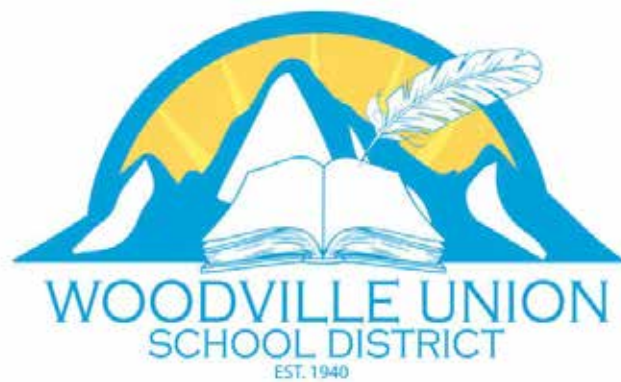


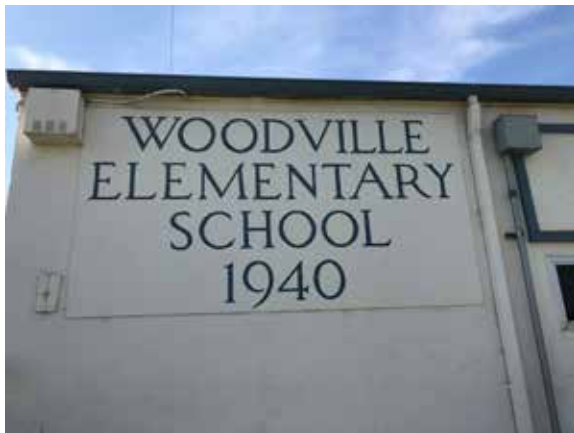
**Woodville Union
School District**

Facilities Planning Assessment

November 2018



"CREATING OPPORTUNITIES FOR EVERYONE"



SchoolWorks, inc.

Facility Planning & Demographic Consulting



SchoolWorks, inc.

Facility Planning & Demographic Consulting

8331 Sierra College Blvd., Suite #221
Roseville, CA 95661

Ph: 916.733.0402
www.schoolworksgjis.com

November 2018

Board of Trustees
Woodville Union School District
16541 Rd. 168
Porterville, CA 93257

RE: Facilities Planning Assessment
SchoolWorks, Inc.

We are pleased to submit this Facilities Planning Assessment (FPA) document on behalf of SchoolWorks, Inc. and our Consultant Team.

The Facilities Planning Assessment identifies and evaluates the current conditions of the District's school facilities, provides an estimated cost summary for repairs and upgrades, and calculates potential state and local funding sources. The District has recognized a need to upgrade its facilities and infrastructure and develop a plan to repair and modernize its facilities. The Facilities Planning Assessment helps establish guidelines and goals designed to ensure the District's school facilities are able to accommodate and support its current and future programs.

Thank you for the opportunity. It has been an honor to serve the Woodville Union School District. We look forward to assisting your District with future facility projects.

Sincerely,

Ken Reynolds
President, SchoolWorks, Inc.

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EXECUTIVE SUMMARY - ABOUT THE DISTRICT

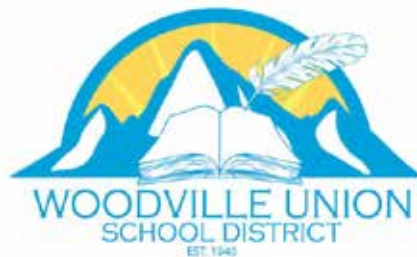
About Woodville Union School District

Woodville Union School District is a single TK-8 elementary school district located in an unincorporated area west of Porterville and east of Tulare, California in the Central San Joaquin Valley. Our services span 4.35sq. miles with a population of 1,796.

This rural school district serves approximately 440 students and the average daily attendance is 96%. The majority of the community is populated by farm working families. According to the school districts free and reduce lunch program, 97% of Woodville students are classified as “students of poverty”

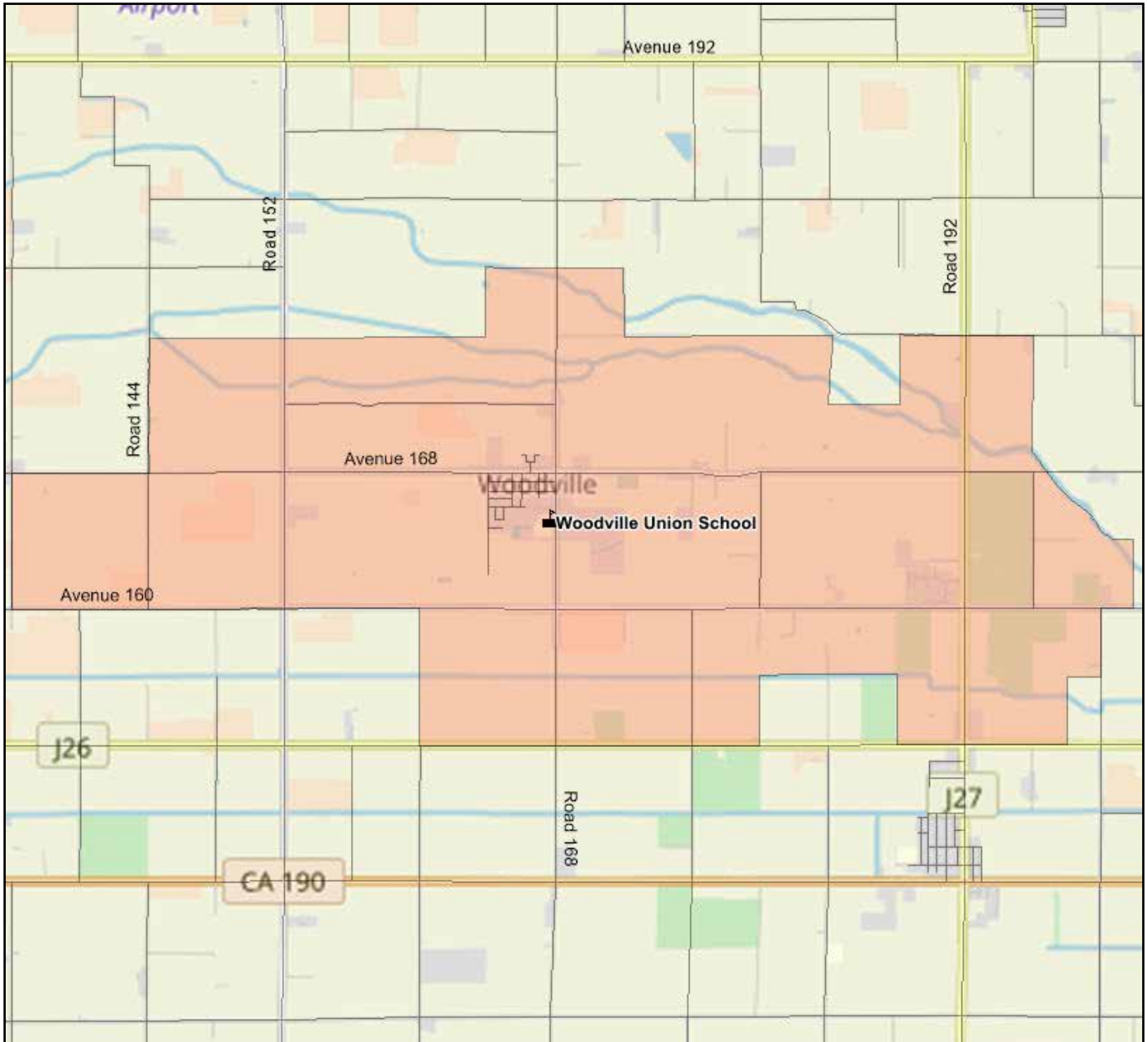
Our commitment in Woodville Union School District is to provide a safe, positive and rigorous learning environment that will empower every student to become critical thinkers, creative problem solvers, effective communicators, and strong collaborators working together to reach a common goal. Our mission is to provide learners with an education that afford them limitless opportunities to be prepared for high school, college, and a globally competitive twenty-first century economy.

