

PRESENTATION PREPARED FOR
WOODLAND JOINT UNIFIED SCHOOL DISTRICT



FACILITY MASTER PLAN BOARD STUDY SESSION NO. 4 DECEMBER 8, 2011



INTRODUCTION

PURPOSE

DIRECTION

ADOPTION



STRATEGIC COMMITTEES

Dec 6, 2010- Dec 13, 2010

SITE INTERVIEWS

Mar 1-23, 2011; June 10-14, 2011

DISTRICT PLANNING COMMITTEE

Nov 29, 2010; Jan 10, 2011

SITE ASSESSMENTS

Feb 2011-May 2011

CREATION OF A DRAFT PLAN

July 14, 2011

SITE VISITS

Aug- Oct 2011

BOARD REVIEW AND DISCUSSION

Aug 25, 2011; Oct 13, 2011; Oct 27, 2011

BOARD DECISIONS ON DIRECTION AND ADOPTION

Dec 2011

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

SESSION NO. 4 GOALS:

- 1. Provide information and recommendations as to the necessary improvements to protect District assets**
- 2. Solicit direction from the board for finalizing the scope of improvements at each site**
- 3. Identify most urgent needs at each campus and directions for implantation**
- 4. Adopt overall master plan / or advise on corrections that are required**
- 5. Identify immediate projects the board of trustees would like to move forward**
- 6. Identify any next steps to be taken**



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
<u>Replace campus intercom system</u>	<u>\$92,215</u>
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



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



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
Multipurpose ADA upgrades	\$10,000
Subtotal	\$689,264



