

The background of the slide is a photograph of a street scene in Woodland. On the left, a white building with a green sign that reads "CAPITAL HOTEL" is visible. The street is lined with trees, some of which are bare and others with yellowing leaves. A vibrant rainbow arches across the sky in the background. On the right, there are brick buildings, including one with a sign for "Jackson Medical Supply". A traffic light is visible on the right side of the street. The overall atmosphere is one of a small-town street during a transitional season.

Woodland Joint Unified School District

Board of Education: Facilities Master Plan Update

August 26, 2021

Agenda

- Welcome & Introductions
- FMP Schedule Update
- Activities Completed To-Date
- Stakeholder Engagement Survey Results:
 - Teachers & Staff
 - Students
- Next Steps

Introductions



Jim Kisel
Principal
Director of K-12
Architecture



Andrea Pippin
Educational Facilities Planner
Planning



Tony Harris
Associate
Managing Director
Architecture



Erik Piller
Senior Vice President
Facilities Assessments | Energy Audit
Bureau Veritas

FMP Process & Schedule



FMP Schedule

LPA

2021

2022

Research Phase

ANALYSIS

SYNTHESIS

Plainfield ES

Grade	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
K	47	43	41	27	29	29	29	29	29	29	28	28	27	27
1	42	45	42	35	26	27	27	27	27	27	26	26	25	25
2	41	53	40	40	34	22	26	26	26	26	26	26	25	25
3	54	44	48	39	39	33	25	25	25	25	26	25	25	25
4	56	52	41	41	41	33	33	24	25	25	25	25	25	25
5	55	56	41	41	41	41	38	33	24	25	25	25	25	25
6	50	48	41	41	41	41	46	37	33	25	24	24	25	25
Total:	360	364	364	287	264	255	224	201	189	189	179	179	177	177
Pct Chg:	0%	-2.5%	-4.8%	-14.1%	-8%	-4.2%	-11.5%	-10.3%	-6%	-3.7%	-1.1%	-0.6%	-1.1%	0%
Capacity:	364	364	364	364	364	364	364	364	364	364	364	364	364	364
Open Seats:	4	13	30	77	100	111	140	163	175	182	184	185	187	187

BoE Woodland JUSD Board of Education

SC Steering Committee

EC Executive Committee

FMPC Facilities Master Plan Committee

SSC School Site Committees

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
3 District Support Sites

20 SITES Total

SSC Town Hall / Mtg's

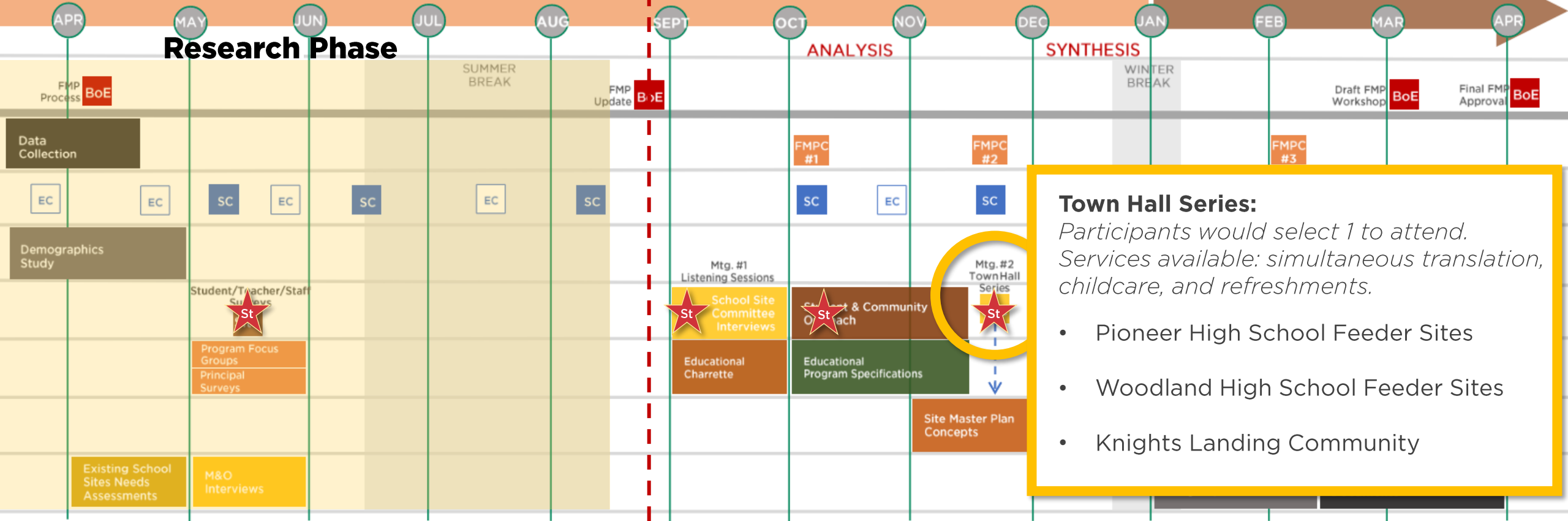
Mtg. #1 – Process Overview & Draft Master Plans
Mtg. #2 – 1on1 Mtg. w/ SSC's Representatives