Woodville Union School District is a special place where we believe "Students First, Every Decision, Every Day"



"CREATING OPPORTUNITIES FOR EVERYONE"

EXECUTIVE SUMMARY - DISTRICT MAP



EXECUTIVE SUMMARY - SCOPE OF WORK

In October 2018, the District retained SchoolWorks, Inc. to evaluate the Woodville Elementary School Site. The scope of work identifies the current conditions of all school facilities focusing on maintenance and repair, modernization, safety, technology, infrastructure needs, portable replacement and new construction. Associated cost estimates for these categories will be supplemented with the possible funding options available to the District. These include State funding options through the State Building Program and local funding opportunities. The assessment is a foundation for future facility planning which will provide the best educational experience possible for the local community.

Schoolworks, Inc. assembled a team of specialists to document and analyze the school site. Assisting our team was a collaboration of District Administration and Maintenance and Operations staff.

ACKNOWLEDGMENTS

The Schoolworks, Inc. Team would like to acknowledge and thank the following stakeholders for their involvement in this project:

Lou Saephan	Superintendent
Joe Ramirez	Business Manager
Oscar Baez	Maintenance, Operations and Transportation
Mr. Castandeda	Director Information Technology

EXECUTIVE SUMMARY - REPORT FINDINGS

The Woodville Union School District administration and leadership should be recognized for their continued efforts to fund facility improvement projects by utilizing all available facility funding sources. The Maintenance and Operations staff should be complimented on the overall condition of the school site particularly given the scarcity of dedicated facilities funding over the last decade.

The school site is in good condition overall, especially given the age of the facilities. Permanent building structures are sound and well maintained. Aging composition shingle and metal roofs should be considered for eventual replacement as they are becoming increasingly harder to repair and maintain. The District recently completed a thorough roof inspection by Garland Company Inc. at the recommendation of SchoolWorks. This report also concludes the roofs have out lived their service life. Portable building structures over the age of 20 years old are no longer cost effective to repair or maintain and should be considered candidates for eventual removal from the site. The District has expressed interest in the possibility of removing portable buildings that are no longer cost effective to repair or maintain and build a new modern Kindergarten classroom wing in their place. This would also allow for expansion of the District's fine arts programs into the current Kindergarten wing.

The FPA identifies a list of improvements and their associated estimated costs. Proposed construction cost estimates and support budget costs are based upon the 2018 costs for constructing public works in the region. The District should keep in mind all costs identified in the FPA are estimates. Cost estimates do not take into account escalation or inflation. Depending on the timing of projects, it is recommended the District consult with the Architect and Project Manager before finalizing any construction budgets.

The FPA has identified a total of **\$12,397,875** in facilities needs projects at Woodville Elementary School. These projects include modernization, new construction, renovations, repairs and upgrades.

<u>By Category</u>	
Category	Cost
Roofing	\$1,221,250
Flooring/Carpet	\$60,000
Electrical	\$0
Doors/Windows	\$0
HVAC	\$202,500
Plumbing	\$0
Exterior Finishes	\$71,000
Restrooms	\$0
Fire Alarm Compliance	\$6,250
ADA Compliance(Bldg)	\$0
Misc. Interior Upgrades	\$0
Portable Demolition/Replacement	\$1,500,000
Utilities (Gas, Water, Sewer, Drainage)	\$0
Security	\$7,500
Landscaping & Irrigation	\$4,375
Flatwork & Pavement	\$121,250
Play Areas/Playfields	\$56,250
ADA Compliance(Site)	\$12,500
Pest Control	\$10,000
New Facilities	\$9,125,000
Total by Category	\$12,397,875



FACILITY FUNDING OPTIONS

To offset project costs, the District may be eligible for funds through the State of California's School Building Program. The State of California provides funding assistance to eligible public school districts through the School Facilities Program (SFP). We have included a brief explanation of some of the State Facility Funding options which may be available to your District. It's always best to contact your facilities planning consultant for a more in-depth review and analysis to see if your District is eligible for these State funding. This section reviews three (3) possible funding options using State funds and three (3) possible local funding options. Not all funding options described in this section may be applicable to the District.