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



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



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



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



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



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**



EXISTING CONDITIONS



Water Intrusion



Existing kitchen mold issue



Restroom with water intrusion



Inadequate storage



Career tech areas



Existing science labs at Woodland High School

EXISTING CONDITIONS



Deteriorated walls at restrooms



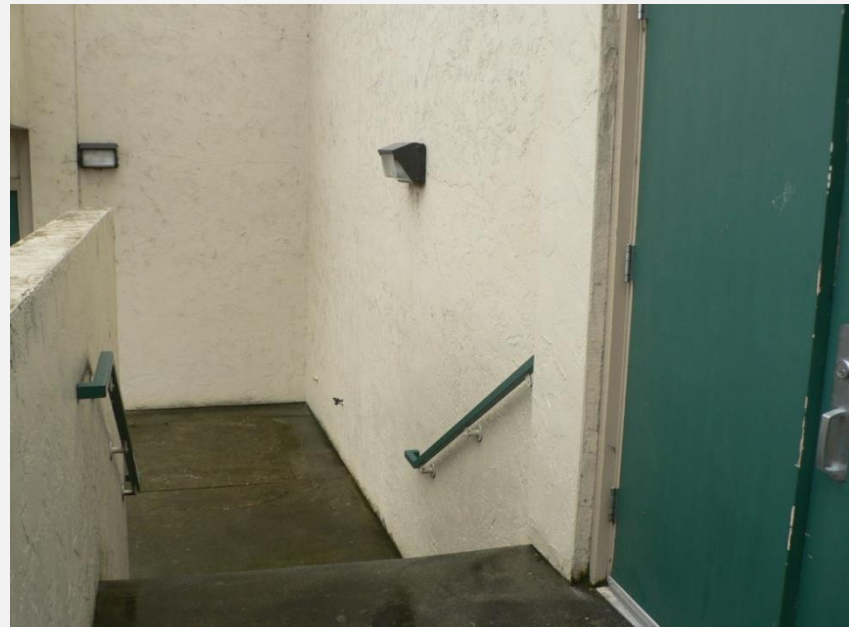
Inefficient windows



Vent at existing kitchen



Cracked and unlevel concrete



Non-ADA compliant handrails



Non-DSA approved structures



EXISTING CONDITIONS



Outdated benches



Tripping hazard



Water intrusion



No handrails provided



Inefficient air distribution



No sawdust collection at equipment



EXISTING CONDITIONS



Hole at concrete walk



Debris in classrooms



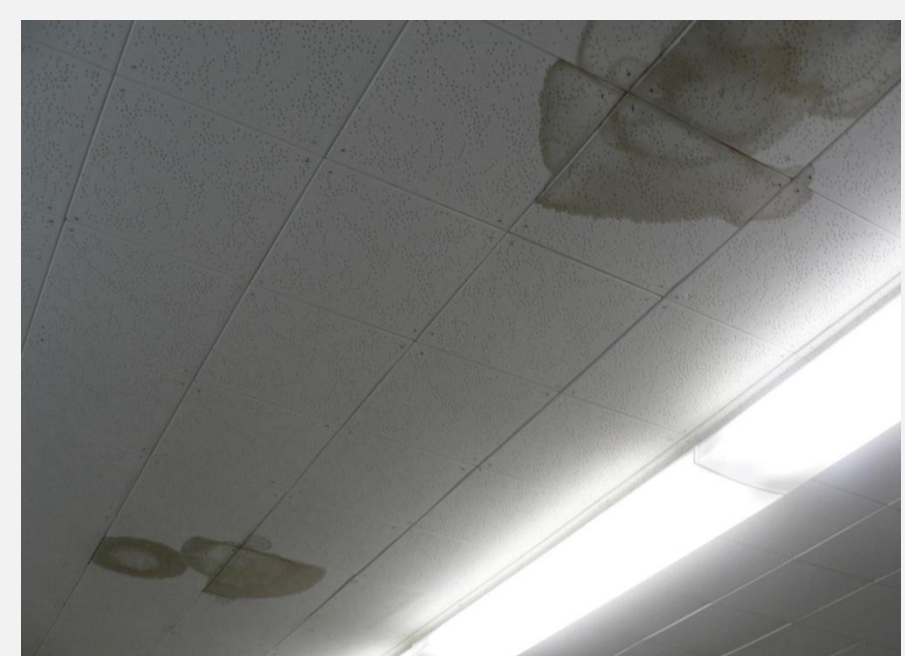
Inefficient windows



Water Intrusion