PROPOSED FMP GROUPS MEETINGS

FMP Schedule

2021

2022



BoE

Woodland JUSD Board of Education

SC

Steering Committee

EC

Executive Committee

FMPC

Facilities Master Plan Committee

SSC

School Site Committees

St

Student Input Activities

Board of Education
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 Mtg. #1 – Process Overview & Draft Master Plans
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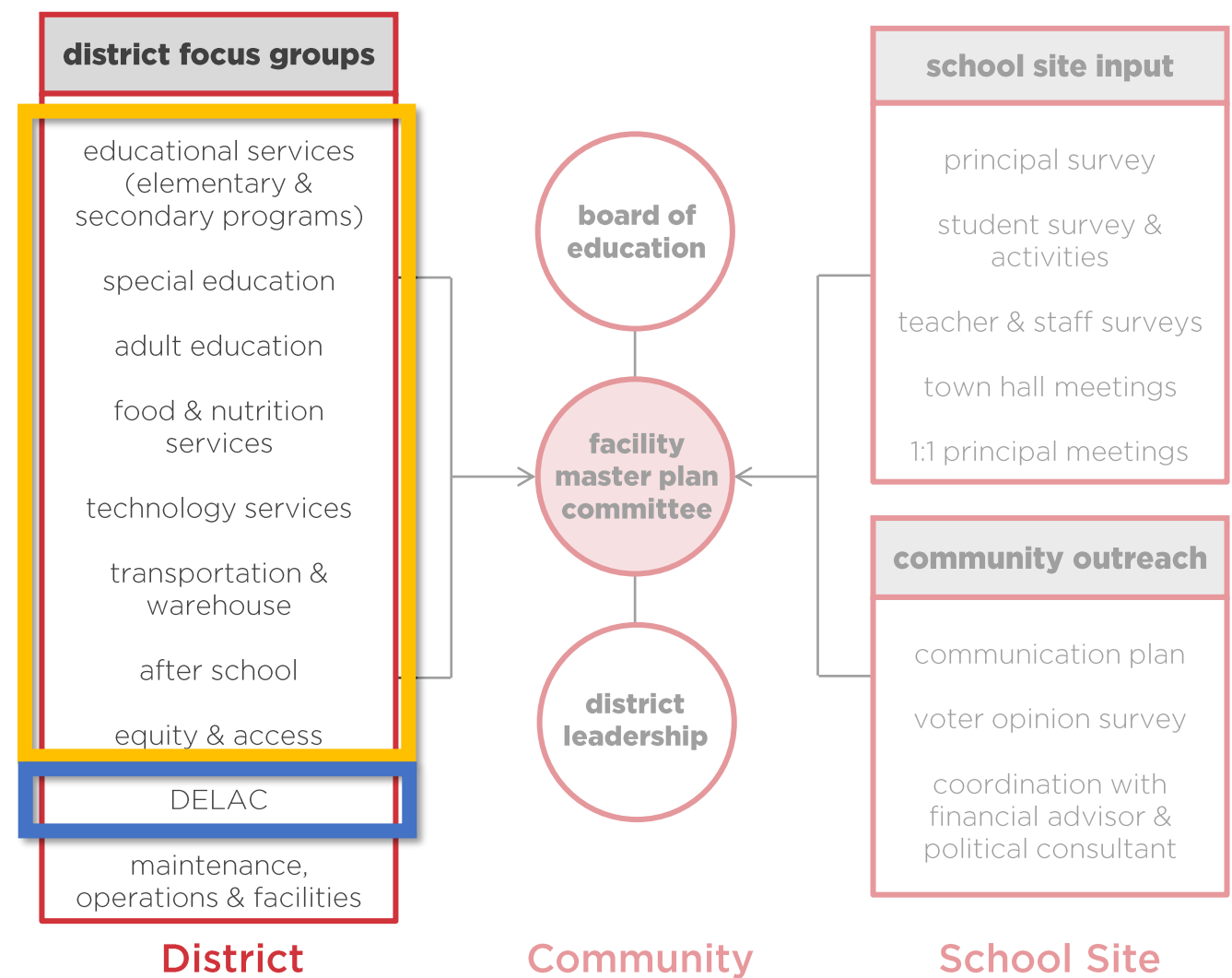
PROPOSED FMP GROUPS MEETINGS

