

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

WHITEHEAD ELEMENTARY

LPA

SITE DATA



Whitehead Elementary
624 W Southwood Dr.
Woodland, CA 95695

Current Enrollment (2020/21): 365

Grades Served: TK-6

Original Construction Date: 1980

Number of Portable Classrooms: 6

STAKEHOLDER PRIORITIES

Principal:

1. Increase safety measures for drop-off and additional staff parking.
2. Modernization and face-lift (Re-branding).
3. Add an enrichment space either indoors or outdoors.

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

Teachers & Staff:

1. Update classroom furniture for more flexibility.
2. Resurface hardcourts and regrade the play-field.
3. Add staff and student restrooms across campus.

Based on online survey results from May 2021.

Students:

1. Add restrooms across campus.
2. Add more drinking fountains across campus.
3. Create a dedicated lab space for science experiments and other collaborative work.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms are in good shape but they could use an update to the finishes and some newer furniture for more flexibility.

Special Education Classrooms
Special education classrooms are similar to the general education in terms of functionality and furniture. SDC would like to include a sensory wall.

Student Services / Counseling
Like most of the campus, an update to the finishes and upgraded furniture is needed. The current space for student services does function well and provides adequate space.

Staff and Administrative Spaces
The administration area is also in need of updated finishes and furniture. There is currently a purge happening to clear out old and unused equipment that has overtaken useful space. There may be a future need for additional storage space to accommodate a growing archive and student population.

Kitchen / Cafeteria / Food Service
There is currently no dedicated kitchen space. Food is brought to the school and served from a warming station in the multi-purpose space. Students are eating outside due to COVID protocols, but the multi-purpose space offers plenty of room for future indoor dining.

Student Assembly
The multi-purpose space is in decent shape and has plenty of room for school meetings and indoor recess. The finishes are outdated, and the paintings (murals) are not accepted well by the students.

Library
The library is in good shape and functions well for the students. This space is utilized well and has room for continued growth.

Physical Education / Athletics Buildings
Physical education has plenty of space both indoors and outdoors. The equipment could be upgraded but is still in decent shape. There is a classroom currently being used for indoor exercise which is sufficient for the class sizes. There is access to the multi-purpose space if needed.

Outdoor Play Equipment / Hardcourts
The playground equipment is very old and outdated. Some of the equipment is quite dangerous and unused by the students.

The hardcourts are in decent shape but could benefit from resurfacing and re-striping. SDC would enjoy a designated play area for students and all play areas could use additional shade.

Specialized Elective Spaces
The garden space is completely unused by students and feels neglected by the community. The space available is quite large and could be utilized in various ways for the students.

Art is done in classrooms which functions well for the teachers. The courtyards offer a great space for outdoor work on messier projects. The music room is in good condition and has plenty of space for students. It is currently

SITE USE AND FUNCTIONALITY, continued

located on the stage in the multi-purpose room. The furniture is outdated and not very flexible. New furniture will be needed soon as well as a dedicated space.

Restrooms
There is a need for more student and staff restrooms. The existing condition is good, but the finishes are outdated.

Site
The site has some security concerns and issues with the play-field. The play-field is in poor condition and needs to be regraded to fix holes and burrowing mounds.

The entire site is lacking security cameras and there has been multiple instances of vandalism, break-ins and theft.

The surrounding neighborhood needs speed bumps and crossing guards to help facilitate drop-off/pick-up traffic. There may be a need to create a more efficient drop-off/pick-up system.

Technology
Classroom technology is sufficient. The lack of a security system and functional cameras is a huge concern for student safety. Beyond the need for upgraded security systems, technology is not a concern for staff or students.

The school is in need of a functioning digital marquee.