Damaged Lockers



Water Intrusion



EXISTING CONDITIONS



Improper wiring for technology



Cracked and deteriorated paving



Unsafe conditions at Lee



Unsafe storage areas



Deteriorated inefficient landscaping



Potholes at paving



EXISTING CONDITIONS



Tripping hazard at sidewalk



Water intrusion at ceiling



Non-DSA approved structure



Deteriorated ceiling conditions



Water intrusion/inefficient air distribution



Inefficient / no lighting



EXISTING CONDITIONS



Heaved concrete at building



No finish at interior wall



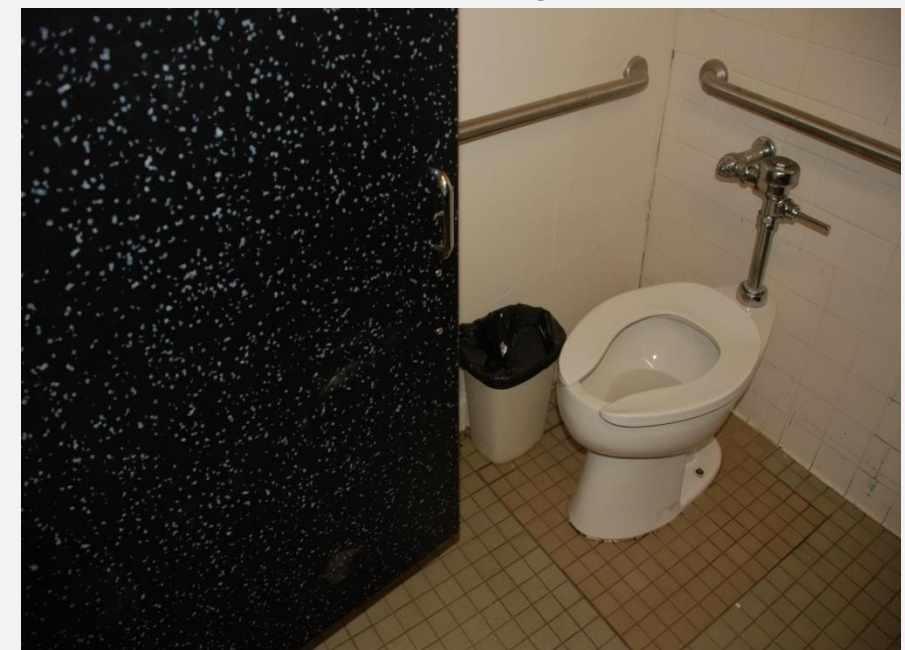
Tree and building conflict



Broken missing tile



Outdated technology



Non-ADA compliant handicapped stall



EXISTING CONDITIONS



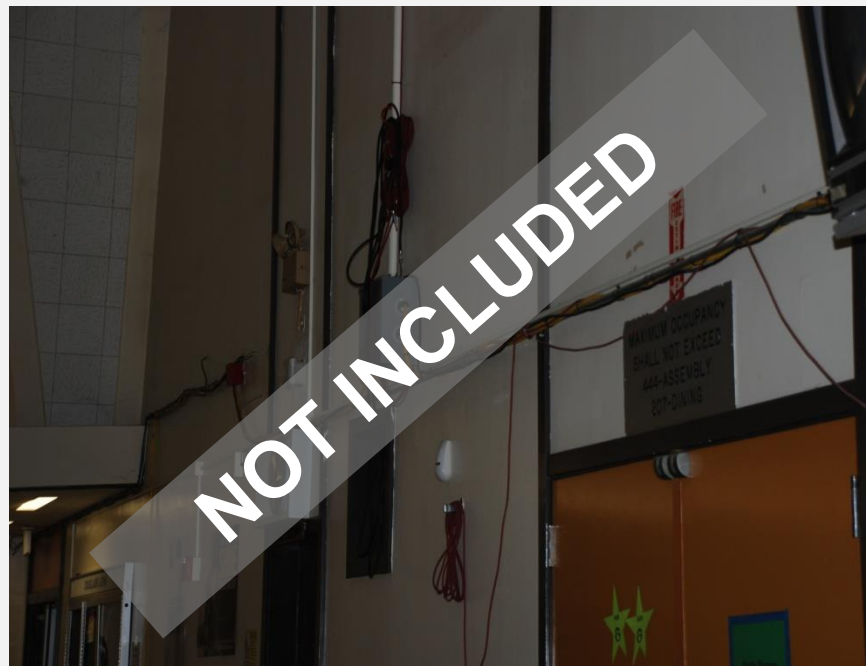
Inefficient distribution of air in gymnasium and water intrusion



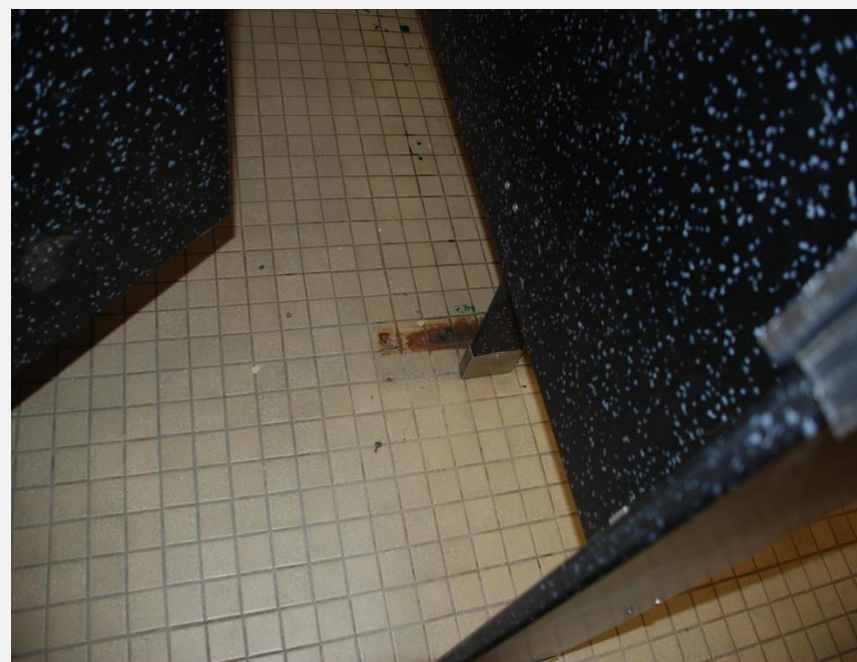
Hazardous/dirty conditions at kitchen



Non-ADA compliant door



Electrical wire management



Deteriorated tile where partitions replaced



Exterior exposed coolers and freezers do not meet DSA requirements for restraint of walls