Activities Completed To-Date



Activities Completed To-Date

program focus groups



Focus Group Purpose:

- Develop an understanding of current educational programs within the district.*
- Ties these current programs to existing facility deficiencies.*
- To understand how the facilities could better support the educational vision.*

Future Focus Group Meeting

Program Focus Groups

summary of findings

Primary & Secondary Education

- Currently, classrooms are traditional, with row seating.
- **FMP Considerations:**
 - Provide flexibility within the classrooms; movable furniture, integrated technology, uncluttered, with usable wall space balanced with windows for natural light and ventilation.
- **Elementary School:**
 - STEAM space(s) with sinks for messy, project-based exploration.
 - Gardens and spaces for outdoor science projects.
 - Purpose-build Music spaces with adequate storage to support Mariachi program.
 - Create welcoming Libraries that are inviting, cozy, and engaging. Give pleasure to reading.
- **Middle & High School:**
 - Create a collegiate-feel / Student Union
 - Create an exploratory environment to help students find their interests before High School.
 - Addition of arts-based programs: digital arts, filmmaking, music, broadcasting, cartooning, theater.
 - Industry-standard spaces to support the pathway programs.

Program Focus Groups

summary of findings

ELD & After School (ASES)

- **DELAC:** District-wide group which holds representation for every school site. Liaisons for their sites and EL programs related to District's LCAP.
**LPA to schedule a Focus Group meeting with the DELAC group.*
- **EL Programs:** at every school site. 30-45 mins/day at primary level, 1-2 periods per day at secondary level.
**ELAC representatives will be included on the individual School Site Committees.*
- **After School:** at 8 elementary sites. Challenges with shared spaces.
- **FMP Considerations:**
 - Learning Center Model would include a space for EL specialists + 6-8 students.
 - 1 ASES office per campus as the program's 'home base'
 - ASES: Share a site's Enrichment Space + 7 classrooms.

Adult Education

- Occupies two buildings and three portables adjacent to Douglass MS.
- Growing offerings to include Career and Technical Education like Small Engine Repair, Dental Hygiene, Home Health Care, Medical Assisting.
- **FMP Considerations:**
 - Create clear entry point and secured perimeter.
 - Renovate main building; add elevator, replace windows, renovate restrooms and front office orientation to Hayes St, etc.
 - CTE classrooms need addition of sinks.

Special Education

- Programs: SDC Preschool, Adult Living Skills, Regional SELPA classes.
- Resource services to support student achievement through pull-out and push-in support.
- **FMP Considerations:**
 - Place SDC's in pairings with no more than 3 classes per site.
 - Design SDC classrooms with a joint work room and restrooms. Include sinks and refrigerators.
 - Classrooms must be flexible to adapt to the varying needs of students.
 - RSP: separate teaching spaces from teacher work spaces.

