



**WOODLAND JOINT UNIFIED SCHOOL DISTRICT
MINUTES OF THE
SPECIAL BOARD MEETING**

October 16, 2019

District Office Board Room
435 Sixth Street
Woodland, CA 95695

Attendance Taken at 5:00 PM:

Present:

Deborah Bautista Zavala
Morgan Childers
Debbie Decker
Teresa Guerrero
Karen Rosenkilde-Bayne
Rogelio Villagrana
Jake Whitaker

A. CALL TO ORDER IN OPEN SESSION - 5:00 P.M.

Minutes:

President Decker called the meeting to order in Open Session at 5:00 p.m. in the Board Room.

A.1. Pledge of Allegiance

Minutes:

President Decker led the Pledge of Allegiance.

B. APPROVAL OF BOARD AGENDA - ACTION

Motion Passed: Motion was made to approve the agenda. Passed with a motion by Rogelio Villagrana and a second by Jake Whitaker.

Yes Deborah Bautista Zavala
Yes Morgan Childers
Yes Debbie Decker
Yes Teresa Guerrero

Yes Karen Rosenkilde-Bayne
Yes Rogelio Villagrana
Yes Jake Whitaker

C. PUBLIC COMMENT FOR ITEMS ON SPECIAL BOARD MEETING AGENDA (Please fill out the Public Participation Form) Members of the public are encouraged to attend Board meetings and to address the Board concerning any item on the Special Board Meeting Agenda. Individual speakers shall be allowed three minutes each to address the Board on Special Board Meeting Agenda items. The Board shall limit the total time for public input on each item to 20 minutes. This is a comment period only, and the law does not allow the Board of Trustees to take action on any item not explicitly posted on the agenda in advance. However, Board members may ask for clarification, briefly respond to questions, refer concerns to staff, and/or request that an item be placed on a future agenda.

Minutes:

The following individuals addressed the Board regarding changes in the Maxwell Autism Spectrum Disorder (ASD) preschool program: Laura Brubaker and Sarah Martin.

D. CLOSED SESSION AGENDA

D.1. Conference with Legal Counsel - Anticipated Litigation - Significant Exposure to Litigation: One Case, Pursuant to subdivision (d) of Government Code Section 54956.9

Minutes:

The Board recessed at 5:06 p.m. and reconvened in Closed Session at 5:08 p.m. Closed Session ended at 6:15 p.m.

E. RECONVENE IN OPEN SESSION

Minutes:

The Board President reconvened the meeting in Open Session at 6:22 p.m.

E.1. Announcement of any action taken in Closed Session or items to be approved in Open Session that were reviewed in Closed Session

Minutes:

The Board President announced that no action was taken in Closed Session.

F. BOARD ACTION

F.1. Business Services

F.1.a. Approve Resolution No. 16-20 of the Board of Education of the Woodland Joint Unified School District Approving the Award of Lease-Leaseback Services

Agreements to Landmark Construction for the Woodland High School Stadium Project

Minutes:

Trustee Villagrana requested the Facilities Master Plan document be added to the minutes to explain why he cannot support voting in favor of this item.

Motion Passed: Motion was made to approve Resolution No. 16-20 of the Board of Education of the Woodland Joint Unified School District Approving the Award of Lease-Leaseback Services Agreements to Landmark Construction for the Woodland High School Stadium Project. Passed with a motion by Jake Whitaker and a second by Morgan Childers.

Yes Deborah Bautista Zavala
Yes Morgan Childers
Yes Debbie Decker
Yes Teresa Guerrero
Yes Karen Rosenkilde-Bayne
No Rogelio Villagrana
Yes Jake Whitaker

F.1.b. Approve Purchases of Items/Services in Excess of \$15,000: List 5.1-20

Motion Passed: Motion was made to approve Purchases of Items/Services in Excess of \$15,000: List 5.1-20. Passed with a motion by Deborah Bautista Zavala and a second by Jake Whitaker.

Yes Deborah Bautista Zavala
Yes Morgan Childers
Yes Debbie Decker
Yes Teresa Guerrero
Yes Karen Rosenkilde-Bayne
No Rogelio Villagrana
Yes Jake Whitaker

F.2. Educational Service

F.2.a. Approve Board Direction to Provide Peer Models in the Autism Spectrum Disorder (ASD) Preschool Classroom

Minutes:

Public Comment: The following individuals addressed the Board regarding changes in the Maxwell Autism Spectrum Disorder (ASD) preschool program: Theresa Wheeler, Erin Morris, Laura Brubaker, Mair Winger, Mick Martin, and Sarah Martin.

Motion Passed: Motion was made to reinstate the Peer Models in the Autism Spectrum Disorder (ASD) Preschool Classroom as soon as possible readmitting the former peer role models using proper enrollment procedures on a non-permanent basis as an interim solution while the District works to secure proper licensure through CCL and for the State Preschool and works to create an equitable and open application process for the 2020-21 school year. Passed with a motion by Jake Whitaker and a second by Morgan Childers.