STATE FUNDING OPTIONS

- Modernization Funding
- New Construction Funding
- Financial Hardship Funding/Facility Hardship

LOCAL FUNDING OPTIONS

- Developer Fees
- Certificates of Participation (COP)
- General obligation bonds ("G.O. Bonds")



FACILITY FUNDING OPTIONS - STATE MODERNIZATION

Modernization (60% State funding)

- Maintain/Upgrade Existing Buildings
- Standard State Share = 60% of eligible project amount
- Eligibility generated by buildings 25 years old or portables 20 years old
- Can be based on capacity of facilities or square footage/classroom ratio
- Eligibility may increase when enrollment increases
- Enrollment is used to determine maximum eligibility

Modernization Projects

- Form SAB 50-03 used to determine eligibility for each site
- Can be updated as enrollment increases or buildings age
- Form SAB 50-04 used to file project application funding request

What Does the Program Fund?

- Modernization grants are limited to expenditures on the site that generated the eligibility
- Replaces portables with permanent classrooms
- New building area required by the Americans with Disabilities Act (ADA) or by the Division of State Architects (DSA) handicapped access requirements
- Replacement, repair or additions to existing site development
- Site development items required by the ADA or by the DSA handicapped access requirements
- Furniture and equipment that lasts more than one year, is repaired rather than replaced at the cost of tagging and inventory is small % of the cost.
- The modernization grant can be used to fund a large variety of work at an eligible school, as pursuant to Education Code Section 17074.25.
- Air conditioning, insulation, roof replacement, as well as the purchase of new furniture and equipment, are just a few of the eligible expenditures of modernization grants.
- Project can include any of the buildings on the site, not just those eligible.
- Funds can be used to replace buildings, but not increase square footage (except as required for ADA purposes)
- Upgrading classrooms to 21st century design

FACILITY FUNDING OPTIONS - HARDSHIP

Financial Hardship (up to 100% State funding)

- Can provide more State funding than standard projects
- Limits amount to be spent on projects
- Less local funds required
- Only approved eligible projects can be funded
- Each Hardship approval lasts six months.
- Ability to get funding up front to design the eligible projects

Prerequisites for Financial Hardship

- Eligibility in the State Building Program
 - Collecting Maximum Developer Fee
 - Not enough money to match State funds
 - One of the following:
 - Local Bonding Capacity Less than \$5 million
 - Over 60% of bonded indebtedness in capital facilities debt
 - Passed a Prop 39 bond in last two years
-

Facility Hardship (50-60% State funding)

- The program provides funding for the minimum work necessary to mitigate the health and safety threat.
- In order for a project to be eligible, one of the following two conditions must exist:
 - Facilities must be in need of repair or replacement due to a health and safety threat.
 - Facilities were lost or destroyed due to fire, flood, earthquake or other disaster.
- The District must provide a report from an industry specialist with governmental concurrence to identify the health and safety threat and the minimum work required to mitigate the threat.

Facility Hardship Projects

- Used to repair or replace existing buildings and schools due to health and safety concerns
- Mainly used for projects when modernization eligibility is not available
- These projects are given funding priority over standard projects.
- The District can also request Financial Hardship funds for a Facility Hardship project.

FACILITY FUNDING OPTIONS - STATE NEW CONSTRUCTION

New Construction (50% State funding)

- Standard State Share = 50% of eligible project amount
- Grants are to be used to build Classrooms. May also be used for Gym, Multi-use or Library, if needed on the site.
- Can be used to replace portables (Limited to the number of portables excluded in original baseline calculations)
- Extra State funding is available for small projects and small school districts.
- OPSC forms are used to compare 5-year or 10-year projected enrollment to the facility classroom capacity.
- Any unhoused students generate grants to be used for projects.
- Eligibility should be calculated each school year when the CBEDS/CALPADS data is available.
- Small school district's eligibility lasts for three years.

New Construction Projects

- Form SAB 50-01 used to determine enrollment projections
- Form SAB 50-02 used to determine baseline capacity – only filed once
- Form SAB 50-04 used to file project application funding request

What Does the Program Fund?

Costs Associated With Housing New Pupils [EC Section 17072.35] includes the following, but not limited to:

- | | |
|-------------------------|----------------------------------|
| • Classrooms | • Plan Checking |
| • Subsidiary Facilities | • Construction Management |
| • Outdoor Facilities | • Site Acquisition & Development |
| • Design | • Hazardous Waste Costs |
| • Engineering | • Demolition, Landscaping |
| • Testing | • Utility Costs |
| • Inspection | • Furniture & Equipment |

FACILITY FUNDING OPTIONS - LOCAL DEVELOPER FEES

Developer Fees

- A common source of funding to pay for local facility needs
- Most districts collect Level 1 Developer Fees.
- The current maximum rate is \$3.79 per sq ft for residential projects and \$0.61 per sq ft for commercial/industrial projects.
- Some districts qualify for a higher “Level 2” Fee which is determined individually for each District to fund 50% of the needed new facilities due to the impact of development.

Who should collect developer fees?

- A growing district
- A district with facility needs
- A district in which new development is occurring
- A district in the State Building Program
- A district considering Financial Hardship
- A district eligible to collect the fees

Level 1 Fee Amounts

- Residential = \$3.79 per square foot
- Commercial/Industrial = \$0.61 per square foot
- Updated every two years by the SAB - the last increase was in January 2018.
- Justified based on 100% of the cost to provide school facilities for students
- Utilizes State standards for capacities and construction costs

Use of Level 1 Developer Fees

- New school projects
- School Additions (classrooms and support facilities)
- School Sites
- Modernization projects
- Technology & infrastructure expansion projects
- Projects also include site development, architect fees, furniture and equipment, etc.
- Leased or Purchased Portables
- Developer Fee Studies
- Other impacts due to growth caused by new development
- Up to 3% for administration costs to collect fees

FACILITY FUNDING OPTIONS - LOCAL G.O. BONDS

General Obligation Bond

General Obligation Bonds (“G.O. Bonds”) are voter-approved, long-term debt instruments, which are secured by the legal obligation to levy and collect ad valorem property taxes sufficient to pay annual debt service on the G.O. Bonds. Historically, a voter approval of more than two-thirds was required but in 2000, Proposition 39 lowered the voter approval to more than 55%.

The amount of G.O. Bonds that can be outstanding at any given time cannot exceed 2.5% of the assessed valuation for a unified school district or 1.25% for either an elementary or high school district. The maximum term for G.O. Bonds is generally 25 years, although 40 years is possible if issue pursuant to the California Government Code. The proceeds of the G.O. Bonds may be spent on school facilities such as the purchase of land and construction of buildings and Proposition 39 approved debt allows the furnishing and equipping of school facilities.

