



Specialists in School Buildings

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WOODLAND Public Schools

Where Community & Learning Connect

Study & Survey

June 11, 2012

**Woodland Public School District No. 404
Woodland, Washington**

Resolution #2555

**Adopting the Study and Survey to be Submitted
to the Office of Superintendent of Public Instruction**

WHEREAS, the Board of Directors of the Woodland School District No. 404 approved the proposed Study and Survey at the public School Board meeting held June 11, 2012.

THEREFORE, be it resolved the Board of Directors of Woodland School District No. 404, Cowlitz County, hereby accepts the Study and Survey as final and the Board authorizes the submission of the Study and Survey to the Office of Superintendent of Public Instruction in compliance with Washington Administrative Code Section 392-341-025.

Dated this 11th day of June, 2012

WOODLAND PUBLIC SCHOOL DISTRICT No. 404

Board of Directors

Attest:

Secretary to the Board

STUDY & SURVEY INDEX

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Long range educational plan:

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OSPI Report 1066: Students with Disabilities

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Assessed valuation:
Current bonding capacity:
Valuation vs. cost estimates:

Chapter 5: School Housing Emergency

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List minority population:
% of bldg vs. district:



Chapter 7: New School Buildings or Additions

List all new/additions to support educational plan

List any construction phases:

Chapter 8: Modernization and/or Replacement of Existing Buildings

Describe the modernization needs:

List deficiencies and recommend actions.

Provide cost breakdown on a system & subsystem basis.

Cost benefit analysis.

Chapter 9: Deferred Maintenance

List backlog of maintenance, repair replacement needs for each facility.

Chapter 10: Timeline for Capital Projects

Bond Issue

Design

Construction

Project Completion

Board Acceptance

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Survey responses from adjacent districts ability to provide facilities

Board Resolution summarizing findings

Chapter 12: Attendance Boundary Adjustments

Show how changes in attendance areas or district boundaries within the district or among neighboring districts could result in adequate available space.

Chapter 13: Additional OSPI Requirements

Other Matters as required by OSPI



Executive Summary

The Study and Survey is a prerequisite to the state's School Construction Assistance Program for individual school building projects. The objective of the Study is for the district to have an overview of its facilities, their condition, and the long-range educational needs of the district. The study is broken down into 13 chapters, briefly described as follows:

Chapter 1 is an inventory and analysis of the district's present building inventory including condition and area.

Chapter 2 is the district's long range educational plan; what are the changes in the educational program to be made and what are the impacts on the district's facilities needs. Here is where the educational need for a new high school is described.

Chapter 3 is a brief demographic analysis consisting of 3 OSPI reports of the existing building inventory, the projected enrollments and number of students with disabilities. These are all major factors in determining the amount of state funding.

Chapter 4 is the financial analysis comparing the assessed property in the district, the bonded indebtedness limit, outstanding bonds and amount of bond capacity remaining. Note that this section includes the recent April bond.

Chapter 5 is where the district can declare a school housing emergency. However, an emergency is when a school district facility urgently needs repair or replacement, but has no sources of funds including bond capacity. Even the Vader School District did not meet this definition.



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Chapter 6 is a report on racial balance in the district's schools. Later in the project process, the district will need to certify any new project will not change the racial balance. Since the proposed new high school will house all 9-12 students district-wide, maintaining racial balance is a given.

Chapter 7 lists of all new construction and/or additions to the existing schools proposed. Information on the new high school is inserted here.

Chapter 8 describes all the modernization or new-in-lieu replacement of existing facilities. Since these types of projects included in the bond issue would not be eligible for state funds, only a brief discussion is included.

Chapter 9 contains any maintenance items that the district may have deferred.

Chapter 10 is a schedule of the new high school construction

Chapter 11 surveyed adjacent school districts to see if any suitable facilities were available. The responses are enclosed and resolution stating no suitable facilities were found.

Chapter 12 describes any changes in attendance boundaries contemplated. Since the new high school will serve all 9-12 students in the district, no changes in attendance boundaries are anticipated.

Chapter 13 is where any additional information required by OSPI would be entered, but to date OSPI has not requested any additional information.



Specialists in School Buildings

Chapter 1: Inventory and Condition Analysis of Existing Facilities

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WOODLAND Public Schools

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SUMMARY OF WOODLAND SCHOOL DISTRICT BUILDING AREAS AND AGES

School / Facility	Construction		Modernization		Site Area Acres	Comments
	Year Built	Building Area S.F.	Year Modernized	Area Modernized		
Woodland High School					49.47	School, Middle School, Primary School, & KWRL Transportation Coop Shared With Woodland MS
Original Construction	1954	55,837	1993	50,207		
West Classroom Addition	1965	14,109	1994	24,335		
Gym Addition	1983	9,678				
Library Infill between High & Middle Schools	1993	2,414				
VoTech Addition	1994	272				
TOTAL		82,310		74,542	49.47	
Woodland Middle School						On Central Campus
Original Construction	1950	21,708	1994	36,465		Shared with High School
Old Elementary Gym (now Commons)	1954	4,857				
West Wing & Middle School Gym	1964	9,900				
Library Addition Dual Use	1994	2,413				
Gymnasium Addition	1994	8,821				
TOTAL		47,699		36,465		
Woodland Intermediate School					10.94	Separate Site
1997 Original School Construction		54,718				
TOTAL		54,718			10.94	
Yale Elementary School					7.63	Separate Site
1962 Original School Construction		6,400				
1994 Addition		2,303				
TOTAL		8,703			7.63	
Woodland Primary School (K-3)						On Central Campus
1972 Original School Construction		36,054				
1983 Locker Room Addition		9,531				
1992 Classroom Addition		13,711				
TOTAL		59,296				
TOTAL K-12 SCHOOLS		252,726			68.04	
KWRL Transportation Co-Op						On Central Campus
Original Construction	1981	15,395				
Office Addition		657				
TOTAL		16,052				