Shade Structure



Drop-Off Lane / Parking

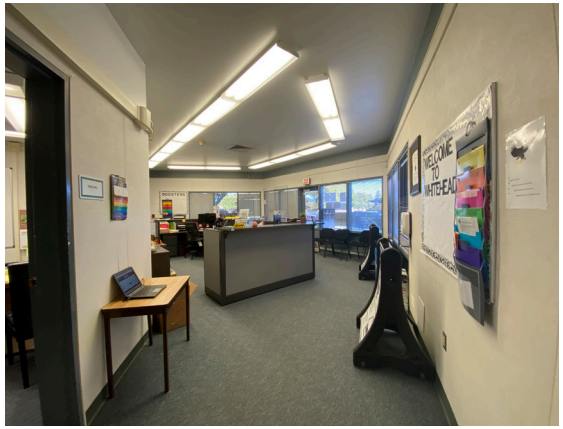

Site Identification and Announcements


Kindergarten Play Yard


Hardcourts


Play Structure


Principal's Office


Administration Office


Staff Workroom



Typical Classroom



Physical Education Classroom



Kindergarten Classroom



Student Services / Counseling



Multi-Purpose Room



Music Room



Library



Food Service: Serving at MPR



Courtyard

EXISTING SITE PLAN

WHITEHEAD 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

WHITEHEAD 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

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

ELD	English Language Development
ISO	Isolation Room
SRC	Student Resource Center

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

LPA

		TOTAL PROGRAM COST (2022$)
1.	Site-Wide: Modernize & Deferred Maintenance	$ 5,372,000
2.	Classrooms: Reconfigure	$ -
3.	Classrooms: New Construction	$ 5,187,000
4.	Science, Arts, CTE, and Electives Spaces	$ 2,466,000
5.	Multi-Purpose Room, Student Union, and Food Service	$ 1,295,000
6.	Physical Education Facilities	$ -
7.	Administration and Staff Support	$ -
8.	Library and Student Support	$ 978,000
9.	Building Systems: Restrooms & Power Access	$ 393,000
10.	Site Utilities	$ -
11.	Safety & Security	$ 1,188,000
12.	Campus Arrival: Parking, Drop-off, and Entry Plaza	$ 1,392,000
13.	Outdoor Learning, Gardens, and Quads	$ 529,000
14.	Exterior Play Spaces, Playfields, and Hardcourts	$ 3,625,000
15.	Flexible Furniture	$ 829,000
16.	Technology Infrastructure and Equipment	$ 922,000
		$ 24,176,000

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



Whitehead Elementary
624 West Southwood Drive
Woodland, California 95695

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com

BV CONTACT:
Matthew Anderson
Program Manager
800.733.0660 x7613
Matt.anderson@bureauveritas.com

BV PROJECT #:
141224.21R000-009.017

DATE OF REPORT:
September 20, 2021

ON SITE DATE:
April 22, 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 6
Plan Types 8
2. Main Building 9
3. Multipurpose Building 12
4. Portables G3-G5 15
5. Portables G6 18
6. Site Summary 21
7. Property Space Use and Observed Areas 23
8. ADA Accessibility 24
9. Purpose and Scope 25
10. Opinions of Probable Costs 27
Methodology 27
Definitions 27
11. Certification 29
12. Appendices 30

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Main Building Multipurpose Building Portable G-3-5 Portable G-6
Main Address	624 West Southwood Drive, Woodland, California 95695
Site Developed	1980 Renovated 2000
Leased Spaces	None
Date(s) of Visit	April 22, 2021
On-site Point of Contact (POC)	John Bidwell
Assessment and Report Prepared By	Bhaskar Ale
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The elementary school was constructed in 1980 and was renovated in 2000. The multipurpose building was added in 1999. Portable buildings were added in 1999 and 2015. The site also has solar panel shade structures in the parking lot.

Architectural

The main building is wood frame construction with brick veneer. The portables have wood siding. The majority of the main building roof is modified bitumen with section of fiber cement shingles. The main building roof has multiple areas with water ponding, cracks and blisters observed. The fiber cement siding also has moss growth on certain sections of the roof and requires water jet cleaning. All portables having metal roofs.

The multipurpose building recently had PVC/TPO roof replacement in 2017. However, there were some areas on the new roof which have grading issues causing water to pond. The Multipurpose building has structural issues. It was observed during the onsite that there were multiple vertical cracks around the perimeter of the building. Further observation, inside the building suggested issues of settling along the floor with cracks propagating towards the exterior walls.

Interior finishes of all buildings have been periodically replaced as-needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling for the main building and the Multipurpose building are provided by rooftop package units. The portables have wall mounted heat pumps. The HVAC controls throughout are direct digital controls.