Program Focus Groups

summary of findings

Food Service

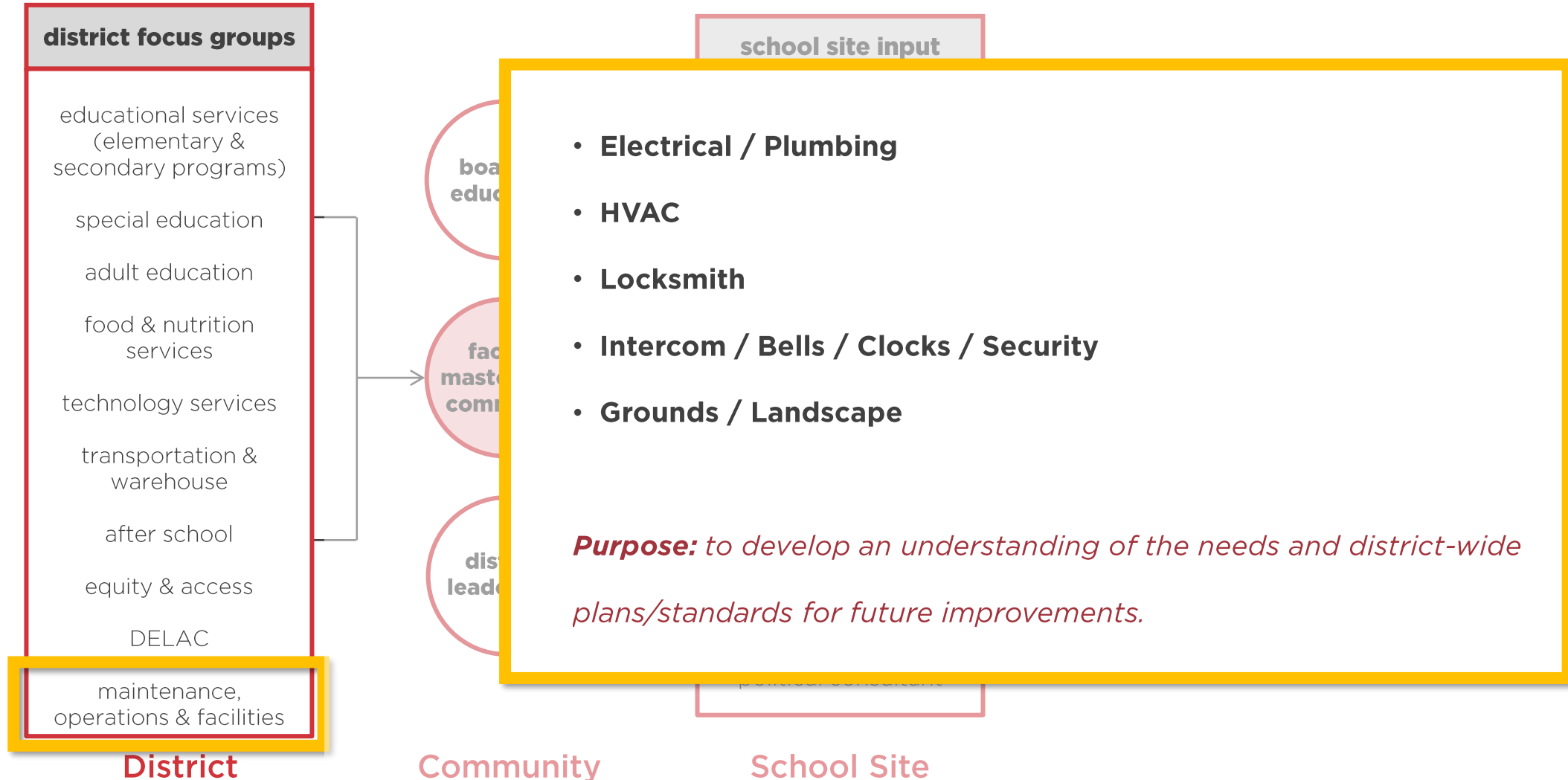
- Identified the 7 central kitchen sites. Deficiencies include flooring, aging/obsolete equipment, inadequate freezer/refrigeration space.
- Satellite kitchens are for serving only (not heat and serve) within the MPR which creates spatial challenges.
- **FMP Considerations:**
 - Create aesthetically-pleasing serving/dining environments through an overall beautification of the MPR.
 - Reconfigure serving area as a space separate from the MPR and with efficient traffic flow.