Specialists in School Buildings

A. Woodland Primary School:

Woodland Primary School consists of two connected buildings. The structures are both single-story. The original 1972 and 1983 construction was designed to serve as a Middle School, with an open-concept circulation pattern around an open central library area. Classrooms are separated by operable walls which can be opened up to combine classroom areas. The building is constructed of masonry exterior walls with a proprietary wood roof truss system. Interior areas of the roof are supported on steel columns. Minimal remodeling has occurred in this portion of the school. Several offices were reconfigured in 1994 to serve as psychologist and counselors offices, with one of the locker rooms reconfigured to serve as an OTPT area. Currently, the remaining locker areas and the gymnasium mezzanine are not in use. The large full-court gymnasium is also used for High School and Middle School athletic activities including the Middle School wrestling program. The 1992 classroom addition on the north side of the school is actually a separate building connected by a fire rated corridor. This building is constructed of wood framing with exterior masonry veneer.

Building Condition Assessment Scoring & Summary Form

School District:	Woodland
Facility Name:	Primary School
Building Name:	
Evaluator's Name:	CSG Team
Evaluator's Company:	ESD 112 Construction Services Group
Date:	12/1/2011

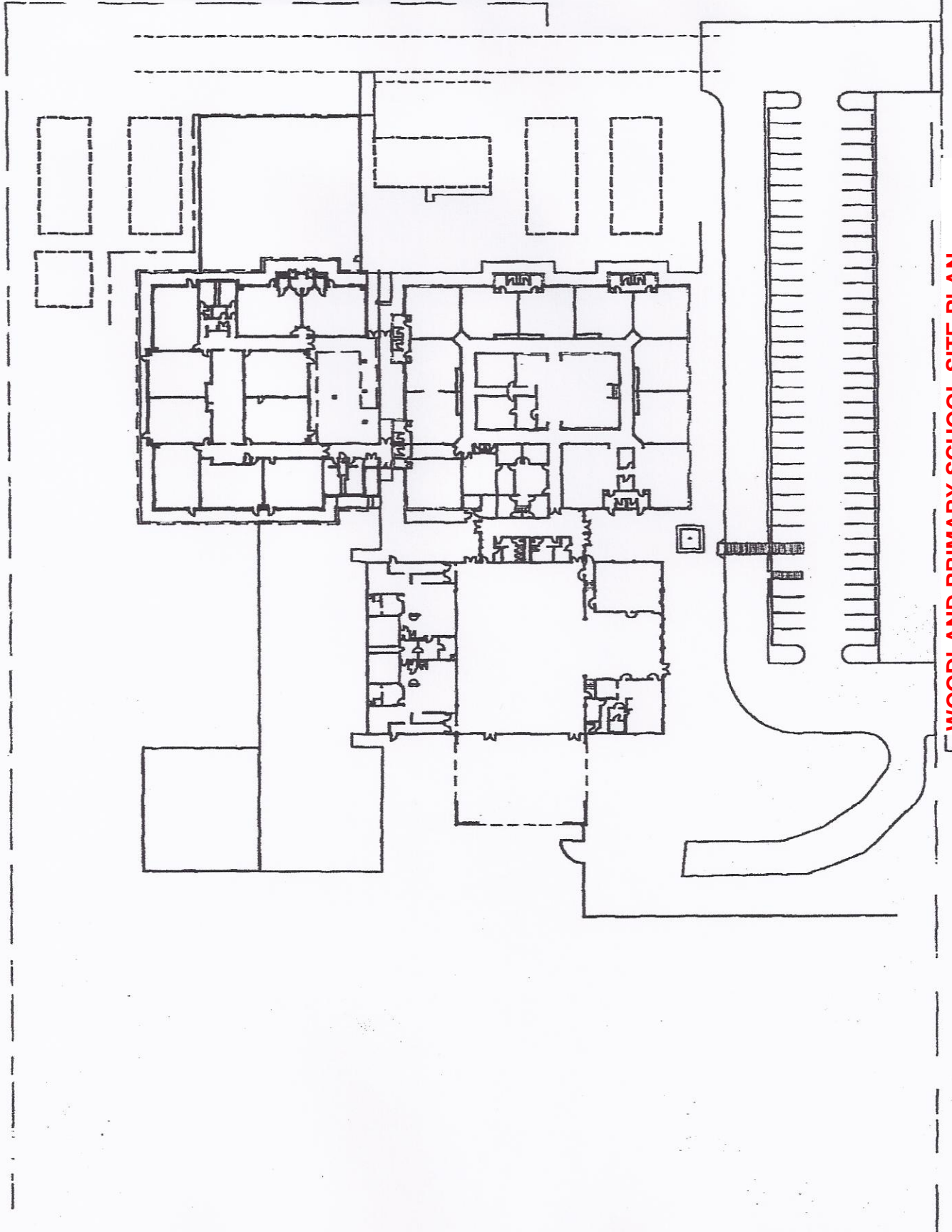


Overall BCA Score: 47.38

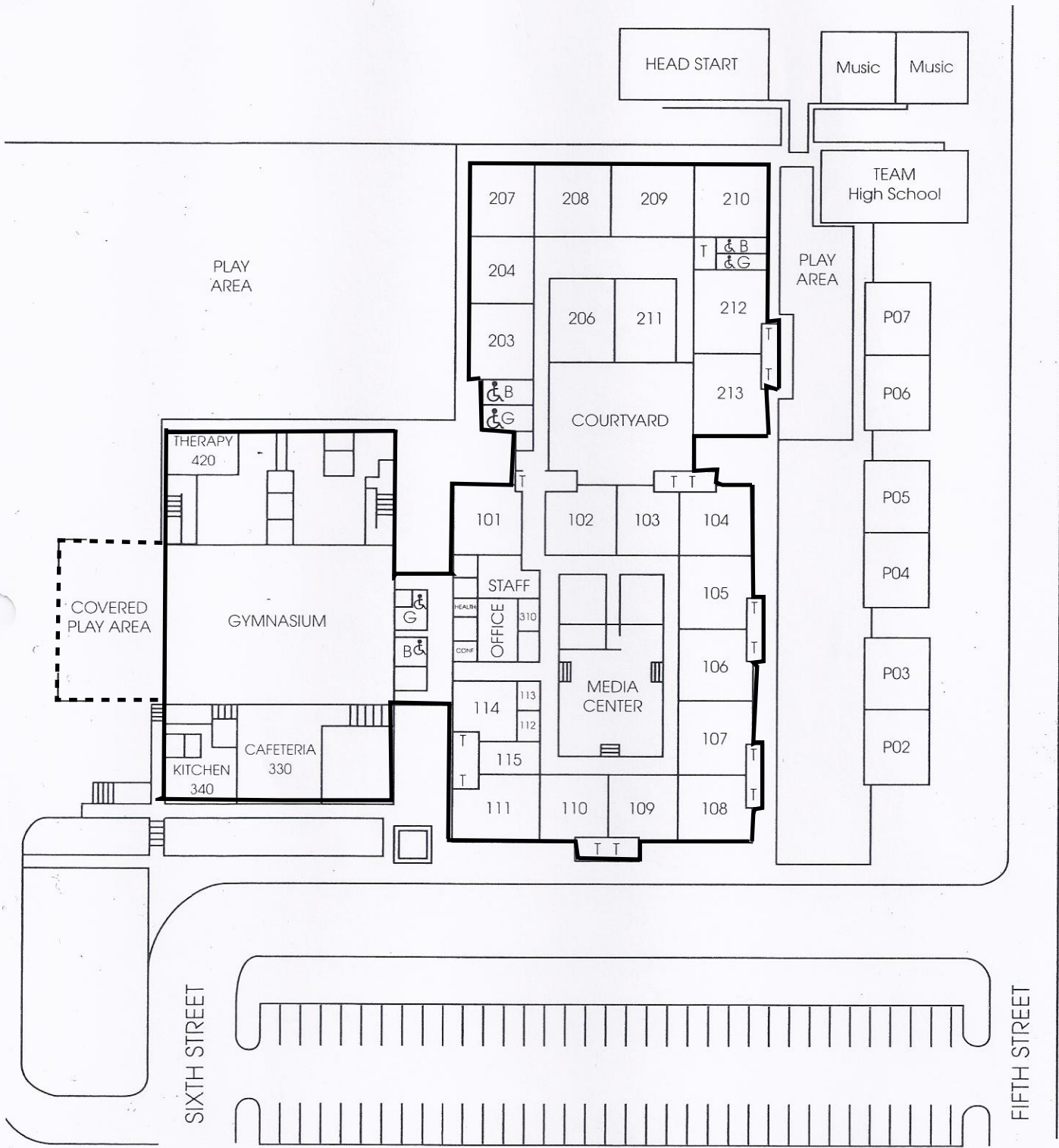
Building Profile Type:		Elementary School - Single Story								
Component	E	G	F	P	U	N/A	Component Score	BCA Score	Component Description	
A10 - Foundations										
							2.32			
A1010 - Standard Foundation			X				60%	2.32	Wall and column foundations, footings and bases, perimeter insulation, perimeter drainage, waterproofing.	
A20 - Walls										
							0.00			
A2020 - Walls for subgrade enclosure						N/A	N/A	N/A	Standard, one story concrete or masonry basement foundation wall, typically including footing, re-enforcement, etc.	
A40 - Slabs on Grade										
							2.44			
A4010 - Standard Slabs on Grade			X				60%	2.44	Standard reinforced concrete slab on grade with typical stem wall including footing, waterproofing, footing drains, etc.	
A4040 - Pits and Bases						N/A	N/A	N/A	Concrete or masonry pier pads, trenches, equipment pads and pits.	
A60 - Building Subdrainage										
							0.48			
A6010 - Building Subdrainage			X				60%	0.48	Footing drains, and underground drains from downspouts.	
B10 - Superstructure										
							0.00			
