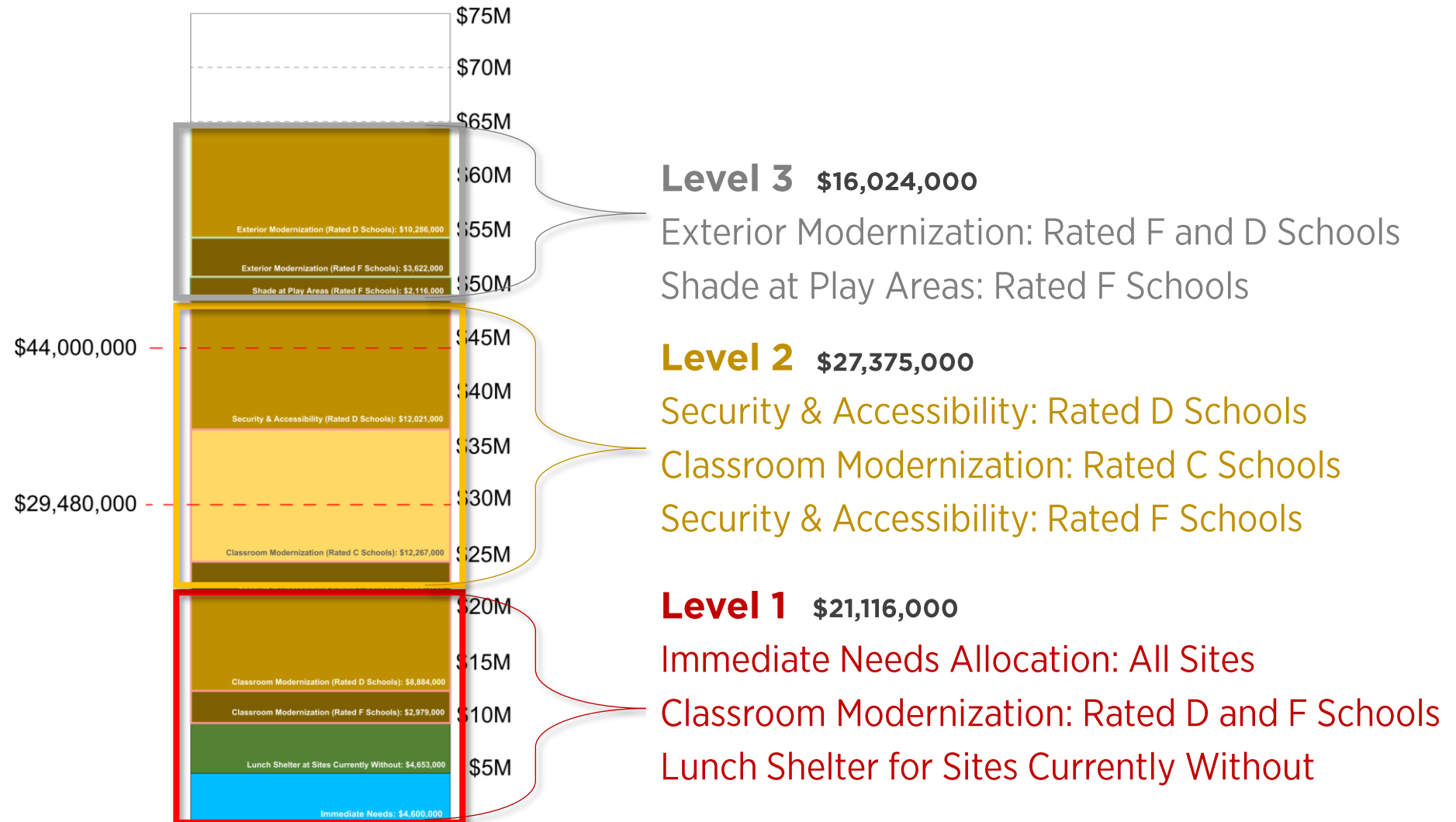
\$21,116,000

### After Ratings Adjustment

| School Site Rating Cohorts | Immediate Needs | Security & Accessibility<br>(scopes 01 + 11) | Classroom Modernization | Exterior Modernization<br>(windows, paint, curb appeal) | Playfields + Blacktop | Lunch Shelter<br>(select sites) | Shade at Play Areas<br>(all sites) | Woodland High School Stadium | Pioneer High School Gym & Fields | TOTAL          |
|----------------------------|-----------------|----------------------------------------------|-------------------------|---------------------------------------------------------|-----------------------|---------------------------------|------------------------------------|------------------------------|----------------------------------|----------------|
| A                          |                 | \$ 3,519,000                                 | \$ 4,699,000            | \$ 2,001,000                                            | \$ 851,000            | \$ 1,269,000                    | \$ 1,058,000                       |                              | \$ 11,145,000                    | \$24,542,000   |
| B                          |                 | \$ 2,209,000                                 | \$ 2,722,000            | \$ 2,070,000                                            | \$ 1,319,000          | \$ 423,000                      | \$ 486,000                         |                              |                                  | \$ 9,229,000   |
| C                          |                 | \$ 11,243,000                                | \$ 12,267,000           | \$ 10,403,000                                           | \$ 26,606,000         | \$ 846,000                      | \$ 5,289,000                       | \$ 13,512,000                |                                  | \$ 80,166,000  |
| D                          |                 | \$ 12,021,000                                | \$ 8,884,000            | \$ 10,286,000                                           | \$ 13,306,000         | \$ 1,692,000                    | \$ 6,347,000                       |                              |                                  | \$52,536,000   |
| F                          |                 | \$ 3,087,000                                 | \$ 2,979,000            | \$3,622,000                                             | \$ 4,644,000          | \$ 423,000                      | \$2,116,000                        |                              |                                  | \$16,871,000   |
| TOTAL                      | \$ 4,600,000    | \$ 32,079,000                                | \$ 31,551,000           | \$ 28,382,000                                           | \$ 46,726,000         | \$ 4,653,000                    | \$ 15,296,000                      | \$ 13,512,000                | \$ 11,145,000                    | \$ 187,944,000 |
