

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

FREEMAN ELEMENTARY

LPA

SITE DATA



Freeman Elementary
126 N West St
Woodland, CA 95695

Current Enrollment (2020/21): 451

Grades Served: TK-6

Original Construction Date: 1955

Number of Portable Classrooms: 12

STAKEHOLDER PRIORITIES

Principal:

1. A media center or large multi-purpose space for students/parents. Shared asset for family support services
2. Additional drop-off / pick-up along Freeman.
3. Modernization of existing spaces. Paint, replace dry rot / dust.

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

Teachers & Staff:

1. Update and replace classroom furniture.
2. Update exterior appearance / add curb appeal.
3. Modernization of existing buildings / classrooms.

Based on online survey results from May 2021.

Students:

1. Update and add restrooms.
2. Additional outdoor areas to gather and visit with friends.
3. Update classroom technology (internet, presentation equipment).

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms are in decent condition. Upgrading finishes is desired. Students would like drinking fountains added within classrooms.

Special Education Classrooms
Current classrooms are overcrowded with up to three student groups at once. Designated restrooms are required.

Student Services / Counseling
Needs a dedicated space and a larger office for group sessions.

Staff and Administrative Spaces
Expand administrative spaces and staff lounge.

Kitchen / Cafeteria / Food Service
Current serving kitchen meets needs. There are three lunch periods to serve all students.

Student Assembly
Need larger space for school wide assembly. More storage is also required.

Library
Currently in a portable not adjacent to classrooms. Requires a long walk to access. Space is adequate and appreciated by users.

Physical Education / Athletics Buildings
In a shared classroom with band.

Outdoor Play Equipment / Hardcourts
Track desired to support high participation in cross country.

Specialized Elective Spaces
Band teachers are sharing space with PE and do not have enough room for storage. In need of a dedicated art room with a kiln, or a similar collaborative space.

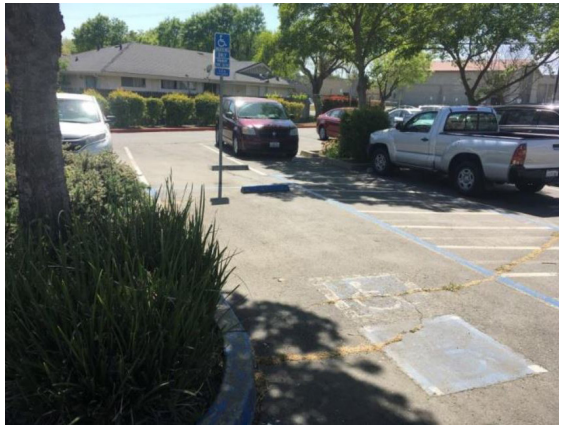
Restrooms
In good condition.

Site
Need a safer crossing at Woodland Ave. and West St.

Technology
Classroom technology needs an update. Teachers are taping webcams to TVs. Increase charging capacity and access. An added capability to “write” on the screen or have touchscreen would be beneficial to instruction.



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



School Garden


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Teacher's Lounge


Library


Food Service: Kitchen


Outdoor Learning

EXISTING SITE PLAN

FREEMAN 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

FREEMAN 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

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ART	Art Room
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ELD	English Language Development
ISO	Isolation Room
SRC	Student Resource Center

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		TOTAL PROGRAM COST (2022$)
1.	Site-Wide: Modernize & Deferred Maintenance	$ 6,503,000
2.	Classrooms: Reconfigure	$ -
3.	Classrooms: New Construction	$ 11,887,000
4.	Science, Arts, CTE, and Electives Spaces	$ 2,581,000
5.	Multi-Purpose Room, Student Union, and Food Service	$ 833,000
6.	Physical Education Facilities	$ -
7.	Administration and Staff Support	$ 3,111,000
8.	Library and Student Support	$ 3,425,000
9.	Building Systems: Restrooms & Power Access	$ 1,061,000
10.	Site Utilities	$ 260,000
11.	Safety & Security	$ 856,000
12.	Campus Arrival: Parking, Drop-off, and Entry Plaza	$ 1,654,000
13.	Outdoor Learning, Gardens, and Quads	$ 606,000
14.	Exterior Play Spaces, Playfields, and Hardcourts	$ 2,581,000
15.	Flexible Furniture	$ 895,000
16.	Technology Infrastructure and Equipment	$ 755,000
		$ 37,008,000