B1010 - Floor Construction						N/A	N/A	N/A	Floors constructed with dimensional lumber, wood joists, post & beam w/decking, pre-stressed concrete, metal & concrete, etc.	
B1020 - Roof Construction							Not Rated	Not Rated	Roofs constructed with dimensional lumber, wood trusses, pre-stressed concrete, metal & concrete, etc.	
B1080 - Stairs						N/A	N/A	N/A	Standard construction stairs made of wood, concrete, metal, masonry, etc.	
B20 Exterior Vertical Enclosures										
							5.25			
B2010 - Exterior Walls				X			30%	2.64	Exterior walls constructed of concrete, masonry, dimensional siding, sheathing, troweled on surfacing, etc.	
B2020 - Exterior Windows			X				60%	2.30	Various exterior glazing in wood, vinyl, aluminum, steel, etc. SS, insulated; normal, wired, laminated, etc.; fixed or operable.	
B2050 - Exterior Doors and Grilles			X				60%	0.29	Includes all types of exterior doors including wood, metal, roll up, lock hardware, door closers, etc.	
B2070 - Exterior Louvers and Vents			X				60%	0.03	All types of exterior louvers and vents including wood, metal, vinyl, etc. including operable type.	
B30 - Exterior Horizontal Enclosures										
							4.31			
B3010 - Roofing			X				60%	3.70	Includes all types of roof coverings including composite, membrane, metal, etc., and related materials.	
B3020 - Roof Appurtenances			X				60%	0.15	Includes antennas, cupolas, signs, HVAC units, exhaust fans, etc.	
B3060 - Horizontal Openings/Penetrations			X				60%	0.01	Includes chimneys and flues, ducts, vent pipes, internal drains, skylights, etc.	
B3080 - Overhead Exterior Enclosures			X				60%	0.45	Includes awnings, covered areas, gazebos, play sheds, etc.	
C10 - Interior Construction										
							5.77			
C1010 - Interior Partitions				X			30%	1.16	Includes GWB on wood or metal studs, masonry, CMU, operable walls, etc.	
C1020 - Interior Windows			X				60%	0.60	Includes door lites, interior partition windows, etc.	
C1030 - Interior Doors			X				60%	0.71	All types of interior doors including wood, metal, roll up, rest room partition doors, accordion, lock hardware, door closers, etc.	
C1040 - Interior Grilles and Grates			X				60%	0.03	Includes all types of interior grills & grates	
C1060 - Raised floor construction			X				60%	0.03	Includes raised access flooring, platforms, stages, etc.	
C1070 - Suspended Ceiling Const.			X				60%	3.23	Includes all types of suspended ceilings.	
C20 - Interior Finishes										
							4.50			
C2010 - Wall Finishes				X			30%	0.99	All types of interior wall finishes such as brick or masonry, GWB w/paint, GWB w/wall coverings, CAB, wainscoting, chair rails, etc.	