|                            | \$4,600,000     | NO CAP<br>\$15,108,000                       | NO CAP<br>\$24,130,000  | \$13,908,000                                            |                       | \$4,653,000                     | \$2,116,000                        |                              |                                  | \$64,515,000   |

# Board Feedback

## 4/28 FMP Workshop: Results of Activity After Ratings Adjustment

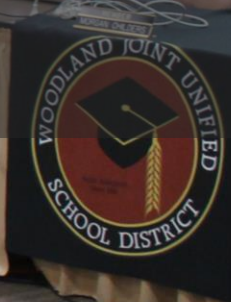




## Board Priorities: Defined

3

| Priority                       | Strategic Plan | 2021-2022 | 2022-2023 | 2023-2024 | 2024-2025 | 2025-2026 |
|--------------------------------|----------------|-----------|-----------|-----------|-----------|-----------|
| 1. Student Achievement         | High           | High      | High      | High      | High      | High      |
| 2. Financial Stability         | Medium         | Medium    | Medium    | Medium    | Medium    | Medium    |
| 3. Community Engagement        | Low            | Low       | Low       | Low       | Low       | Low       |
| 4. Facilities                  | Medium         | Medium    | Medium    | Medium    | Medium    | Medium    |
| 5. Human Resources             | Medium         | Medium    | Medium    | Medium    | Medium    | Medium    |
| 6. Technology                  | Medium         | Medium    | Medium    | Medium    | Medium    | Medium    |
| 7. Safety                      | High           | High      | High      | High      | High      | High      |
| 8. Transportation              | Medium         | Medium    | Medium    | Medium    | Medium    | Medium    |
| 9. Governance                  | Low            | Low       | Low       | Low       | Low       | Low       |
| 10. Marketing & Communications | Low            | Low       | Low       | Low       | Low       | Low       |



# Board Priorities: Defined Level 1

**\$21,116,000**

**Immediate Needs Allocation: All Sites**

Classroom Modernization: Rated D and F Schools  
Lunch Shelter for Sites Currently Without

## Definition & Process

### **Definition of Immediate Needs:**

Immediate Needs are line items that require immediate action as a result of:

- (1) material existing of potential unsafe conditions,
- (2) failed or imminent failure of mission critical building systems or components, or
- (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

### **The process for implementing Immediate Needs:**

- WJUSD Facilities Department will review the FMP Needs Assessments and items identified as Immediate Needs.
- Using their site knowledge, WJUSD Facilities Department will confirm / augment these items.
- Specific projects resulting from this process will be brought to the Board for review and approval prior to implementation.