- Yes Deborah Bautista Zavala
- Yes Morgan Childers
- Yes Debbie Decker
- Yes Teresa Guerrero
- Yes Karen Rosenkilde-Bayne
- Yes Rogelio Villagrana
- Yes Jake Whitaker

G. ADJOURNMENT

Minutes:

The Board President adjourned the meeting at 7:05 p.m.

BOARD CLERK

BOARD PRESIDENT

INTRODUCTION

PROCESS

WHY DO WE NEED A MASTER PLAN?

WE NEED A MASTER PLAN TO:

- **Provide facilities that are safe and secure for students and staff**
- **Protect District assets and address potential liabilities from accidents and Americans with Disability Acts claims**
- **Provide facilities with adequate restrooms**
- **Provide facilities that are energy efficient and sustainable to minimize impact on the general fund**



INTRODUCTION

PROCESS

WHY DO WE NEED A MASTER PLAN?

SESSION NO. 4 GOALS

IMMEDIATE NEEDS OR AREAS ADDRESSED:

- 1. ADA upgrades – hardware, stairs, handrails, lifts, etc.**
- 2. Safety issues – tripping hazards, exposed electrical lines, hazards, crosswalks, non-working intercom systems, fire alarm systems, Non-DSA approved structures, damaged lockers, non code compliant kitchen equipment.**
- 3. Asset protection – drainage problems, failing roofs, water intrusion, failed paving, failing covered walkways, failing stadium concrete**
- 4. Essential student comfort– failing HVAC systems, failing lighting, ventilation of restrooms, broken tile replacement, repair to damaged walls upgrading restrooms for compliance.**
- 5. Basic energy / water conservation – HVAC system replacement where required due to age or failure, replacement of irrigation systems.**



Beamer Park Elementary School

Slurry coat and restripe AC paving	\$85,250
Rubberized play surface for all existing/new playgrounds	\$77,050
ADA accessibility upgrades	\$100,000
Replace gymnasium fire alarm system	\$25,316
Replace gymnasium HVAC	\$263,060
Replace gymnasium skylights	\$5,000
Replace gymnasium flooring	\$107,180
Gymnasium door hardware	\$25,500
Kitchen fire alarm	\$3,553
Kitchen Flooring	\$8,120
Kitchen door hardware	\$7,500
New kitchen equipment	\$180,000
Replace or fix building skylights throughout campus	\$12,500
Replace campus intercom system	\$92,215
Subtotal	\$992,244



Charles E. Dingle Elementary School

Rubberized play surface for all existing/new playgrounds	\$84,360
Storm drain/ alleviate alley-way flooding	\$100,000
ADA accessibility upgrades	\$100,000
Restroom modernization	\$307,500
Replace HVAC at permanent buildings	\$410,480
Subtotal	\$1,002,340

Gertrude S. Freeman Elementary School

Slurry coat and restripe AC paving	\$76,133
Rubberized play surface for all existing/new playgrounds	\$86,400
Storm Drain/ alleviate flooding near trash containers	\$100,000
ADA accessibility upgrades	\$100,000
Provide new carpet in administration	\$4,095
Restroom modernization	\$331,500
Subtotal	\$698,128



HIGHEST PRIORITY

William B. Gibson Elementary School

Demolish lunch shelter	\$10,000
Demolish roof at administration	\$678
Upgrade irrigation system campus wide	\$387,536
Slurry coat and restripe AC paving	\$134,638
Rubberized play surface for all existing/new playgrounds	\$44,850
Storm drain/ alleviate localized drainage issues	\$100,000
ADA accessibility upgrades	\$100,000
Restroom modernization	\$405,000
New roofing at administration building	\$9,040
Upgrade library to DSA compliant building	\$257,346
<u>Repair structural deficiencies in existing buildings</u>	<u>\$304,290</u>
Subtotal	\$1,753,378



HIGHEST PRIORITY

Rhoda Maxwell Elementary School

Remove landscape and irrigation system and prep site	\$2,278
Slurry coat and restripe AC paving	\$188,654
Rubberized play surface for all existing/new playgrounds	\$205,200
ADA accessibility upgrades	\$100,000
Multipurpose HVAC	\$142,436
Multipurpose roofing	\$40,696
<u>Multipurpose ADA upgrades</u>	<u>\$10,000</u>
Subtotal	\$689,264



HIGHEST PRIORITY

Plainfield Elementary School

Planting, playfield irrigation and trees	\$462,823
Hardcourt AC paving	\$89,512
Slurry coat and restripe AC paving	\$93,661
Rubberized play surface for all existing/new playgrounds	\$77,200
Add additional sidewalks for safety	\$38,742
ADA accessibility upgrades	\$100,000
Restroom modernization	\$323,250
Replace HVAC system throughout campus	\$539,140
Replace roofing throughout campus	\$94,064
Provide exterior lighting and emergency power	\$139,175
Subtotal	\$1,957,567