C2020 - Interior Fabrications			X				60%	0.06	Includes plaster wall finishes, metal fabrications, column covers, ornamental woodwork, plastic and stone fabrications, cornice, base.	
C2030 - Flooring			X				60%	3.39	All types of interior flooring including concrete, carpet, vinyl, laminate, VCT & vinyl tile, ceramic and porcelain tile, wood, etc.	
C2040 - Stair Finishes			X			N/A	60%	0.00	All types of stair finishes including paints and epoxies, concrete, rubber, metal, etc.	
C2050 - Ceiling Finishes				X			30%	0.06	Includes open ceilings, painted GWB, acoustical tile, suspended ceilings, etc.	
D10 - Conveying										
							0.00			
D1010 - Vertical Conveying Systems						N/A	N/A	N/A	Includes elevators, dumb waiters, handicap lifts, etc.	
D20 - Plumbing Fixtures										
							9.45			
D2010 - Domestic Water Distribution		X					90%	7.59	Includes supply piping, fixtures, water heaters, fixtures, backflow devices, mixing valves, etc.	
D2020 - Sanitary Drainage			X				60%	1.80	All sanitary waste systems including drains, traps, clean outs, venting, grinder pumps, disposals, etc.	
D2030 - Building Support Plumbing Systems			X				60%	0.06	Includes sewer/septic systems, fire loops, etc.	
D2050 - General Services Compressed Air						N/A	N/A	N/A	Includes compressed air systems for fire sprinkler systems, pneumatic controls, voc ed, etc.	
D30 - HVAC										
							6.82			
D3010 - Facility Fuel Systems							Not Rated	Not Rated	Includes natural gas, propane, oil, etc.	
D3020 - Heating Systems			X				60%	6.52	All heating systems including steam, hot water boilers, heat pumps, electric, bio mass, etc.	
D3030 - Cooling Systems							Not Rated	Not Rated	Includes heat pumps, bio mass, chillers, cooling towers, etc.	
D3050 - Facility HVAC Dist. System			X				60%	0.18	Includes supply and return ducting, plenums, piping, valves, controls, etc.	
D3060 - Ventilation			X				60%	0.12	Includes supply and exhaust ducting, plenums, piping, valves, controls, natural ventilation, etc.	
D40 - Fire Protection										
							2.34			
D4010 - Fires Suppression		X					90%	2.33	Includes extinguishing systems, kitchen hoods, sprinkler systems, etc.	
D4030 - Fire Suppression Specialties		X					90%	0.01	Includes fire extinguishers, cabinets, etc.	
D50 - Electrical										
							0.68			
D5010 - Facility Power Generation							Not Rated	Not Rated	Includes generators and associated equipment, etc.	
D5020 - Electrical Service and Distribution			X				60%	0.68	Includes transformers, vaults, mains and sub-main panels, EMT, wiring, motors, etc.	
D5030 - General Purpose Electrical Power							Not Rated	Not Rated	Includes sub-main to branch panel wiring; branch panels; etc.	