# Board Priorities: Defined

## Level 1

\$21,116,000

Immediate Needs Allocation: All Sites

Classroom Modernization: Rated D and F Schools

Lunch Shelter for Sites Currently Without



# Immediate Needs Input from WJUSD Staff

| SITE                             | IDENTIFIED IMMEDIATE NEEDS                                                                                                                              |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dingle Elementary                | Staff Building: roofing, windows, siding                                                                                                                |
| Gibson Elementary                | Site: canopy roofing and repairs                                                                                                                        |
| Maxwell & Whitehead Elementaries | MPR: structural study and repairs if warranted                                                                                                          |
| Plainfield Elementary            | Site: ADA study, grounds repair, playfield repair from rodent damage                                                                                    |
| Woodland Prairie Elementary      | Most Buildings: replace HVAC systems                                                                                                                    |
| Douglass Middle                  | Building A: structural evaluation of superstructure, ceiling tile, roof<br>Building B: ceiling tile, roofing<br>Building C: roofing<br>New HVAC systems |
| Pioneer High                     | Replace tennis courts                                                                                                                                   |

# Board Priorities: Defined

## Level 1

\$21,116,000

Immediate Needs Allocation: All Sites

Classroom Modernization: Rated D and F Schools

Lunch Shelter for Sites Currently Without



### Classroom Modernization:

Repair and replacement of interior finishes:

- Flooring: carpet, ceramic tile, vinyl tile
- Paint
- Writable surfaces
- Tackable surfaces
- Ceiling tiles
- Cabinets
- Interior doors

| Revised Sites by Rating                                            |                 |                  |               |                |
|--------------------------------------------------------------------|-----------------|------------------|---------------|----------------|
| A                                                                  | B               | C                | D             | F              |
| Spring Lake ES                                                     | Tafoya ES       | Maxwell ES       | Beamer ES     | Dingle ES      |
| Pioneer HS                                                         | Adult Education | Sci Tech Charter | Freeman ES    | Gibson ES      |
|                                                                    |                 | Zamora ES        | Plainfield ES | Cache Creek HS |
|                                                                    |                 | Lee MS           | Whitehead ES  |                |
|                                                                    |                 | Woodland HS      | Prairie ES    |                |
|                                                                    |                 |                  | Douglass MS   |                |
| Equivalent Student Body (based on 2020/21 school year enrollments) |                 |                  |               |                |
| A                                                                  | B               | C                | D             | F              |
| 1,892                                                              | 1,063           | 2,879            | 3,134         | 886            |

# Board Priorities: Defined

## Level 1

\$21,116,000

Immediate Needs Allocation: All Sites

Classroom Modernization: Rated D and F Schools

Lunch Shelter for Sites Currently Without

### New Lunch Shelter

| Sites Without a Lunch Shelter |
|-------------------------------|
| Beamer ES                     |
| Plainfield ES                 |
| Sci Tech Charter              |
| Prairie ES                    |
| Douglass MS                   |
| Lee MS                        |
| Cache Creek HS                |
| Pioneer HS                    |
| Adult Education               |
| Students Served               |
| 5,208                         |



**Example** *actual lunch shelter design may vary*



# Board Priorities: Defined

## Level 2

\$27,375,000

Security & Accessibility: Rated D Schools

Classroom Modernization: Rated C Schools

Security & Accessibility: Rated F Schools



### Security & Accessibility:

Repair and replacement of:

- Communication / PA / fire alarm systems
- Sidewalks
- ADA accessibility studies (where advised)

New:

- Site perimeter fencing and gates
- Safety locks
- Emergency / wayfinding signage
- Electronic marquee sign

| Revised Sites by Rating                                            |                 |                  |               |                |
|--------------------------------------------------------------------|-----------------|------------------|---------------|----------------|
| A                                                                  | B               | C                | D             | F              |
| Spring Lake ES                                                     | Tafoya ES       | Maxwell ES       | Beamer ES     | Dingle ES      |
| Pioneer HS                                                         | Adult Education | Sci Tech Charter | Freeman ES    | Gibson ES      |
|                                                                    |                 | Zamora ES        | Plainfield ES | Cache Creek HS |
|                                                                    |                 | Lee MS           | Whitehead ES  |                |
|                                                                    |                 | Woodland HS      | Prairie ES    |                |
|                                                                    |                 |                  | Douglass MS   |                |
| Equivalent Student Body (based on 2020/21 school year enrollments) |                 |                  |               |                |
| A                                                                  | B               | C                | D             | F              |
| 1,892                                                              | 1,063           | 2,879            | 3,134         | 886            |