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



Freeman Elementary School
128 North West Street
Woodland, California 95695

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BV PROJECT #:
141224.21R000-003.017

DATE OF REPORT:
September 27, 2021

ON SITE DATE:
April 15, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Building A Building B Building C Building D Portables 1, 12-18, 25-26, Library Portables 2,3,8 Portable Restrooms
Main Address	128 North West Street, Woodland, California 95695
Site Developed	1985 Renovated 2001
Leased Spaces	None
Date(s) of Visit	April 15, 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 originally constructed around 1985 and was renovated in 2001. Portable buildings were added from 1985 till 2014. The 2001 renovations consisted of refurbishing building interiors, installing new roof top HVAC units, and updating some of the site electrical services/panels. In 2014 there was a restroom renovation project completed and in 2015 major site pavement project was completed which covered the west parking lot and the large playground area.

Architectural

The majority of the buildings consist of CMU block or wood frame construction with slab on grade. There is a section on Building D roof above the Gymnasium which shows signs of delamination of the PVC cap sheet requiring repairs. It was also observed that one of the windows facing the west wall had cracks and will require replacement. Interior finishes have been periodically replaced as needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the buildings are conditioned by rooftop packaged units. Building B has split system units with furnace. The portables are heated and cooled by wall mounted heat pumps. All the economizers on the rooftop package units are not operable according to the POC. The wall mounted unit heaters located in the restroom adjacent to Portable 8 are also not working.

An isolation room located in Building A, currently in use, does not have any type of ventilation. It is recommended to install ventilation for the space. A budgetary cost is included.

Domestic hot water is provided by gas and electric water heaters located throughout the school. No major issues observed.

There is a fire sprinkler system onsite only in Building D for the utility closet. A fire alarm system is present throughout the remaining buildings and portables.

The electrical system is a mix of old and new systems due to the installation of the 282 solar panel array and inverter in 2013. It appears that the main power supply for the site was moved from the large switchboard on Building A to the switchboard now located in the transformer pad mount area. Buildings A and D still have the original electrical switchboards and breakers that could be very problematic if not maintained. It is recommended to have infrared electrical testing completed on all the electrical panels on the site to ensure the system is operating safely.

Electrical service is provided to the site by Pacific Gas and Electric and is adequate for the requirements of the school. The site has security cameras and wi-fi in the classrooms.

Site

Adjacent to Building A there is heaved sidewalk and outside of Portable 1 the asphalt is cracked and weeds are growing through. Both areas present trip hazards and should be repaired. The north parking lot and has also developed significant cracks and requires mill and overlay. Both parking lots require restriping.

A section of the wood fence near the south west section of the property is leaning and is temporarily being supported by wood posts.

Recommended Additional Studies

The old switchboard panels are in poor condition. The original breakers may not trip when necessary and connections loosen over time with heat and load on the connections. 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 replace the older switchboard 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
Freeman Elementary / Building A (1985)	$680	6,100	$4,148,000	0.4%	6.7%	13.2%	18.7%
Freeman Elementary / Building B (1985)	$680	3,800	$2,584,000	0.0%	2.7%	6.0%	13.1%
Freeman Elementary / Building C (1985)	$680	8,000	$5,440,000	0.4%	3.8%	12.3%	18.3%
Freeman Elementary / Building D (1985)	$680	8,200	$5,576,000	0.3%	4.6%	13.2%	20.3%
Freeman Elementary / Portable Restrooms	$398	1,500	$597,000	0.0%	1.7%	1.7%	6.0%
Freeman Elementary / Portables 1, 12-18, 25-26, Library (2001)	$398	13,800	$5,492,400	0.0%	3.5%	10.1%	20.9%
Freeman Elementary / Portables 2,3,8 (1985)	$398	3,800	$1,512,400	0.2%	5.6%	10.7%	29.4%