Proposition 39 authorized debt has tax rate limitations. For unified school districts, the projected annual tax rate for any single bond measure cannot exceed \$60 per \$100,000 of assessed valuation. For other districts, the limitation is \$30 per \$100,000.

Bonds issued under Proposition 39 require school districts to establish a citizen’s oversight committee to conduct annual, independent performance and financial audits.

Because G.O. Bonds are secured by the taxing power of the school district, they are considered to pose minimal risk to investors and, therefore, provide the lowest borrowing cost to the district of any financing vehicle available.

The boundaries for the General Obligation Bond Election are identical to the district boundaries. All registered voters residing within the district boundaries are eligible to vote on the bond measure.

The advantages of G.O. Bonds are:

- Generate additional revenue to pay debt service
- Lower interest rates and cost of issuance
- No need for a funded reserve fund
- Flexibility in structure of issue and type of sale
- Minimal school district staff time required compared to other financing methods

FACILITY FUNDING OPTIONS - LOCAL C.O.P.

Certificates of Participation (COP)

Certificates of Participation ("COP's") are a form of lease financing which allows a school district, as lessee of the financed property, to repay its debt in the form of periodic lease payments. COP's enable school districts to finance capital assets over a multi-year period without voter approval, providing an important alternative to General Obligation Bond debt.

In fact, the most important thing about lease financing is that a school district can almost always count on it as being legally available to finance nearly any project, subject to minimum procedural requirements, provided only that the school district can afford the lease payments out of available monies in its General Fund.

The school district, as lessee, leases the property it is acquiring from a lease-party lessor, usually a non-profit corporation or joint powers agency. The lease payments made by the school district to the lessor are assigned to the lender (the COP owners) to repay the debt. Each COP owner is entitled to a proportionate amount of the lease payments made by the school district under the lease; the COP's represent this entitlement. In a COP financing a portion of each lease payment is designated as interest and, consequently, the owners of the COP's may receive tax-exempt interest payments. COP's are sold to investors much as bonds are. The proceeds of the sale of the COP's provide the money used to acquire and construct the school district project.

The advantages of COP's are:

- No voter approval is required.
- Significant flexibility because of lack of procedural and other restrictions
- Can be accomplished in relatively short time
- Can finance virtually any real or personal property

CLASSROOM COUNTS & CAPACITY

Classroom Counts & Capacity Definition

It is important to understand that capacity and classroom counts may be viewed different ways for different purposes. The State School Facilities Program (SFP) considers all available teaching stations excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces), as part of the site capacity when calculating eligibility for new construction or modernization funding. The State also has its own loading standards per classroom as part of the eligibility determinations.

Another method for calculating capacity and number of classrooms is based on local District standards of class size and a definition of what is considered a full day teaching station. The District may set aside several classroom spaces defined by the SFP for specialized programs or pull-out spaces.

The classroom counts and capacities defined in this study represent the rooms that have been identified by District administration as designated full-time teaching stations. This count is a net count and may not take into consideration other rooms which could be used as full-time teaching stations but are needed for other programs offered by the District.

SITE DIAGRAM



DIAGRAM LEGEND

- Permanent District Facilities
- Portable District Facilities
- Other District Facilities

Address: 16563 Rd. 168
Porterville, CA 93257

Acres: 15.10 +/- acres

Grades: TK-8th

BUILDING INVENTORY

Building Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Year Eligible for Modernization
Kindergarten Wing Rms 1-4	1984	0		1	4060	4	2009
Primary Wing 1 Rms 5-6	1968	2005	SFP	1	1920	2	2030
Room 7	1967	0		2	960	1	1987
Room 8	1996	0		2	960	1	2016
Rooms 9/10	1977	0		2	2130	2	1997
Room 11	1996	0		2	960	1	2016
Room 11a	2004	0		2	960	1	2024
Library 11b/11c	2007	0		2	1920	0	2027
Room 12	2002	0		2	960	1	2022
Room 13	1969	0		2	912	1	1989
Primary Wing 2 Rms 14-17	1968	2005	SFP	1	3840	4	2030
Primary Wing 3 Rms 18-20	1986	2005	SFP	1	2880	3	2030
Primary RR	1979	0		1	960	0	2004
Secondary Wing 1 Rms 21-22	1951	1992	LPP	1	2400	2	2017
Secondary Wing 2 Rms 23-25	1951	1992	LPP	1	2880	3	2017
Room 26	2006	0		2	960	1	2026
Room 27	2006	0		2	960	1	2026
Secondary Wing 3 Rms 28-33	1939	1992	LPP	1	6240	5	2017
Office	1939	1992	LPP	1	2500	0	2017
Cafeteria	1951	1992	LPP	1	4500	0	2017
Totals					43862	33	

A building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible to qualify for additional State modernization eligibility.

MODERNIZATION ESTIMATE

Under the State modernization program, the District is eligible for an estimated **\$1,713,341** State share (60%) in potential State modernization funding. An estimated **\$1,142,227** local share (40%) is needed to be able to request State funding. However, due to the District's financial hardship status, up to 100% of the local share can be funded by the State Building Program. The total estimated modernization funding available to the District is **\$2,855,568**.

Modernization Eligibility Calculations

Grade	Current Enrollment	Previous Enrollment	Percent CR Eligible	Percent Area Eligible	Total CR Eligible	Total Eligibility	Eligibility Used	Available Eligibility
Elem	346	484	87.9%	86.9%	23	484	201	283
Middle	87	134			6	134	56	78
High	0	0			0	0	0	0

Modernization Funding Calculations

Grade	Eligible Students	Base Grant	60% State Share	40% Local Share	Project Total
K-6 Grants	283	\$4,404	\$1,246,332	\$830,888	\$2,077,220
7-8 Grants	78	\$4,658	\$363,324	\$242,216	\$605,540
9-12 Grants	0	\$6,099	\$0	\$0	\$0
Totals	361		\$1,609,656	\$1,073,104	\$2,682,760
Funding Augmentations					
Handicapped Access			\$48,290	\$32,193	\$80,483
Automatic Fire Alarms			\$51,623	\$34,415	\$86,038
Small Size Project		0%	\$0	\$0	\$0
Geographic Adjustment		0%	\$0	\$0	\$0
Project Assistance		Yes	\$3,772	\$2,515	\$6,287
Augmentation Totals			\$103,685	\$69,123	\$172,808
Grand Totals			\$1,713,341	\$1,142,227	\$2,855,568

ASSESSMENTS OVERVIEW

The Facilities Planning Assessment (FPA) identifies a wide range of facility needs and improvements. These include modernization, new construction, renovations, repairs and upgrades. The existing needs identified in the FPA have been gathered by visiting the school site, assessing the conditions and working with school site staff and District administration.