# Board Priorities: Defined

## Level 2

\$27,375,000

Security & Accessibility: Rated D Schools

Classroom Modernization: Rated C Schools

Security & Accessibility: Rated F Schools



### Classroom Modernization:

Repair and replacement of interior finishes:

- Flooring: ceramic tile, vinyl tile
- Paint
- Writable surfaces
- Tackable surfaces
- Ceiling tiles
- Cabinets
- Interior doors

| Revised Sites by Rating                                            |                 |                  |               |                |
|--------------------------------------------------------------------|-----------------|------------------|---------------|----------------|
| A                                                                  | B               | C                | D             | F              |
| Spring Lake ES                                                     | Tafoya ES       | Maxwell ES       | Beamer ES     | Dingle ES      |
| Pioneer HS                                                         | Adult Education | Sci Tech Charter | Freeman ES    | Gibson ES      |
|                                                                    |                 | Zamora ES        | Plainfield ES | Cache Creek HS |
|                                                                    |                 | Lee MS           | Whitehead ES  |                |
|                                                                    |                 | Woodland HS      | Prairie ES    |                |
|                                                                    |                 |                  | Douglass MS   |                |
| Equivalent Student Body (based on 2020/21 school year enrollments) |                 |                  |               |                |
| A                                                                  | B               | C                | D             | F              |
| 1,892                                                              | 1,063           | 2,879            | 3,134         | 886            |

# Board Priorities: Defined Level 3

\$16,024,000

Exterior Modernization: Rated F and D Schools

Shade at Play Areas: Rated F Schools



## Exterior Modernization:

Repair and replacement of exterior finishes:

- Paint / exterior finishes (stucco, siding, etc)
- Roofing
- Windows
- Exterior door

| Revised Sites by Rating                                            |                 |                  |               |                |
|--------------------------------------------------------------------|-----------------|------------------|---------------|----------------|
| A                                                                  | B               | C                | D             | F              |
| Spring Lake ES                                                     | Tafoya ES       | Maxwell ES       | Beamer ES     | Dingle ES      |
| Pioneer HS                                                         | Adult Education | Sci Tech Charter | Freeman ES    | Gibson ES      |
|                                                                    |                 | Zamora ES        | Plainfield ES | Cache Creek HS |
|                                                                    |                 | Lee MS           | Whitehead ES  |                |
|                                                                    |                 | Woodland HS      | Prairie ES    |                |
|                                                                    |                 |                  | Douglass MS   |                |
| Equivalent Student Body (based on 2020/21 school year enrollments) |                 |                  |               |                |
| A                                                                  | B               | C                | D             | F              |
| 1,892                                                              | 1,063           | 2,879            | 3,134         | 886            |

# Board Priorities: Defined

## Level 3

\$16,024,000

Exterior Modernization: Rated F and D Schools

Shade at Play Areas: Rated F Schools



### Shade at Play Areas

| Revised Sites by Rating                                         |                  |               |                |
|-----------------------------------------------------------------|------------------|---------------|----------------|
| B                                                               | C                | D             | F              |
| Tafoya ES                                                       | Maxwell ES       | Beamer ES     | Dingle ES      |
| Adult Education                                                 | Sci Tech Charter | Freeman ES    | Gibson ES      |
|                                                                 | Zamora ES        | Plainfield ES | Cache Creek HS |
|                                                                 | Lee MS           | Whitehead ES  |                |
|                                                                 | Woodland HS      | Prairie ES    |                |
|                                                                 |                  | Douglass MS   |                |
| ivalent Student Body (based on 2020/21 school year enrollments) |                  |               |                |
| B                                                               | C                | D             | F              |
| 1,063                                                           | 2,879            | 3,134         | 886            |

Example actual shade structure design may vary



# Questions?



## Next Steps

**Request approval of Facilities Master Plan**



Changing Lives by Design™