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

Fire sprinklers are located in the multipurpose building and the main electrical room in the main building. A fire alarm system is present throughout and 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 2000. The asphalt playground behind Portable G6 has developed significant cracks and requires cut and patch and full replacement. The main entrance driveway has sections which do not have adequate grading causing water ponding during the winter season according to POC. Also, a section of asphalt was not compacted during installation of the new solar shade structure which has caused a significant depression in the asphalt parking lot. It needs to be recompacted to prevent further water ponding or cause any trip hazards.

There were also section on concrete sidewalk near the entrance which needed to be graded to prevent trip hazard.

The tree branches near portable G3-G5 and the shade structure located behind G3 need to be trimmed to prevent damage to power lines and the physical structure.

Recommended Additional Studies

The structural integrity of the Multipurpose building is in poor condition. There are significant amounts of wall separations and settling along the floor. 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 areas affected 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
Whitehead Elementary / Main Building (1980)	$680	29,597	$20,125,960	0.0%	1.8%	6.4%	15.1%
Whitehead Elementary / Multipurpose Building (1999)	$680	4,412	$3,000,160	4.3%	4.3%	6.6%	16.0%
Whitehead Elementary / Portables G3-G5 (1999)	$398	2,280	$907,440	0.2%	2.8%	9.7%	24.5%
Whitehead Elementary / Portables G6 (2015)	$398	960	$382,080	0.0%	0.0%	4.3%	14.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
Main Building	1	$1,500
Multipurpose Building	4	$130,300
Portables G3-G5	1	$2,000
Site	6	$26,700
Total	**12**	**$160,500**

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980675	Whitehead Elementary / Main Building	Roof	B3010	Roofing cleaning, Clean	Poor	Performance/Integrity	$1,500
Total (1 items)							**$1,500**

Multipurpose Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980667	Whitehead Elementary / Multipurpose Building	Throughout	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	$13,500
2980630	Whitehead Elementary / Multipurpose Building	Interior	C2030	Flooring, Concrete, Repair	Poor	Performance/Integrity	$48,500
2980624	Whitehead Elementary / Multipurpose Building	Roof	B3010	Roofing drainage, Repair	Poor	Performance/Integrity	$1,500
2980634	Whitehead Elementary / Multipurpose Building	Building exterior	B2010	Exterior Walls, Brick, 1-2 Story Building, Repair	Poor	Performance/Integrity	$66,800
Total (4 items)							**$130,300**

Portables G3-G5

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980658	Whitehead Elementary / Portables G3-G5	Building exterior G5	G2080	Landscaping, Mature Trees, Heavy Trimming, Repair	Poor	Performance/Integrity	$2,000
Total (1 items)							**$2,000**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980659	Whitehead Elementary / Site	Site	G2080	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	Failed	Safety	$2,900
2980673	Whitehead Elementary / Site	Site - near Entrance	G2020	Sidewalk, Pavement, Concrete, Replace	Poor	Performance/Integrity	$1,200
2980669	Whitehead Elementary / Site	Behind Portable G6	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	$18,500
2980628	Whitehead Elementary / Site	Parking lot	G2010	Parking Lot, Pavement, Asphalt, Add compaction	Failed	Performance/Integrity	$1,400
2980644	Whitehead Elementary / Site	Drop off area	G2010	Parking Lot, Pavement, Asphalt, Repair	Poor	Performance/Integrity	$1,400
2980652	Whitehead Elementary / Site	Site	D2010	Backflow System support, Support, Replace	Failed	Performance/Integrity	$1,300
Total (6 items)							**$26,700**

Key Findings



Landscaping in Failed condition.

Mature Trees, Removal or Heavy Trimming
Site Whitehead Elementary Site

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

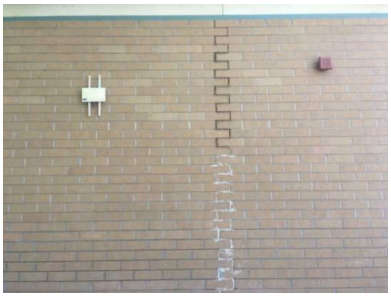
Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $2,900

**$**$$$

Significant weight on the gazebo structure by the overgrown tree. It needs to be trimmed. - AssetCALC ID: 2980659



Exterior Walls in Poor condition.