The in-depth assessment focused on two major categories during the site inspection.

Site Categories

- Utilities (Gas, Water, Sewer, Drainage)
- Security
- Landscaping & Irrigation
- Flatwork & Pavement
- Play Areas & Play Fields
- Site ADA Compliance
- Pest Control
- Adequate Support Facilities
- New Facilities & Additions

Individual Building Categories

- Roofing
- Flooring & Carpet
- Electrical
- Doors & Windows
- HVAC
- Plumbing
- Fire Alarm Compliance
- Building ADA Compliance
- Misc. Interior Upgrades
- Exterior Finishes
- Restrooms
- Drinking Fountains



ASSESSMENT - SITE CATEGORIES

Flatwork & Pavement

- Replace uneven paths of travel and cracked concrete
- Seal and stripe parking lot and pick up/drop off driveway



Play areas & Play fields

- Replace exterior basketball hoops
- Gophers pose ongoing pest control problem, additional resources needed
- Correct drainage problem at West side of basketball courts path leading to baseball field
- Playgrounds need additional fall surface material



ASSESSMENT - SITE CATEGORIES

Safety & Compliance

- District should hire consultant to complete AHERA required asbestos inventory and report
- Fire alarm panel has active trouble signal and requires service
- Main utility shutoff locations should be clearly labeled and protected
- Install rain gutters to reduce fascia damage and prevent slip hazards on sidewalks



Site Security

- Repair perimeter fence where damaged/compromised
- Upgrade exterior security lighting to LED w/ photocell control

Landscape & Irrigation

- Install VFD booster pump and then repair irrigation as needed to eliminate crop circles

ASSESSMENT - SITE CATEGORIES

Portables

- Remove 7 portables (Portables no longer cost effective to repair or maintain)
- Replace roofs on remaining portables
 - Room 13 shingle roof leaks
 - Rooms 11, 26, 27 have standing seam metal roofs
- Repair ADA access ramp for Room 13
- Replace wall-mounted Bard HVAC units with more efficient units controlled by existing VenStar EMS system



New Facilities

- New Kindergarten Classroom Wing
 - The District has expressed interest in the possibility of removing portable buildings that are no longer cost effective to repair or maintain and build a new modern Kindergarten classroom wing in their place. This would also allow for expansion of the District's fine arts programs into the current Kindergarten wing.
- Multi-Purpose building
 - The District would like to build a Multi-Purpose building off the existing cafeteria building

ASSESSMENT - SITE COST ESTIMATE SUMMARY

Site cost estimated covers those items identified as either needing immediate repair or replacement with like kind because they are no longer functional or safe (ie. ADA Compliance, Insufficient Utilities, Flatwork & Pavement, etc.). These categories also represents general improvements for the existing buildings on site that result in extending the useful life by an additional 25 years.

The site cost estimates also include a summary of potential new facilities such as classroom wings, multi purpose event centers or gymnasiums. It may also include costs for support facilities such as sports fields, parking or other site related infrastructure.

The FPA identifies a list of improvements and their associated estimated costs. Proposed construction cost estimates and support budget costs are based upon the 2018 costs for constructing public works in the region. The District should keep in mind all costs identified in the FPA are estimates. Cost estimates do not take into account escalation or inflation. Depending on the timing of projects, it is recommended the District consult with the Architect and Project Manager before finalizing any construction budgets.

Site Items Summary	Category	Amount
\$0	Utilities (Gas, Water, Sewer, Drainage)	\$0
\$6,000	Security	\$6,000
\$3,500	Landscaping & Irrigation	\$3,500
\$97,000	Flatwork & Pavement	\$97,000
\$45,000	Play Areas/Playfields	\$45,000
\$10,000	ADA Compliance(Site)	\$10,000
\$8,000	Pest Control	\$8,000
\$7,300,000	New Facilities	\$7,300,000
\$7,469,500	Sub-Total	\$7,469,500
\$1,867,375	Support Costs (25%)	\$1,867,375
\$9,336,875	Total	\$9,336,875

Support costs include a 10% contingency and 15% for architect fees, engineering, testing, inspection and DSA fees.

ASSESSMENT - SITE COST ESTIMATE DETAILS

Below is a detailed list of the raw information gathered during the site walks. The facilities assessment team as identified a list of each system, describing the scope of work and cost estimate associated for each project. Each task has been given a priority number in the following manner:

Priority 1 - Code Requirement

- Projects that have been identified as requiring attention to address certain health and safety hazards that do not meet current code or compliance.

Priority 2 - Immediate Needs (1-2 years)

- Projects that have been identified as requiring immediate attention within the next 1-2 years to address systems that are no longer functional or safe (i.e. broken concrete walks, leaking roofs, damaged or overlooked electrical wiring circuits, HVAC units that no longer function as intended, etc.).

Priority 3 - Short Term Need (2-4 years)

- Projects that have been identified as requiring short term attention within the next 2-4 years to address general improvements that result in extending the useful life of the system.

Priority 4 - Desired/Wanted Improvements

- Includes the addition of new buildings desired by the District such classroom wings, multi purpose event centers or gymnasiums. It may also include costs for support facilities such as sports fields, parking or other site related infrastructure.

