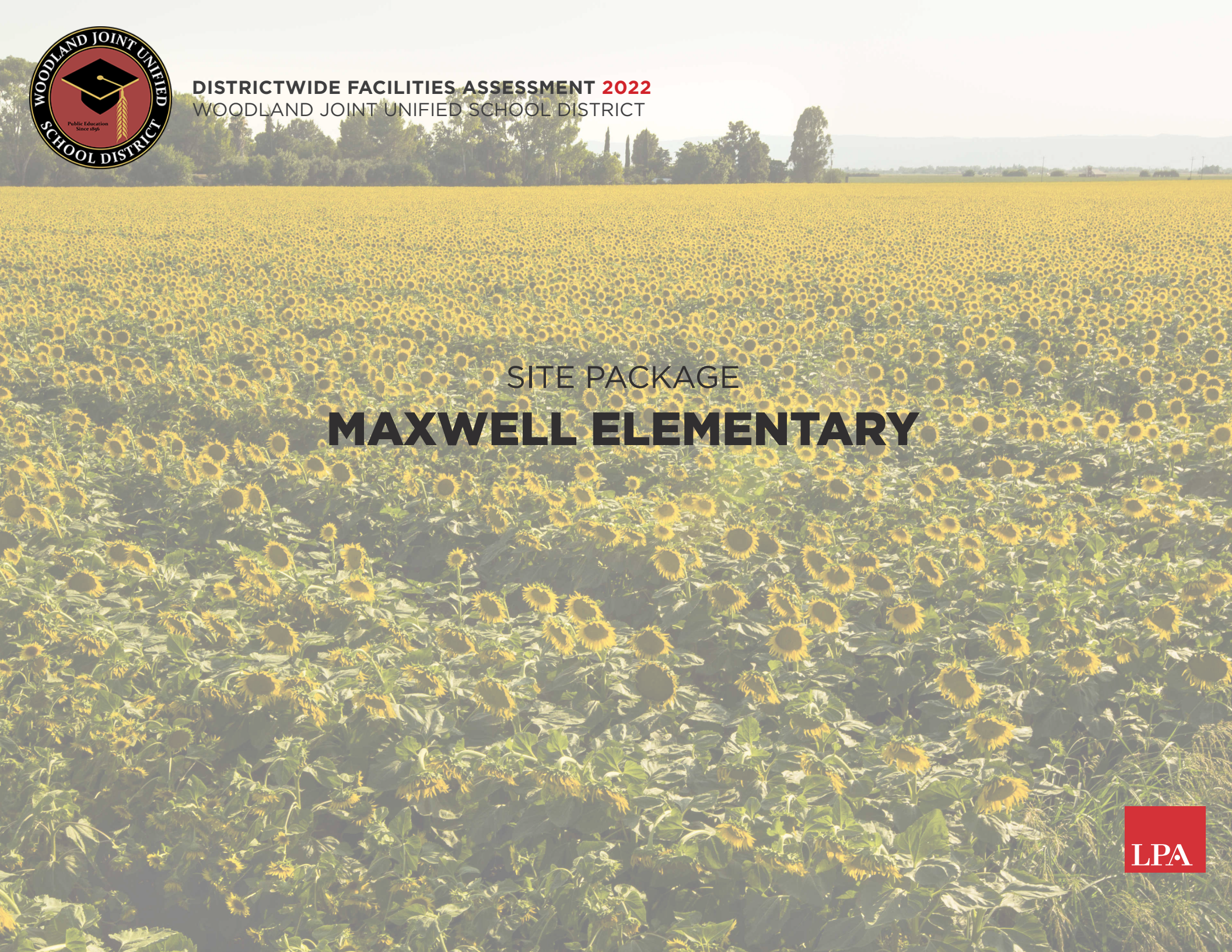


DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

MAXWELL ELEMENTARY

LPA

SITE DATA



Maxwell Elementary
50 Ashley Ave
Woodland, CA 95695

Current Enrollment (2020/21): 515

Grades Served: K-6

Original Construction Date: 1970

Number of Portable Classrooms: 8

STAKEHOLDER PRIORITIES

Principal:

1. Hardscape resurfacing and replacement / relocation of ball walls.
2. Upgraded security cameras and digital storage.
3. Create a science camp area behind Multi-Purpose room (outdoor learning center / seating area, habitat area, pathway, Irrigation system).

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

Teachers & Staff:

1. Resurface playfields, track and hardcourts.
2. Add and update restrooms for students and staff.
3. Update HVAC systems.

Based on online survey results from May 2021.

Students:

1. Add and update restrooms.
2. Resurface playfields, track and hardcourts.
3. Add more shaded outdoor areas for gathering.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Classrooms are functional but window coverings need to be added for shade and safety.

Special Education Classrooms
Teaching space is adequate but restrooms need repair / updates. Storage space is also needed near the restrooms.

Student Services / Counseling
Conditions are acceptable.

Staff and Administrative Spaces
There is currently a lack of storage effecting staff and the nurse's office. Windows should be updated to become operable and shades included to help with lighting issues and security.