OSPI Building Condition Assessment Summary Form

D5040 - Lighting			Not Rated	Not Rated	All facets of lighting including fixtures, bulbs, ballasts, lenses, CFL's, tubes, switches, HPS, MV, sensors, controls; etc.
D60 - Communication					1.08
D6010 - Data Communications	X		60%	0.30	Includes internet connection, wireless, servers, distribution, etc.
D6020 - Voice Communications	X		60%	0.30	Includes phone systems, land lines, radio systems, intercoms, etc.
D6030 - Audio-Video Communication	X		60%	0.36	Includes cable, satellite, projectors, DVR's, distribution, etc.
D6060 - Distributed Comm/Monitoring	X		60%	0.12	Includes clock systems, enhanced audio, paging, public address, etc.
D70 - Electronic Safety and Security					0.48
D7010 - Access Control and Intrusion Defection	X		60%	0.30	Includes keypads, electronic locks, coding systems, card readers, etc.
D7030 - Electronic Surveillance	X		60%	0.12	Includes cameras, motion sensors, DVR's, etc.
D7050 - Detection and Alarm	X		30%	0.06	All types of fire alarms systems and components including smoke detectors, heat detectors, strobes and horns, auto dialers, etc.
D80 - Integrated Automation					0.06
D8010 - Integrated Automation Facility Controls	X		60%	0.06	Includes systems and components for controlling building systems such as HVAC, lighting, irrigation, security, etc. DDC
E10 - Equipment					0.31
E1010 - Vehicle and Pedestrian Equipment	X	N/A	60%	0.00	Includes vehicle repair equipment; parking gates and meters; loading dock equipment; pedestrian gates; etc.
E1030 - Commercial Equipment	X		60%	0.18	All types of commercial equipment such as vending, laundry, safes, janitorial, photography, office, food storage & service, etc.
E1040 - Institutional Equipment	X		60%	0.07	Includes all types of institutional equipment such as library, audio/visual, laboratory, vocational, art, etc.
E1070 - Entertainment and Recreational Equipment	X		60%	0.06	Includes all types of entertainment and recreational equipment such as theater, music, athletic, etc.
E1090 - Other Equipment			Not Rated	Not Rated	Includes all types of other equipment such as dumpsters, recycling, composting, compacting, agricultural, etc.
E20 - Furnishings					1.08
E2010 - Fixed Furnishings	X		60%	1.02	Includes all types of fixed furnishings such as art, walk off mats, grills, window treatments, casework, bleachers, lockers, etc.
E2050 - Movable Furnishings	X		60%	0.06	All types of movable furnishings such as bookshelves, cafeteria tables, kitchen warmers, serving carts, office, classroom, etc.



WOODLAND PRIMARY SCHOOL SITE PLAN



WOODLAND PRIMARY SCHOOL FLOOR PLAN

**WOODLAND PRIMARY SCHOOL
AREA ANALYSIS**

1991 CONSTRUCTION:

- A: 30'-4" x 22'-6" = 679 SQ. FT
- B: 37'-1" x 100'-6" = 3,727 SQ. FT
- C: 52'-4" x 88'-3" = 4,616 SQ. FT
- D: 37'-4" x 88'-3" = 3,296 SQ. FT
- E: 29'-10" x 34'-10" = 1,040 SQ. FT
- F: 6'-9" x 28'-0" = 189 SQ. FT
- G: 54'-9" x 3'-0" = 164 SQ. FT

TOTAL: 13,711 SQ. FT

1972 CONSTRUCTION:

- H: 126'-7" x 160'-0" = 20,280 SQ. FT
- I: 29'-3" x 59'-6" = 1,741 SQ. FT
- J: 96'-0" x 115'-4" = 11,072 SQ. FT
- K: 6'-9" x 28'-0" = 189 SQ. FT
- 189 x 4 = 756 SQ. FT
- L: 7'-1" x 34'-2" = 242 SQ. FT
- M: 14'-7" x 6'-9" = 99 SQ. FT
- N: 5'-9" x 6'-9" = 39 SQ. FT
- O: 50'-0" x 73'-0" = 3,650 SQ. FT
- 3650 x 1/2 = 1,825 SQ. FT