Immediate Needs

Facility/Building	Total Items	Total Cost
Building A	2	$16,000
Building C	1	$21,200
Building D	4	$17,900
Portables 1, 12-18, 25-26, Library	1	$700
Portables 2,3,8	1	$3,200
Site	4	$16,500
Total	**13**	**$75,500**

Building A

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972974	Freeman Elementary / Building A	Isolation room	D3050	HVAC System Install, Full System Renovation/Upgrade, High Complexity, Install	Failed	Safety	$1,900
2977624	Freeman Elementary / Building A	Roof	D3030	Economizer, Replace	Failed	Performance/Integrity	$14,100
Total (2 items)							**$16,000**

Building C

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2977643	Freeman Elementary / Building C	Roof	D3030	Economizer Unit, Replace	Failed	Performance/Integrity	$21,200
Total (1 items)							**$21,200**

Building D

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3013633	Freeman Elementary / Building D	Building D and site	D5020	Electrical System, Infrared Study, Study	NA	Safety	$6,700
3012799	Freeman Elementary / Building D	Roof	D3030	Economizer Unit, Replace	Failed	Performance/Integrity	$7,100
2973002	Freeman Elementary / Building D	Gymnasium	C1020	Interior Window, Fixed, 12 SF, Replace	Poor	Performance/Integrity	$700
2972959	Freeman Elementary / Building D	Roof	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Poor	Performance/Integrity	$3,400
Total (4 items)							**$17,900**

Portables 1, 12-18, 25-26, Library

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972992	Freeman Elementary / Portables 1, 12-18, 25-26, Library	Portable 25	D2010	Water Heater, Electric, Instant Hot, Replace	Failed	Performance/Integrity	$700
Total (1 items)							**$700**

Portables 2,3,8

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972981	Freeman Elementary / Portables 2,3,8	Restroom	D3020	Unit Heater, Electric, 1 to 2 KW, Replace	Failed	Performance/Integrity	$3,200
Total (1 items)							**$3,200**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2977615	Freeman Elementary / Site	Site	G2060	Fences & Gates, Fence, Wood Board 6', Replace	Poor	Performance/Integrity	$4,900
2977616	Freeman Elementary / Site	Adjacent to Portables 3	G2030	Sidewalk, Asphalt, Replace	Poor	Safety	$7,400
2977587	Freeman Elementary / Site	Adjacent to Building A	G2030	Sidewalk, Concrete, Small Areas/Sections, Replace	Failed	Safety	$2,700
2972982	Freeman Elementary / Site	Utility pad	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	$1,500
Total (4 items)							**$16,500**

Key Findings



Sidewalk in Failed condition.

Concrete, Small Areas/Sections
Site Freeman Elementary Adjacent to Building A

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

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $2,700

**$**$$$

Trip hazard - AssetCALC ID: 2977587



Sidewalk in Poor condition.

Asphalt
Site Freeman Elementary Adjacent to Portables 3

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

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $7,400

**$**$$$

Pavement is failing, Trip hazard. - AssetCALC ID: 2977616

No photo available.

Electrical System

Infrared Study
Building D Freeman Elementary Building D and site

Uniformat Code: D5023
Recommendation: **Study in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $6,700

**$**$$$

Infra-red study recommended to check the breakers and safety of original Zinsco panels. - AssetCALC ID: 3013633



HVAC System Install in Failed condition.

Full System Renovation/Upgrade, High Complexity
Building A Freeman Elementary Isolation room

Uniformat Code: D3055
Recommendation: **Install in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $1,900

**$**$$$

Install HVAC for ventilation fin isolation room. Currently, it does not have any ventilation. - AssetCALC ID: 2972974



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Building D Freeman Elementary Roof

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: $3,400

**$**$$$

Portion on north end of roof is delaminating. - AssetCALC ID: 2972959



Switchboard in Poor condition.