Ramon S. Tafoya Elementary School

Slurry coat and restripe AC paving	\$201,625
Rubberized play surface for all existing/new playgrounds	\$37,200
Subtotal	\$238,825



HIGHEST PRIORITY

T.L. Whitehead Elementary School

Remove landscape and irrigation system and prep site	\$2,823
Slurry coat and restripe AC paving	\$195,353
Rubberized play surface for all existing/new playgrounds	\$100,700
Replace/provide parking lights for safety	\$49,478
ADA accessibility upgrades	\$100,000
Replace roofing campus wide	\$299,672
New controls for HVAC system	\$35,000
<u>New public address system</u>	<u>\$103,885</u>
Subtotal	\$886,911



Woodland Prairie Elementary School

Slurry coat and restripe AC paving	\$142,157
Rubberized play surface for all existing/new playgrounds	\$169,700
ADA accessibility upgrades	\$100,000
Replace failing carpet/flooring	\$167,339
Restroom modernization	\$472,884
Replace fire alarm and intrusion system campus wide	\$167,339
Replace HVAC system campus wide	\$1,338,708
Replace roof system campus wide	\$305,688
Replace covered walkways system	\$496,580
Subtotal	\$3,360,395



HIGHEST PRIORITY

Zamora Elementary School

Planting, playfield irrigation and trees	\$299,950
Slurry coat and restripe AC paving	\$201,696
Rubberized play surface for all existing/new playgrounds	\$123,500
ADA accessibility upgrades	\$100,000
Re-paint buildings	\$26,025
Replace campus clock system	\$71,388
Provide new public address system	\$124,929
Subtotal	\$947,488

Sci-Tech Academy

Planting, playfield irrigation and trees	\$650,000
Rubberized play surface for all existing/new playgrounds	\$96,300
ADA accessibility upgrades	\$100,000
Restroom modernization	\$191,250
Replace HVAC system throughout campus	\$554,344
Replace roof throughout campus	\$158,384
Subtotal	\$1,750,278



HIGHEST PRIORITY

Douglass Middle School

Slurry coat and restripe AC paving	\$270,790
Address crosswalk safety issues	\$5,000
ADA accessibility upgrades	\$175,000
Replace gymnasium flooring and sound system	\$546,696
Replace roofing throughout campus	\$771,240
Upgrades to HVAC system throughout campus	\$1,446,075
Replace door hardware throughout campus	\$318,000
<u>Restroom modernization</u>	<u>\$343,117</u>
Subtotal	\$3,875,918



HIGHEST PRIORITY

Lee Middle School

New AC paving at hardcourts	\$17,100
New hardcourt striping	\$1,000
Replace above ground vaults	\$200,000
ADA accessibility upgrades	\$250,000
Classroom building M restroom modernization	\$366,375
Gymnasium – replace bleachers and HVAC	\$326,800
Replace roofing and covered walkway throughout campus	\$788,704
Replace intercom system throughout campus	\$151,970
Replace damaged in-wall lunch tables	\$192,000
Subtotal	\$2,293,949

Pioneer High School

Repair roof leaks around the campus	\$159,090
Subtotal	\$159,090



Woodland High School

AC paving replacement at staff parking	\$16,258
Irrigation replacement throughout campus	\$1,060,089
Replace unsafe/ exposed transformer	\$36,000
Storm drain/ alleviate electrical flooding at agricultural area	\$200,000
ADA accessibility upgrades	\$250,000
Replace gymnasium flooring, bleachers, lighting, exhaust at lockers	\$929,702
Replace student lockers throughout campus	\$78,000
Replace HVAC systems throughout campus	\$4,252,276
Replace roofing throughout campus	\$1,214,936
New concession/ toilets at football stadium	\$545,000
New football stadium bleachers/ press box	\$1,275,000
Subtotal	\$9,857,261



HIGHEST PRIORITY

Cache Creek High School

Planting, playfield irrigation and trees	\$334,372
Parking AC paving, hardcourt AC paving, concrete paving, curb and gutter	\$262,830
Parking/ hardcourt restriping	\$847
ADA accessibility upgrades	\$150,000
Restroom modernization	\$215,625
Re-roofing of permanent buildings	\$180,356
Replace HVAC system throughout campus	\$476,448
Upgrade science lab for minimum program needs	\$221,760
Subtotal	\$1,842,238

Woodland Adult Education

Slurry coat and restripe AC paving	\$16,245
ADA accessibility upgrades	\$100,000
Subtotal	\$116,245

Total – All Schools

\$32,421,519