TOTAL: 36,054 SQ. FT

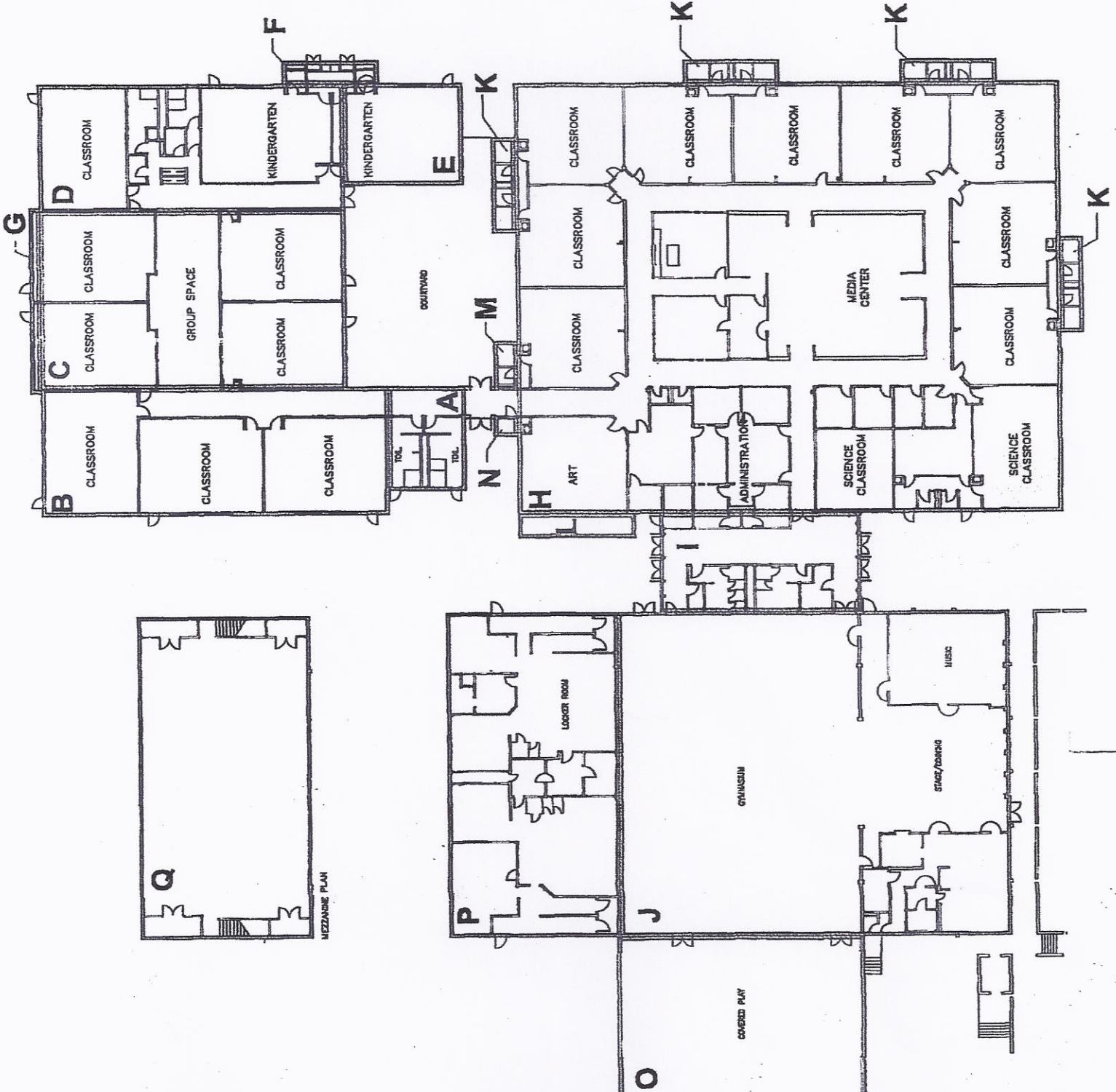
1983 CONSTRUCTION:

- P: 96'-0" x 50'-0" = 4,800 SQ. FT
- Q: 95'-8" x 49'-8" = 4,731 SQ. FT

TOTAL: 9,531 SQ. FT

TOTAL: 59,296 SQ. FT

**WOODLAND PRIMARY
SCHOOL AREA ANALYSIS**



B. Yale Elementary School:

Yale Elementary School serves students located in the rural east portion of Woodland School District. Yale Elementary School consists of two buildings built in 1962, and in 1994, a two-room addition was built on the west end of the classroom building to serve as a library and art room. The classroom building is an inviting place for students with exposed beams and full window walls. The original building has not been significantly modified since it was originally built. It was re-roofed in 1994 and new carpet and VCT was installed in 2001. The original boiler has been upgraded to electric fired diesel.

A separate temporary gymnasium building at the east end of the site was originally built in the early 1950's as a part of the Yale Dam construction project to meet the emergency housing needs for the children of construction workers. Following construction of the Yale Dam classroom partitions were removed and the building began use as a gym. It is a wood frame building similar to a barn. The metal roof and exterior windows were replaced in 2001.