Security			
<u>Amount</u>	<u>Description</u>	<u>Priority</u>	<u>Area/Units</u>
\$6,000	Repair Compromised Back Fence Sections	3	200
\$6,000	Total		

Landscaping & Irrigation			
<u>Amount</u>	<u>Description</u>	<u>Priority</u>	<u>Area/Units</u>
\$3,500	VFD/Booster Pump	3	0
\$3,500	Total		

ADA Compliance(Site)			
<u>Amount</u>	<u>Description</u>	<u>Priority</u>	<u>Area/Units</u>
\$10,000	Entrances/Path of Travel/Fountains	1	2
\$10,000	Total		

ASSESSMENT - SITE COST ESTIMATE DETAILS

Flatwork & Pavement			
<u>Amount</u>	<u>Description</u>	<u>Priority</u>	<u>Area/Units</u>
\$30,000	Primary/Quad Concrete Replacement	3	1200
\$8,000	Path to Courts Concrete Replacement	3	400
\$34,000	Repair/Re-seal/Re-stripe Parking Lot	3	20000
\$25,000	Repair/Re-seal/Re-stripe Drive-thru	3	12000
\$97,000	Total		

Play Areas/Playfields			
<u>Amount</u>	<u>Description</u>	<u>Priority</u>	<u>Area/Units</u>
\$45,000	Replace Basketball Poles/Backboards	3	12
\$45,000	Total		

Pest Control			
<u>Amount</u>	<u>Description</u>	<u>Priority</u>	<u>Area/Units</u>
\$8,000	Gopher Control Service- Annual	3	0
\$8,000	Total		

New Facilities			
<u>Amount</u>	<u>Description</u>	<u>Priority</u>	<u>Area/Units</u>
\$5,000,000	Multi-Purpose Building	4	10000
\$2,300,000	Kindergarten Wing	4	4600
\$7,300,000	Total		

ASSESSMENT - BUILDING CATEGORIES

Office

- Replace shingle roof
- Abate and remove suspected asbestos floor tile (District office)
- Replace old HVAC units with more efficient units controlled by existing VenStar EMS system
 - 3 roof-top dual-pack units + 1 roof-top mini-split unit
- Repair dry rot, patch & paint building exterior



Kindergarten Wing Rms 1-4

- Replace shingle roof and damaged fascia boards
- District wants to build new kindergarten wing and repurpose existing classrooms for fine arts instruction



ASSESSMENT - BUILDING CATEGORIES

Primary Wing 1 Rms 5-6

- Replace metal roof, water damage under eaves along covered walkways
- Replace 2 HVAC units with more efficient units controlled by existing VenStar EMS
- Paint building exterior – underside of eaves



Primary Wing 2 Rms 14-17

- Replace metal roof, water damage under eaves along covered walkways
- Replace 4 HVAC units with more efficient units controlled by existing VenStar EMS
- Paint building exterior – underside of eaves



ASSESSMENT - BUILDING CATEGORIES

Primary Wing 3 Rms 18-20

- Replace shingle roof
- Replace 3 York HVAC units with more efficient units controlled by existing VenStar EMS



Secondary Wing 1 Rms 21-22

- Replace 2 HVAC units with more efficient units controlled by existing VenStar EMS
- Repair dry rot, patch & paint building exterior



Secondary Wing 2 Rms 23-25

- Replace old HVAC units with more efficient units controlled by existing VenStar EMS
- Paint building exterior – underside of eaves

ASSESSMENT - BUILDING CATEGORIES

Secondary Wing 3 Rms 28-33

- Replace shingle roof, district reported top priority for roof replacement
- Repair/replace dry rot under exterior eaves
- Replace old York HVAC units with more efficient units controlled by existing VenStar EMS system
- Paint building exterior – underside of eaves



Cafeteria

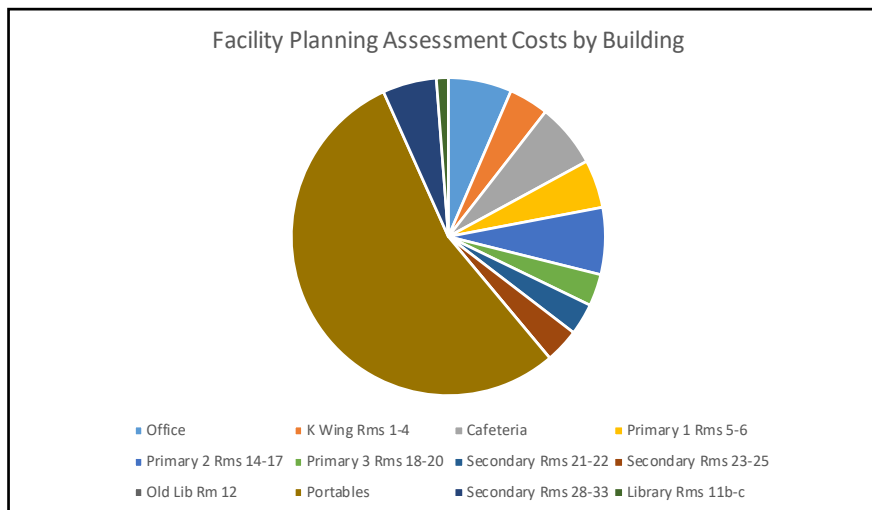
- Paint building exterior – underside of eaves
- Replace 1 roof-top HVAC unit with more efficient unit controlled by existing VenStar EMS system



ASSESSMENT - BUILDING COST ESTIMATE SUMMARY

Building cost estimates covers those items identified as either needing repair or replacement with like kind because they are no longer functional or safe (i.e. ADA Compliance, Insufficient Utilities, roofing, etc.). These categories also represents general improvements for the existing buildings on site that result in extending the useful life by an additional 25 years.

Building Items		Office	K Wing Rms 1-4	Cafeteria	Primary 1 Rms 5-6	Primary 2 Rms 14-17	Primary 3 Rms 18-20	Secondary Rms 21-22	Secondary Rms 23-25	Portables	Secondary Rms 28-33	Library Rms 11b-c
Summary	Category											
\$977,000	Roofing	\$63,000	\$85,000	\$155,000	\$100,000	\$132,000	\$57,000	\$50,000	\$65,000	\$125,000	\$115,000	\$30,000
\$48,000	Flooring/Carpet	\$48,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	Doors/Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$162,000	HVAC	\$30,000	\$15,000	\$0	\$15,000	\$30,000	\$22,500	\$15,000	\$15,000	\$4,500	\$15,000	\$0
\$0	Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$56,800	Exterior Finishes	\$14,100	\$0	\$4,800	\$4,800	\$4,800	\$0	\$13,800	\$6,000	\$2,500	\$6,000	\$0
\$0	Restrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$5,000	Fire Alarm Compliance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	ADA Compliance(Bldg)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	Misc. Interior Upgrades	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$1,200,000	Portable Demolition/Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000	\$0	\$0
\$2,448,800	Sub-Total	\$160,100	\$100,000	\$159,800	\$119,800	\$166,800	\$79,500	\$78,800	\$86,000	\$1,332,000	\$136,000	\$30,000
\$612,200	Support Costs (25%)	\$40,025	\$25,000	\$39,950	\$29,950	\$41,700	\$19,875	\$19,700	\$21,500	\$333,000	\$34,000	\$7,500
\$3,061,000	Total	\$200,125	\$125,000	\$199,750	\$149,750	\$208,500	\$99,375	\$98,500	\$107,500	\$1,665,000	\$170,000	\$37,500



Support costs include a 10% contingency and 15% for architect fees, engineering, testing, inspection and DSA fees.