Transportation & Warehouse

- Shop: 4 bays plus office space.
- Single, open-air bus wash station.
- Driver's Room: in a portable, which is adequate for training.
- **FMP Considerations:**
 - New roof on the warehouse.
 - Additional restrooms to create equity between genders.
 - Kitchenette for the Driver's Room.
 - Enclosed, drive-through bus washing station.
 - At School Sites: create dedicated, off-street bus lane.
 - Add solar panels (could shade the buses) to become self-sufficient.
 - Perimeter security fencing and automatic vehicular gates.

Activities Completed To-Date

maintenance, operations & facilities interviews



Activities Completed To-Date

site needs assessments



FACILITY CONDITION ASSESSMENT

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
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BV CONTACT:
Matthew Anderson
Program Manager
800.733.0660 x7613
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BV PROJECT #:
141224.21R000-001.017

DATE OF REPORT:
May 24, 2021

ON SITE DATE:
April 21, 2021

Beamer Elementary
525 Beamer Street
Woodland, California 95695

Bureau Veritas
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EMENTARY

BUREAU VERITAS PROJECT: 141224.21R000-001.017

Facility Condition Index (FCI)

major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-

Condition	Description
In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.	
Subjected to wear but is still in a serviceable and functioning condition.	
Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	
Has reached the end of its useful or serviceable life. Renewal is now necessary.	

encies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over- scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility	Cost/SF	Total SF	Replacement Value	Current	3- Year	5- Year	10- Year
er Elementary / Building A (1950)	\$680	8,636	\$5,872,480	0.0%	3.2%	5.0%	14.1%
er Elementary / Building B (1975)	\$680	3,280	\$2,230,400	0.0%	1.2%	3.2%	8.7%
er Elementary / Building C (1956)	\$680	8,820	\$5,997,600	0.0%	1.2%	2.8%	9.8%
er Elementary / Building D (1951)	\$680	8,820	\$5,997,600	0.7%	2.1%	4.5%	12.8%
er Elementary / Portables 20-28, Restroom (2003)	\$398	10,500	\$4,179,000	0.0%	0.0%	4.4%	15.9%
er Elementary / Portables 29-30 (2014)	\$398	2,080	\$827,840	0.0%	0.0%	4.0%	9.5%

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EMENTARY

BUREAU VERITAS PROJECT: 141224.21R000-001.017

Findings

Roof Appurtenances

Roof Access Ladder, Steel
Building D Beamer Elementary Building D - GYM

Uniformat Code: B3021
Recommendation: **Install in 2021**

Priority Score: **96.9**
Plan Type: Safety
Cost Estimate: \$3,100
\$\$\$\$

er access missing in two locations. - AssetCALC ID: 2979711

Roof Hatch Extension in Poor condition.

Roof Access Ladder, Steel
Building D Beamer Elementary Roof

Uniformat Code: B3021
Recommendation: **Replace in 2021**

Priority Score: **96.9**
Plan Type: Safety
Cost Estimate: \$1,500
\$\$\$\$

hatch needs extension of the ladder for safety. - AssetCALC ID: 2979754

Roofing in Poor condition.

Modified Bitumen
Building D Beamer Elementary Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**
Plan Type: Performance/Integrity
Cost Estimate: \$39,800
\$\$\$\$

roof has been patched multiple times, has multiple cracks and peeling. - AssetCALC ID: 2979786

Parking Lots in Poor condition.