EXISTING CONDITIONS



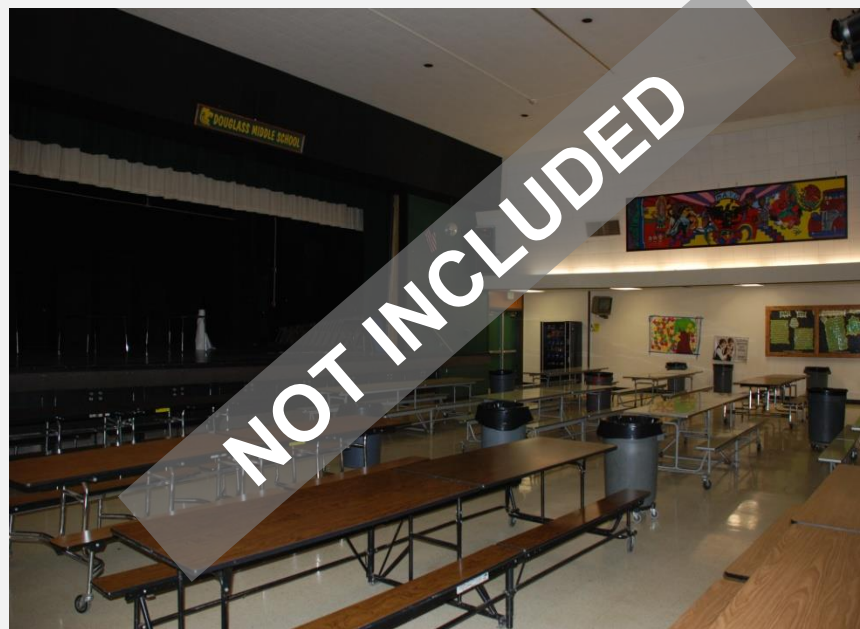
Poorly lit hallways



Water intrusion



Hole in exterior plaster



MPR too small for student population



Inefficient / outdated kitchen equipment



Non-NSF approved equipment



EXISTING CONDITIONS



Exposed electrical wires



Non-ADA hardware



Non-ADA accessible doors/stairs



Improper conduit management



Failing deck at covered walking



Rust at steel canopy



EXISTING CONDITIONS



Non-ADA plumbing



Rigid connection between separate structures



Electrical vault with exposed wires



Missing tiles



Heaving paving



Plants growing on roofs



EXISTING CONDITIONS



Inefficient lighting



Water runoff issue



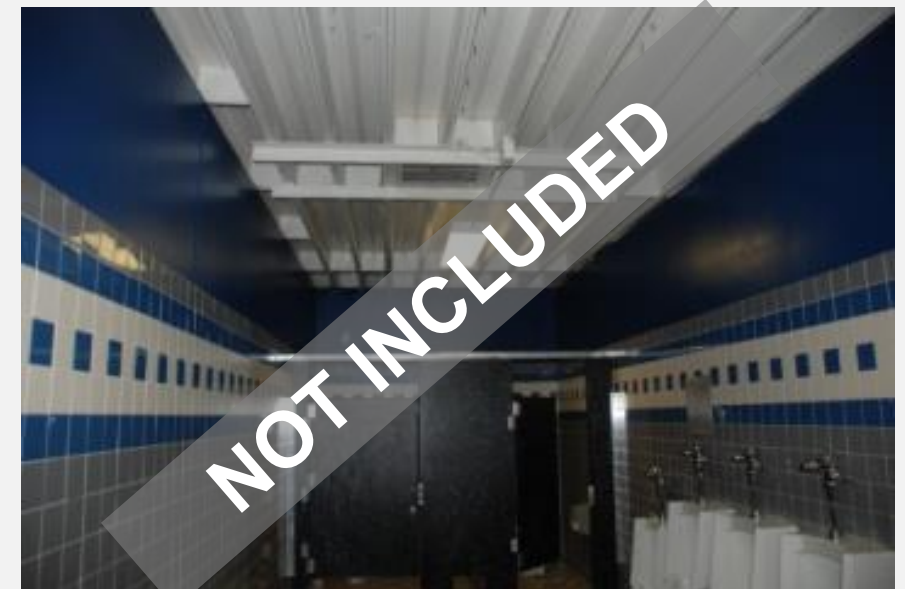
Broken planters



Cracked masonry



Wire management issues



Lack of insulation



EXISTING CONDITIONS



Existing ceiling conditions



Outdated inefficient boiler



Poor conditions at playfield



Classrooms do not meet Title 5 requirements



Exposed high voltage transformer



Existing kitchen with inadequate serving space



EXISTING CONDITIONS



Broken lighting at stadium



Settlement at existing press box



Heaved concrete at stadium



Existing science sink



No caulking or sealant at joints



Exposed rebar at stadium





Landscaping and earth above finish floor level



Cracked concrete at stadium



Existing bike rack



Shower and locker room



Lockers



"Green House"



EXISTING CONDITIONS



Existing lockers



Water intrusion in science classrooms



Water intrusion



Non-existing. landscaping / lack of handrails



Water intrusion at ceiling



Lack of wing space, theatrical lighting, catwalk and ADA access



EXISTING CONDITIONS