The FPA identifies a list of improvements and their associated estimated costs. Proposed construction cost estimates and support budget costs are based upon the 2018 costs for constructing public works in the region. The District should keep in mind all costs identified in the FPA are estimates. Cost estimates do not take into account escalation or inflation. Depending on the timing of projects, it is recommended the District consult with the Architect and Project Manager before finalizing any construction budgets.

ASSESSMENT - BUILDING COST ESTIMATE DETAILS

Below is a detailed list of the raw information gathered during the site walks. The facilities assessment team as identified a list of each system by type, describing the scope of work and cost estimate associated for each project. Each task has been given a priority number in the following manner:

Priority 1 - Code Requirement

- Projects that have been identified as requiring attention to address certain health and safety hazards that do not meet current code or compliance.

Priority 2 - Immediate Needs (1-2 years)

- Projects that have been identified as requiring immediate attention within the next 1-2 years to address systems that are no longer functional or safe (i.e. broken concrete walks, leaking roofs, damaged or overlooked electrical wiring circuits, HVAC units that no longer function as intended, etc.).

Priority 3 - Short Term Need (2-4 years)

- Projects that have been identified as requiring short term attention within the next 2-4 years to address general improvements that result in extending the useful life of the system.

Priority 4 - Desired/Wanted Improvements

- Includes the addition of new buildings desired by the District such classroom wings, multi purpose event centers or gymnasiums. It may also include costs for support facilities such as sports fields, parking or other site related infrastructure.

Roofing			Office	K Wing Rms 1-4	Cafeteria	Primary 1 Rms 5-6	Primary 2 Rms 14-17	Primary 3 Rms 18-20	Secondary Rms 21-22	Secondary Rms 23-25	Portables	Secondary Rms 28-33	Library Rms 11b-c
Amount	Description	Priority	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
\$752,000	Remove/Replace Roofs - 40 Yr Comp	3	\$63,000	\$85,000	\$85,000	\$100,000	\$132,000	\$57,000	\$50,000	\$65,000	\$0	\$115,000	\$0
\$85,000	Urethane Coating Portables 11A-C, 12, 26, 27	3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,000	\$0	\$30,000
\$140,000	Replace Roofs Portables 8, 9, 11, Cafeteria Lower	3	\$0	\$0	\$70,000	\$0	\$0	\$0	\$0	\$0	\$70,000	\$0	\$0
\$977,000	Total		\$63,000	\$85,000	\$155,000	\$100,000	\$132,000	\$57,000	\$50,000	\$65,000	\$125,000	\$115,000	\$30,000

Flooring/Carpet			Office	K Wing Rms 1-4	Cafeteria	Primary 1 Rms 5-6	Primary 2 Rms 14-17	Primary 3 Rms 18-20	Secondary Rms 21-22	Secondary Rms 23-25	Portables	Secondary Rms 28-33	Library Rms 11b-c
Amount	Description	Priority	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
\$48,000	Remove/Replace Hazmat Floor Tile	3	\$48,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$48,000	Total		\$48,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ASSESSMENT - BUILDING COST ESTIMATE DETAILS

HVAC			Office	K Wing Rms 1-4	Cafeteria	Primary 1 Rms 5-6	Primary 2 Rms 14-17	Primary 3 Rms 18-20	Secondary Rms 21-22	Secondary Rms 23-25	Portables	Secondary Rms 28-33	Library Rms 11b-c
Amount	Description	Priority	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
\$157,500	Replace Package/Split System Units	3	\$30,000	\$15,000	\$0	\$15,000	\$30,000	\$22,500	\$15,000	\$15,000	\$0	\$15,000	\$0
\$4,500	Replace Heat Pump Unit Room 11	3									\$4,500		
\$162,000	Total		\$30,000	\$15,000	\$0	\$15,000	\$30,000	\$22,500	\$15,000	\$15,000	\$4,500	\$15,000	\$0

Exterior Finishes			Office	K Wing Rms 1-4	Cafeteria	Primary 1 Rms 5-6	Primary 2 Rms 14-17	Primary 3 Rms 18-20	Secondary Rms 21-22	Secondary Rms 23-25	Portables	Secondary Rms 28-33	Library Rms 11b-c
Amount	Description	Priority	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
\$18,000	Repair T1-11 Siding at Building Ends	3	\$6,000	\$0	\$0	\$0	\$0	\$0	\$6,000	\$6,000	\$0	\$0	\$0
\$20,400	Paint Underside of Overhangs	3			\$4,800	\$4,800	\$4,800					\$6,000	
\$2,500	Repair/Paint Entrance Ramps	3									\$2,500		
\$8,100	Repair/Patch/Paint Admin Exterior	3	\$8,100										
\$7,800	Repair/Patch/Paint 5th Wing Exterior	3							\$7,800				
\$56,800	Total		\$14,100	\$0	\$4,800	\$4,800	\$4,800	\$0	\$13,800	\$6,000	\$2,500	\$6,000	\$0

Fire Alarm Compliance			Office	K Wing Rms 1-4	Cafeteria	Primary 1 Rms 5-6	Primary 2 Rms 14-17	Primary 3 Rms 18-20	Secondary Rms 21-22	Secondary Rms 23-25	Portables	Secondary Rms 28-33	Library Rms 11b-c
Amount	Description	Priority	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
\$5,000	District Office Panel and System Upgrades	1	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$5,000	Total		\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Portable Demolition/Replacement			Office	K Wing Rms 1-4	Cafeteria	Primary 1 Rms 5-6	Primary 2 Rms 14-17	Primary 3 Rms 18-20	Secondary Rms 21-22	Secondary Rms 23-25	Portables	Secondary Rms 28-33	Library Rms 11b-c
Amount	Description	Priority	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
\$1,200,000	Remove/Replace 4 Portables	2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000	\$0	\$0
\$1,200,000	Total		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000	\$0	\$0

ASSESSMENT - BUILDING COST ESTIMATE DETAILS

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CONCLUSION

The Woodville Union School District administration and leadership should be recognized for their continued efforts to fund facility improvement projects by utilizing all available facility funding sources. The Maintenance and Operations staff should be complimented on the overall condition of the school site particularly given the scarcity of dedicated facilities funding over the last decade.