Kitchen / Cafeteria / Food Service
Not enough space in kitchen. Equipment is currently scattered throughout the assembly floor.

Student Assembly
Multi-purpose room is currently storing various materials and equipment for the school. The shortage of space in the multi-purpose has created a need for more lunch periods. Future enrollment numbers will demand more space in the multi-purpose room.

Library
Currently not enough shelving and what is existing is mismatching. There is a need for more storage for library supplies.

Physical Education / Athletics Buildings
Equipment is in good shape. There is not enough indoor space. Hardcourts are in poor shape and pose risk for the students. Field conditions are preventing usage, further minimizing allowable area for physical education.

Outdoor Play Equipment / Hardcourts
Hardcourts need to be replaced. There are not enough basketball hoops and the students are desiring a ball wall. Playground equipment is in good shape.

Specialized Elective Spaces
Space is utilized well but the finishes could use updating. Students and staff desire a space (both indoor and outdoor) for more science based exploration / investigation.

Restrooms
There are not enough restrooms to serve the students or staff.

Site
Field is in very poor condition. Underground pipes are leaking creating puddles and unsafe conditions. There are no shade structures or shade trees in the play areas.

Technology
PA system does not operate correctly and needs to be updated. HVAC noise is interfering with teacher's ability to communicate and there are no voice amplification systems available for teachers.



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



School Courtyard


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Music Room


Library


Food Service: Kitchen


Teacher's Lounge

EXISTING SITE PLAN

MAXWELL 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

MAXWELL ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

No Work

Modernization

Reconfigure

New Construction

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
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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
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ADMIN / FACULTY

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Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	7,544,000
2. Classrooms: Reconfigure	$	-
3. Classrooms: New Construction	$	3,522,000
4. Science, Arts, CTE, and Electives Spaces	$	3,836,000
5. Multi-Purpose Room, Student Union, and Food Service	$	611,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	-
8. Library and Student Support	$	931,000
9. Building Systems: Restrooms & Power Access	$	369,000
10. Site Utilities	$	-
11. Safety & Security	$	490,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	616,000
13. Outdoor Learning, Gardens, and Quads	$	482,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	3,324,000
15. Flexible Furniture	$	862,000
16. Technology Infrastructure and Equipment	$	996,000
	$	**23,583,000**

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



Maxwell Elementary
50 Ashley Avenue
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 #:
141224.21R000-005.017

DATE OF REPORT:
September 20, 2021

ON SITE DATE:
March 13, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Main Building Multipurpose Building Portables North Portables South
Main Address	50 Ashley Avenue, Woodland, California 95695
Site Developed	1970, Main Building/1989 Multi-purpose Building Renovated 2000
Leased Spaces	None
Date(s) of Visit	March 13, 2021
On-site Point of Contact (POC)	Guy Chapman
Assessment and Report Prepared By	Mark Robinson
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The Main Building at Maxwell Elementary was constructed in 1970, and the Multipurpose Building was constructed in 1989. Both of these buildings were renovated in 2020.

Additional structures were added later: Portables North in 2002, Portables South in 2006, dining pavilion in 2008 and the parking lot solar panels/carports in 2014.

Architectural

The exterior of all buildings are generally in fair condition. The wood composite shakes on the Main Building are deteriorating and need to be replaced before further damage occurs.

Brickwork of Main and Multi-Purpose show few signs of deterioration.

Interior of all buildings appear to be regularly maintained, however much of the carpeting exceeds its expected useful life and shows signs of wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The Main building is served by seven package rooftop units that appear to have been installed in the 1990s and are beyond their expected useful life.

The Multipurpose Building is served by three package rooftop units, two that were installed in 2018 and one that is beyond its expected useful life.

The Portables are all served by wall mounted heat-pumps of varying sizes and ages.

All electrical and plumbing appear to be functioning well, with the exception of some of the drinking fountains that are likely original.

Only the Multipurpose Building has sprinklers installed, these have passed their latest tests.

Site

Overall, the site is fair to poor condition.

All of the paved areas, including the parking lot and two paved play areas on either side of the main building need to be repaired or repaved.

Landscape areas show excessive wear around the buildings.

The running track appears to be neglected and would need to be renovated prior to use.

Recommended Additional Studies

The structural integrity of the Multipurpose building is in poor condition. There are significant amounts of wall and ceiling finish separations. 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.

Some areas of the facility were identified as having moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently 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
Maxwell Elementary / Main Building (1970)	$680	29,500	$20,060,000	0.3%	5.7%	12.3%	20.7%
Maxwell Elementary / Multipurpose Building (1989)	$680	4,400	$2,992,000	0.9%	4.1%	9.8%	19.8%
Maxwell Elementary / Portables North (2002)	$398	2,700	$1,074,600	0.0%	10.2%	15.0%	26.8%
Maxwell Elementary / Portables South (2006)	$398	6,300	$2,507,400	0.0%	8.4%	14.3%	30.5%

Immediate Needs

Facility/Building	Total Items	Total Cost
Main Building	2	$70,100
Maxwell Elementary	1	$10,100
Multipurpose Building	2	$27,000
Site	1	$302,100
Total	**6**	**$409,300**