Holes in exterior walls and deteriorated plaster



Deteriorated landscaping



Cabinets not usable



Non-ADA compliant doors



Asphalt needs replacing



Improper suspension / bracing of equipment



EXISTING CONDITIONS



Poor / Non-existent drainage



Trophies displayed on electrical equipment



Deteriorated ramps



Poor or inadequate lighting



Non-code compliant wiring



Inadequate kitchen facility

EXISTING CONDITIONS



Non-compliant kitchen



Outdated technology



Outdated technology



Poor teaching / learning environment



Inefficient windows and leaking roof



Unsafe storage of chemicals



EXISTING CONDITIONS



Non-DSA Structures



Lack of space at stage



Non-ADA complainant orchestra pit



Non-DSA structure



Inefficient energy lighting controls



Holes in walls



EXISTING CONDITIONS



Water Intrusion



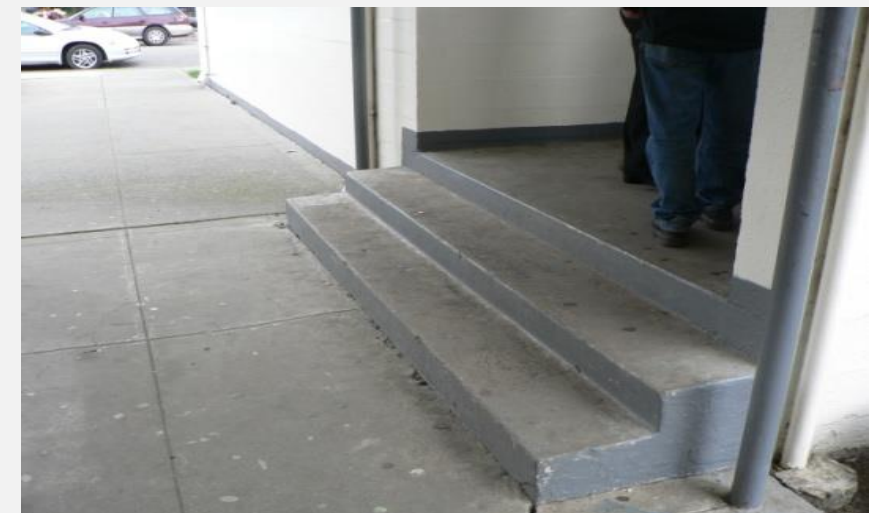
Fields in poor condition



Failing roofs



Roof structure failing



No handrails



INTRODUCTION

PROCESS

WHY DO WE NEED A MASTER PLAN?

RECOMMENDATIONS FOR NEXT STEPS

- 1. Implement improvements to protect District facility assets.**
- 2. Address issues related to safety, security, and adequacy of restrooms (lighting, heating, cooling).**
- 3. Develop a pilot project that demonstrates the approach for the master plan. Approach will be to select the project, members for oversight committee, complete project on time and within budget. Communicate results to the community. Possible projects, M.P.R. at Zamora, Cache Creek High, Willow Spring Elementary site, New K-8, stadium at Woodland High School.**
- 4. Adopt Master Plan as an interim study to be updated in 2 years once funding capabilities become more clear.**