Pavement, Asphalt
Site Beamer Elementary Parking lot

Uniformat Code: G2021
Recommendation: **Mill and Overlay in 2022**

Priority Score: **84.8**
Plan Type: Performance/Integrity
Cost Estimate: \$66,300
\$\$\$\$

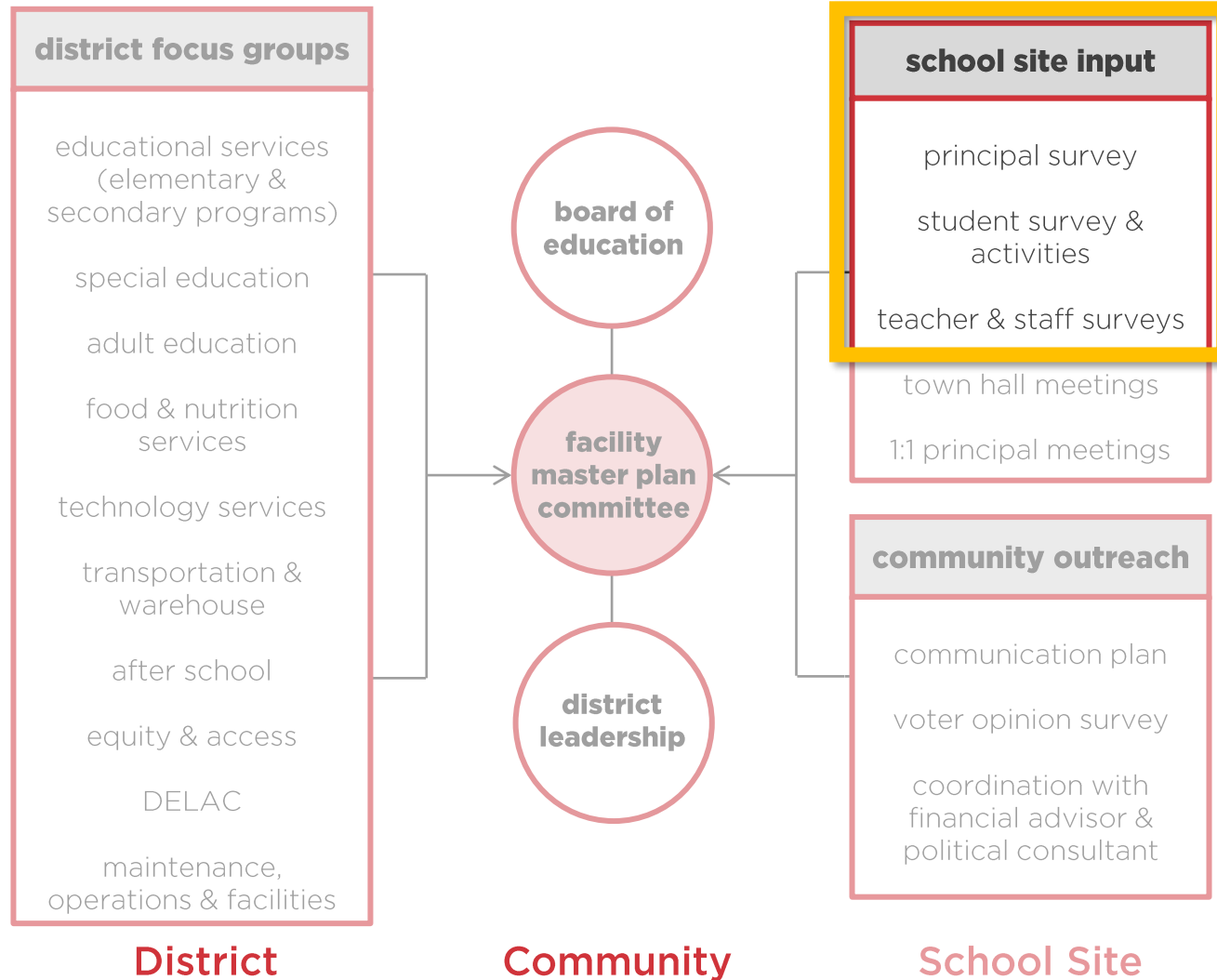
ing lot requires milling and overlay due to excessive cracks and degradation. - AssetCALC ID: 2979790

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Activities Completed To-Date

online surveys



- **Principals**
- **Teachers & Staff**
- **Students** (available in English and Spanish)

Purpose of Online Surveys:

- *Identify site-specific deficiencies from various stakeholder viewpoints.*

Stakeholder Engagement

Student Survey: Top Priority Results based on 1,905 responses (includes 26 Spanish-speakers)

Cafeteria and Food Service



What would you change?	Votes
Better access to food (shorter lines, additional windows)	670
Shade outside	368