120/208 V, 600 AMP
Building D Freeman Elementary Utility closet

Uniformat Code: D5021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $60,700

**$$$**$

Due to the age of the equipment, it is recommended to be replaced in the near future. - AssetCALC ID: 2977610



Switchboard in Poor condition.

120/208 V, 1200 AMP
Building A Freeman Elementary Electrical room

Uniformat Code: D5021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $89,000

**$$$**$

Due to the age of the equipment, it is recommended to be replaced in the short term. - AssetCALC ID: 2977630



Switchboard in Poor condition.

120/208 V, 1000 AMP
Site Freeman Elementary Site

Uniformat Code: D5021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $93,100

**$$$**$

Due to the age of the equipment, it is recommended to be replaced in the near future. - AssetCALC ID: 2977633



Parking Lots in Poor condition.

Pavement, Asphalt
Site Freeman Elementary Utility pad

Uniformat Code: G2021
Recommendation: **Repair in 2021**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,500

**$**$$$

Asphalt in utility pad area is deteriorated - AssetCALC ID: 2972982



Parking Lots in Poor condition.

Pavement, Asphalt
Site Freeman Elementary West Parking area

Uniformat Code: G2021
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $7,900

**$**$$$

Needs restriping. - AssetCALC ID: 2977608



Parking Lots in Poor condition.

Pavement, Asphalt
Site Freeman Elementary North Parking area

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $56,600

**$$$**$

North parking lot has alligator cracking, block cracking and raveling. - AssetCALC ID: 2980115



Parking Lots in Poor condition.

Pavement, Asphalt
Site Freeman Elementary North parking lot

Uniformat Code: G2021
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $7,300

**$**$$$

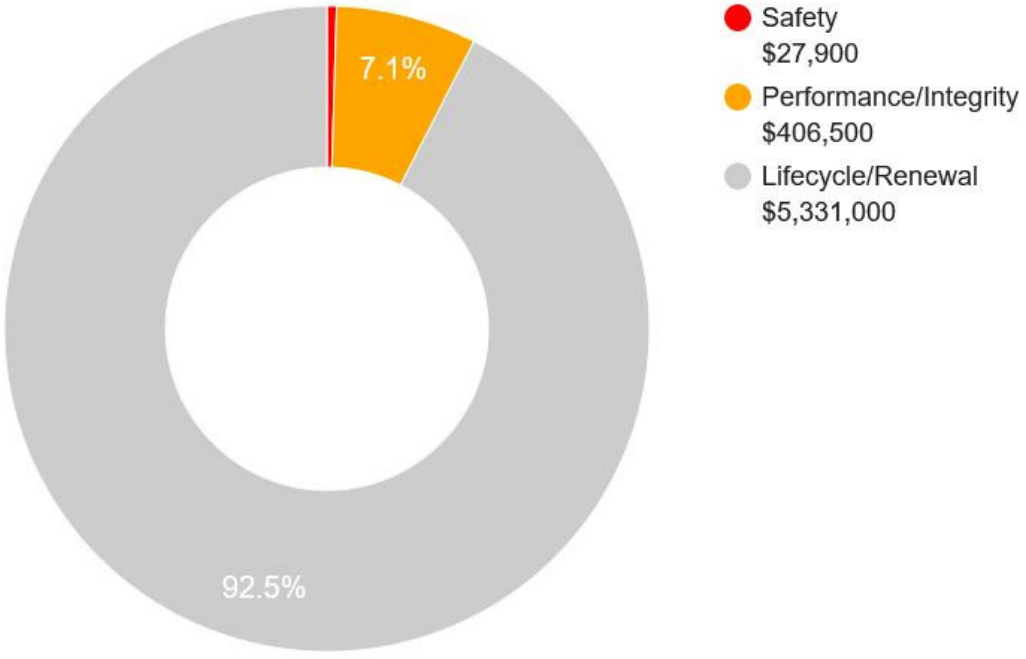
Needs restriping. - AssetCALC ID: 3013203

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: $5,765,400