Brick, 1-2 Story Building
Multipurpose Building Whitehead Elementary
Building exterior

Uniformat Code: B2011
Recommendation: **Repair in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $66,800

**$$$**$

Separation on exterior walls. Repair required after structural study. - AssetCALC ID: 2980634



Roofing in Poor condition.

Modified Bitumen
Main Building Whitehead Elementary Roof

Uniformat Code: B3015
Recommendation: **Replace in 2022**

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $339,800

$$$$

Lots of areas with water ponding. Blisters observed at the eaves. - AssetCALC ID: 2980635



Parking Lots in Poor condition.

Pavement, Asphalt
Site Whitehead Elementary Behind Portable G6

Uniformat Code: G2021
Recommendation: **Cut & Patch in 2021**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $18,500

**$$**$$

Significant cracks and potholes observed behind Portable G6. - AssetCALC ID: 2980669



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Multipurpose Building Whitehead Elementary
Throughout

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $13,500

**$$**$$

Multiple internal and external cracks on floor and walls throughout. Further study is required for full repair scope. - AssetCALC ID: 2980667



Flooring in Poor condition.

Concrete
Multipurpose Building Whitehead Elementary
Interior

Uniformat Code: C2032
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $48,500

**$$**$$

Cracks observed throughout the flooring. - AssetCALC ID: 2980630



Landscaping in Poor condition.

Mature Trees, Heavy Trimming
Portables G3-G5 Whitehead Elementary
Building exterior G5

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,000

**$**$$$

Trim branches for trees to not touch electrical lines. - AssetCALC ID: 2980658

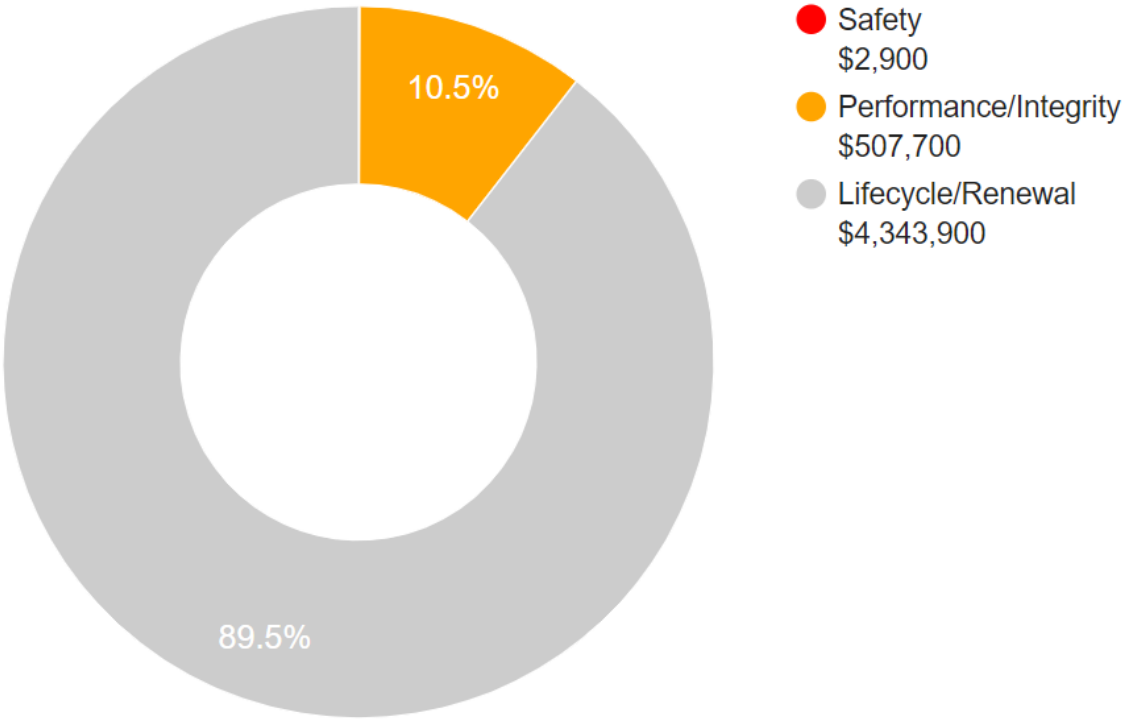
Plan Types

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: $4,854,500