Classrooms



What would you change?	Votes
Access to outdoor spaces during class	437
Furniture	378

Library



What would you change?	Votes
Add areas for social interaction and group work	431
Add quiet spaces for independent study/work	371

Specialized Electives Spaces



What would you change?	Votes
Does not apply: activities like art, music, and science are done in the normal classroom or MPR	399
Tools and materials for projects	287

District-Wide Priorities

- Restrooms
- Drinking Fountains
- Outdoor Areas to Play, Gather and Visit with Friends

Elementary Schools

- Restrooms
- Blacktop and Playgrounds
- Drinking Fountains

Middle Schools

- Restrooms
- Drinking Fountains
- Outdoor Areas to Gather and Visit with Friends

High Schools

- Restrooms
- Drinking Fountains
- Outdoor Areas to Gather and Visit with Friends

Stakeholder Engagement

Student Survey: Elementary School Results



Cafeteria and Food Service



What would you change?	Votes
Better access to food (shorter lines, additional windows)	299
Furniture for eating outside	165

Classrooms



What would you change?	Votes
Access to outdoor spaces during class	235
Furniture	193

Library



What would you change?	Votes
Add areas for social interaction and group work	194
Add quiet spaces for independent study/work	199

Specialized Electives Spaces



What would you change?	Votes
Does not apply: activities like art, music, and science are done in the normal classroom or MPR	195
Furniture	143

Elementary School Priorities

- Restrooms
- Blacktop and Playgrounds
- Drinking Fountains

based on 960 responses



Stakeholder Engagement

Student Survey: Middle School Results

Cafeteria and Food Service



What would you change?	Votes
Better access to food (shorter lines, additional windows)	137
Shade outside	113

Classrooms



What would you change?	Votes
Access to outdoor spaces during class	90
Furniture	74

Library



What would you change?	Votes
Add areas for social interaction and group work	99
Add quiet spaces for independent study/work	73

Specialized Electives Spaces



What would you change?	Votes
Does not apply: activities like art, music, and science are done in the normal classroom or MPR	86
Tools and materials for projects	69

Middle School Priorities

- Restrooms
- Drinking Fountains
- Outdoor Areas to Gather and Visit with Friends

based on **406** responses



Stakeholder Engagement

Student Survey: High School Results



Cafeteria and Food Service



What would you change?	Votes
Better access to food (shorter lines, additional windows)	232
Shade outside	111

Classrooms



What would you change?	Votes
Furniture	111
Access to outdoor spaces during class	104

Library



What would you change?	Votes
Add areas for social interaction and group work	136
Add quiet spaces for independent study/work	98

Specialized Electives Spaces



What would you change?	Votes
Tools and materials for projects	118
Does not apply: activities like art, music, and science are done in the normal classroom or MPR	113

High School Priorities

- Restrooms
- Drinking Fountains
- Outdoor Areas to Gather and Visit with Friends

based on **519** responses, includes Cache Creek High School



Stakeholder Engagement

Teacher & Staff Survey: Top Priority Results based on 373 responses

General Education Classrooms



Special Education Classrooms



Student Counseling Spaces



Staff and Administration Spaces



Kitchen / Cafeteria and other Food Service Spaces



Student Assembly Spaces



Library



Physical Education / Athletics Buildings



District-Wide Priorities

- Modernization of Existing Buildings/Classrooms
- Playfields, Track, and Hardcourts
- Student/Staff Restrooms

Elementary Schools

- Playfields, Track, and Hardcourts
- Student/Staff Restrooms
- Modernization of Existing Buildings/Classrooms

Middle Schools

- Modernization of Existing Buildings/Classrooms
- Classroom Furniture
- Student/Staff Restrooms

High Schools

- Modernization of Existing Buildings/Classrooms
- Building HVAC Systems
- Athletics Buildings

Next Steps

September

School Site Committee: Site Walks & Interviews

Student Activities

Educational Charrette

Focus Group with DELAC and Other Community Groups

Targeted FMP Website Launch!

October

Facilities Master Plan Committee (FMPC) Kick-Off

Student & Community Outreach

November

Town Hall Series



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