Building Condition Assessment Scoring & Summary Form

School District:	Woodland
Facility Name:	Yale Elementary
Building Name:	
Evaluator's Name:	CSG Team
Evaluator's Company:	ESD 112 Construction Services Group
Date:	12/1/2011



Overall BCA Score: 53.65

Building Profile Type:		Elementary School - Single Story						Component Score	BCA Score	Component Description
Component	E	G	F	P	U	N/A				
A10 - Foundations										
								2.32		
A1010 - Standard Foundation			X				60%	2.32	Wall and column foundations, footings and bases, perimeter insulation, perimeter drainage, waterproofing.	
A20 - Walls										
							N/A	N/A		
A2020 - Walls for subgrade enclosure						N/A	N/A	N/A	Standard, one story concrete or masonry basement foundation wall, typically including footing, re-enforcement, etc.	
A40 - Slabs on Grade										
								2.44		
A4010 - Standard Slabs on Grade			X				60%	2.44	Standard reinforced concrete slab on grade with typical stem wall including footing, waterproofing, footing drains, etc.	
A4040 - Pits and Bases						N/A	N/A	N/A	Concrete or masonry pier pads, trenches, equipment pads and pits.	
A60 - Building Subdrainage										
								0.48		
A6010 - Building Subdrainage			X				60%	0.48	Footing drains, and underground drains from downspouts.	
B10 - Superstructure										
							N/A	N/A		
B1010 - Floor Construction						N/A	N/A	N/A	Floors constructed with dimensional lumber, wood joists, post & beam w/decking, pre-stressed concrete, metal & concrete, etc.	
B1020 - Roof Construction							Not Rated	Not Rated	Roofs constructed with dimensional lumber, wood trusses, pre-stressed concrete, metal & concrete, etc.	
B1080 - Stairs						N/A	N/A	N/A	Standard construction stairs made of wood, concrete, metal, masonry, etc.	
B20 Exterior Vertical Enclosures										
								7.89		
B2010 - Exterior Walls			X				60%	5.27	Exterior walls constructed of concrete, masonry, dimensional siding, sheathing, troweled on surfacing, etc.	
B2020 - Exterior Windows				X			60%	2.30	Various exterior glazing in wood, vinyl, aluminum, steel, etc. SS, insulated; normal, wired, laminated, etc.; fixed or operable.	
B2050 - Exterior Doors and Grilles				X			60%	0.29	Includes all types of exterior doors including wood, metal, roll up, lock hardware, door closers, etc.	
B2070 - Exterior Louvers and Vents				X			60%	0.03	All types of exterior louvers and vents including wood, metal, vinyl, etc. including operable type.	
B30 - Exterior Horizontal Enclosures										
								4.31		
B3010 - Roofing			X				60%	3.70	Includes all types of roof coverings including composite, membrane, metal, etc., and related materials.	
B3020 - Roof Appurtenances				X			60%	0.15	Includes antennas, cupolas, signs, HVAC units, exhaust fans, etc.	
B3060 - Horizontal Openings/Penetrations				X			60%	0.01	Includes chimneys and flues, ducts, vent pipes, internal drains, skylights, etc.	
B3080 - Overhead Exterior Enclosures				X			60%	0.45	Includes awnings, covered areas, gazebos, play sheds, etc.	
C10 - Interior Construction										
								6.90		
C1010 - Interior Partitions			X				60%	2.32	Includes GWB on wood or metal studs, masonry, CMU, operable walls, etc.	
C1020 - Interior Windows				X			60%	0.60	Includes door lites, interior partition windows, etc.	
C1030 - Interior Doors				X			60%	0.71	All types of interior doors including wood, metal, roll up, rest room partition doors, accordion, lock hardware, door closers, etc.	
C1040 - Interior Grilles and Grates				X			60%	0.03	Includes all types of interior grills & grates	
C1060 - Raised floor construction							Not Rated	Not Rated	Includes raised access flooring, platforms, stages, etc.	
C1070 - Suspended Ceiling Const.					X		60%	3.23	Includes all types of suspended ceilings.	
C20 - Interior Finishes										
								5.56		
C2010 - Wall Finishes			X				60%	1.99	All types of interior wall finishes such as brick or masonry, GWB w/paint, GWB w/wall coverings, CAB, wainscoting, chair rails, etc.	
C2020 - Interior Fabrications				X			60%	0.06	Includes plaster wall finishes, metal fabrications, column covers, ornamental woodwork, plastic and stone fabrications, cornice, base.	
C2030 - Flooring				X			60%	3.39	All types of interior flooring including concrete, carpet, vinyl, laminate, VCT & vinyl tile, ceramic and porcelain tile, wood, etc.	
C2040 - Stair Finishes						N/A	N/A	N/A	All types of stair finishes including paints and epoxies, concrete, rubber, metal, etc.	
C2050 - Ceiling Finishes					X		60%	0.12	Includes open ceilings, painted GWB, acoustical tile, suspended ceilings, etc.	
D10 - Conveying										
							N/A	N/A		
D1010 - Vertical Conveying Systems						N/A	N/A	N/A	Includes elevators, dumb waiters, handicap lifts, etc.	
D20 - Plumbing Fixtures										
								6.92		
D2010 - Domestic Water Distribution			X				60%	5.06	Includes supply piping, fixtures, water heaters, fixtures, backflow devices, mixing valves, etc.	
D2020 - Sanitary Drainage				X			60%	1.80	All sanitary waste systems including drains, traps, clean outs, venting, grinder pumps, disposals, etc.	
D2030 - Building Support Plumbing Systems				X			60%	0.06	Includes sewer/septic systems, fire loops, etc.	
D2050 - General Services Compressed Air						N/A	N/A	N/A	Includes compressed air systems for fire sprinkler systems, pneumatic controls, voc ed, etc.	
D30 - HVAC										
								6.67		
D3010 - Facility Fuel Systems							Not Rated	Not Rated	Includes natural gas, propane, oil, etc.	
D3020 - Heating Systems				X			60%	6.52	All heating systems including steam, hot water boilers, heat pumps, electric, bio mass, etc.	
D3030 - Cooling Systems							Not Rated	Not Rated	Includes heat pumps, bio mass, chillers, cooling towers, etc.	
D3050 - Facility HVAC Dist. System					X		30%	0.09	Includes supply and return ducting, plenums, piping, valves, controls, etc.	
D3060 - Ventilation					X		30%	0.06	Includes supply and exhaust ducting, plenums, piping, valves, controls, natural ventilation, etc.	
D40 - Fire Protection										
								0.00		
D4010 - Fires Suppression					X		0%	0.00	Includes extinguishing systems, kitchen hoods, sprinkler systems, etc.	
D4030 - Fire Suppression Specialties					X		0%	0.00	Includes fire extinguishers, cabinets, etc.	
D50 - Electrical										
								6.49		
D5010 - Facility Power Generation							Not Rated	Not Rated	Includes generators and associated equipment, etc.	
D5020 - Electrical Service and Distribution				X			60%	0.68	Includes transformers, vaults, mains and sub-main panels, EMT, wiring, motors, etc.	
D5030 - General Purpose Electrical Power				X			60%	0.80	Includes sub-main to branch panel wiring; branch panels; etc.	