Maxwell Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2985901	Maxwell Elementary		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$10,100
Total (1 items)							**$10,100**

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2981457	Maxwell Elementary / Main Building	Building exterior	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Poor	Performance/Integrity	$3,200
2970095	Maxwell Elementary / Main Building	Roof	B3010	Roofing, Wood Shake/Shingle, Replace	Poor	Performance/Integrity	$66,900
Total (2 items)							**$70,100**

Multipurpose Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3290495	Maxwell Elementary / Multipurpose Building	Throughout	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	$13,500

3290496	Maxwell Elementary / Multipurpose Building	Throughout interior	C2050	Ceiling & Wall Finishes, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	$13,500
Total (2 items)							**$27,000**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2984855	Maxwell Elementary / Site		G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	Poor	Performance/Integrity	$302,100
Total (1 items)							**$302,100**

Key Findings



Roofing in Poor condition.

Wood Shake/Shingle
Main Building Maxwell Elementary Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: $66,900

**$$$**$

Broken and missing shakes throughout - AssetCALC ID: 2970095



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level
Main Building Maxwell Elementary Building exterior

Uniformat Code: D2016
Recommendation: **Replace in 2021**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $3,200

**$**$$$

Rusted, loose fixture - AssetCALC ID: 2981457



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Maxwell Elementary

Uniformat Code: G2051
Recommendation: **Mill & Overlay in 2021**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: $302,100

$$$$

Alligator cracking and raveling throughout - AssetCALC ID: 2984855



Playground Surfaces in Poor condition.

Sand, 6" Depth
Site Maxwell Elementary Running track

Uniformat Code: G2055
Recommendation: **Replace in 2022**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $22,200

**$$**$$

Plants growing through, sand drift onto adjacent surfaces. - AssetCALC ID: 2984862



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Multipurpose Building Maxwell Elementary
Throughout

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $13,500

**$$**$$

Multiple internal cracks on ceiling and walls throughout. Further study is required for full repair scope. - AssetCALC ID: 3290495



Ceiling & Wall Finishes in Poor condition.

Gypsum Board/Plaster
Multipurpose Building Maxwell Elementary
Throughout interior

Uniformat Code: C2051
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $13,500

**$$**$$

Interior ceiling and wall finishes are damaged from potential structural movement. - AssetCALC ID: 3290496



Landscaping in Failed condition.

Eroded Areas, Sodding
Site Maxwell Elementary

Uniformat Code: G2082
Recommendation: **Repair in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $10,800

**$$**$$

Worn, missing grass areas - AssetCALC ID: 2984863



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted, 6 to 7.5 TON
Multipurpose Building Maxwell Elementary
Roof

Uniformat Code: D3055
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $20,200

**$$**$$

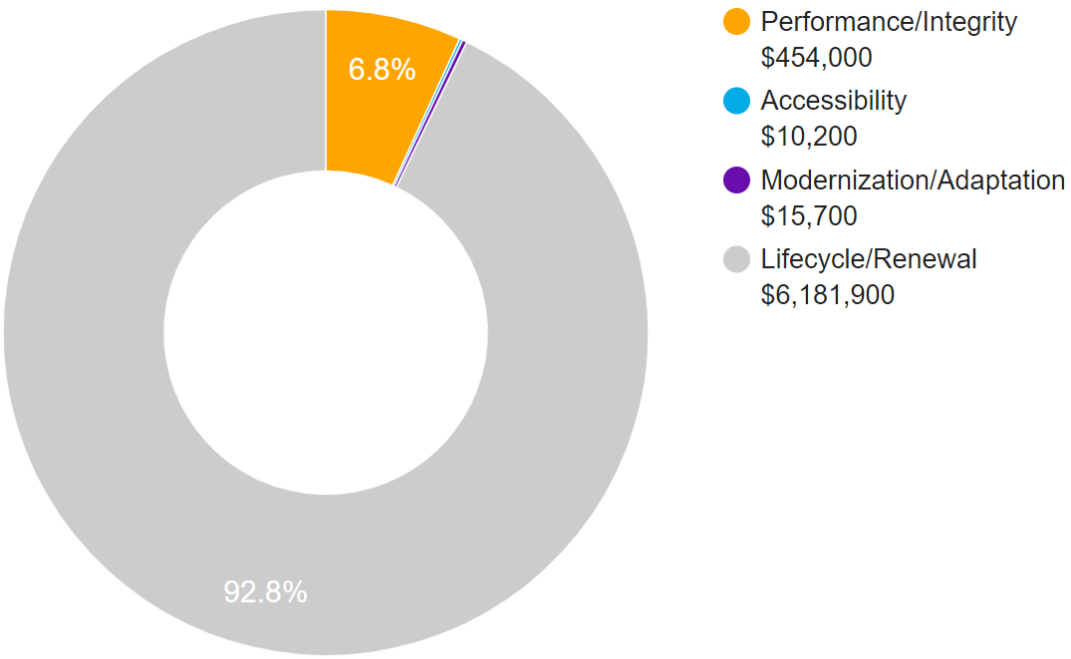
Beyond service life - AssetCALC ID: 2970056

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: $6,661,800