The FPA has identified a total of **\$12,397,875** in facilities needs projects at Woodville Elementary School. These facility projects include modernization, new construction, renovations, repairs and upgrades.

While the school site is in good condition overall, the District should consider formulating a plan to replace aging roofs and portable structures which have exceeded their intended life span and have become difficult and expensive to repair and maintain.

While functional, the existing kindergarten classroom wing does not meet today's educational and safety standards. This includes a lack of rest rooms in each class, and a dedicated teachers work space. The location of the building could also be better situated on campus for increased access to the office and student safety. The District may want to consider replacing aging portables with a new modern kindergarten classroom wing in their place. This would provide the District with modern 21st century kindergarten classrooms and the ability to re-purpose the existing kindergarten classroom wing for new and improved programs.

As is often the case with facilities Maintenance and Operations, the list of improvements and needs identified exceed the funds available through the State Building Program. The District may want to explore additional funding sources to cover some of the difference.

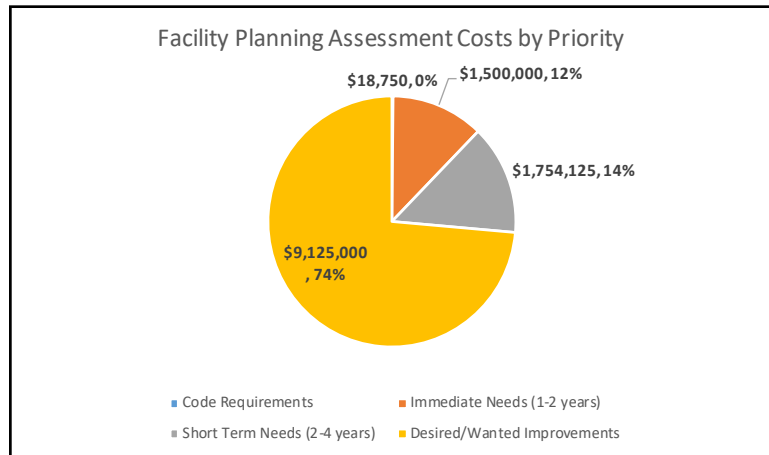
CONCLUSION

Building Items		Office	K Wing Rms 1-4	Cafeteria	Primary 1 Rms 5-6	Primary 2 Rms 14-17	Primary 3 Rms 18-20	Secondary Rms 21-22	Secondary Rms 23-25	Portables	Secondary Rms 28-33	Library Rms 11b-c
\$977,000	Roofing	\$63,000	\$85,000	\$155,000	\$100,000	\$132,000	\$57,000	\$50,000	\$65,000	\$125,000	\$115,000	\$30,000
\$48,000	Flooring/Carpet	\$48,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	Doors/Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$162,000	HVAC	\$30,000	\$15,000	\$0	\$15,000	\$30,000	\$22,500	\$15,000	\$15,000	\$4,500	\$15,000	\$0
\$0	Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$56,800	Exterior Finishes	\$14,100	\$0	\$4,800	\$4,800	\$4,800	\$0	\$13,800	\$6,000	\$2,500	\$6,000	\$0
\$0	Restrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$5,000	Fire Alarm Compliance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	ADA Compliance(Bldg)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	Misc. Interior Upgrades	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$1,200,000	Portable Demolition/Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000	\$0	\$0
\$2,448,800	Sub-Total	\$160,100	\$100,000	\$159,800	\$119,800	\$166,800	\$79,500	\$78,800	\$86,000	\$1,332,000	\$136,000	\$30,000
\$612,200	Support Costs (25%)	\$40,025	\$25,000	\$39,950	\$29,950	\$41,700	\$19,875	\$19,700	\$21,500	\$333,000	\$34,000	\$7,500
\$3,061,000	Total	\$200,125	\$125,000	\$199,750	\$149,750	\$208,500	\$99,375	\$98,500	\$107,500	\$1,665,000	\$170,000	\$37,500

Site Items	Category	Amount
\$0	Utilities (Gas, Water, Sewer, Drainage)	\$0
\$6,000	Security	\$6,000
\$3,500	Landscaping & Irrigation	\$3,500
\$97,000	Flatwork & Pavement	\$97,000
\$45,000	Play Areas/Playfields	\$45,000
\$10,000	ADA Compliance(Site)	\$10,000
\$8,000	Pest Control	\$8,000
\$7,300,000	New Facilities	\$7,300,000
\$7,469,500	Sub-Total	\$7,469,500
\$1,867,375	Support Costs (25%)	\$1,867,375
\$9,336,875	Total	\$9,336,875
\$12,397,875	Grand Total	

By Category	Cost
Roofing	\$1,221,250
Flooring/Carpet	\$60,000
Electrical	\$0
Doors/Windows	\$0
HVAC	\$202,500
Plumbing	\$0
Exterior Finishes	\$71,000
Restrooms	\$0
Fire Alarm Compliance	\$6,250
ADA Compliance(Bldg)	\$0
Misc. Interior Upgrades	\$0
Portable Demolition/Replacement	\$1,500,000
Utilities (Gas, Water, Sewer, Drainage)	\$0
Security	\$7,500
Landscaping & Irrigation	\$4,375
Flatwork & Pavement	\$121,250
Play Areas/Playfields	\$56,250
ADA Compliance(Site)	\$12,500
Pest Control	\$10,000
New Facilities	\$9,125,000
Total by Category	\$12,397,875

Assessment by Priority	Cost
Code Requirements	\$18,750
Immediate Needs (1-2 years)	\$1,500,000
Short Term Needs (2-4 years)	\$1,754,125
Desired/Wanted Improvements	\$9,125,000



SchoolWorks, inc.

Facility Planning & Demographic Consulting



Facility Problem Solvers