OSPI Building Condition Assessment Summary Form

D5040 - Lighting	X		60%	5.00	All facets of lighting including fixtures, bulbs, ballasts, lenses, CFL's, tubes, switches, HPS, MV, sensors, controls; etc.
D60 - Communication				1.62	
D6010 - Data Communications	X		90%	0.45	Includes internet connection, wireless, servers, distribution, etc.
D6020 - Voice Communications	X		90%	0.45	Includes phone systems, land lines, radio systems, intercoms, etc.
D6030 - Audio-Video Communication	X		90%	0.54	Includes cable, satellite, projectors, DVR's, distribution, etc.
D6060 - Distributed Comm/Monitoring	X		90%	0.18	Includes clock systems, enhanced audio, paging, public address, etc.
D70 - Electronic Safety and Security				0.60	
D7010 - Access Control and Intrusion Defection	X		60%	0.30	Includes keypads, electronic locks, coding systems, card readers, etc.
D7030 - Electronic Surveillance	X		60%	0.12	Includes cameras, motion sensors, DVR's, etc.
D7050 - Detection and Alarm	X		90%	0.18	All types of fire alarms systems and components including smoke detectors, heat detectors, strobes and horns, auto dialers, etc.
D80 - Integrated Automation				0.06	
D8010 - Integrated Automation Facility Controls	X		60%	0.06	Includes systems and components for controlling building systems such as HVAC, lighting, irrigation, security, etc. DDC
E10 - Equipment				0.31	
E1010 - Vehicle and Pedestrian Equipment	X	N/A	60%	0.00	Includes vehicle repair equipment; parking gates and meters; loading dock equipment; pedestrian gates; etc.
E1030 - Commercial Equipment	X		60%	0.18	All types of commercial equipment such as vending, laundry, safes, janitorial, photography, office, food storage & service, etc.
E1040 - Institutional Equipment	X		60%	0.07	Includes all types of institutional equipment such as library, audio/visual, laboratory, vocational, art, etc.
E1070 - Entertainment and Recreational Equipment	X		60%	0.06	Includes all types of entertainment and recreational equipment such as theater, music, athletic, etc.
E1090 - Other Equipment			Not Rated	Not Rated	Includes all types of other equipment such as dumpsters, recycling, composting, compacting, agricultural, etc.
E20 - Furnishings				1.08	
E2010 - Fixed Furnishings	X		60%	1.02	Includes all types of fixed furnishings such as art, walk off mats, grills, window treatments, casework, bleachers, lockers, etc.
E2050 - Movable Furnishings	X		60%	0.06	All types of movable furnishings such as bookshelves, cafeteria tables, kitchen warmers, serving carts, office, classroom, etc.

YALE ELEMENTARY SCHOOL
AREA ANALYSIS

1994 ADDITION

A: 27'-6" x 66'-0" = 1,815 SQ. FT

B: 8'-0" x 61'-0" = 488 SQ. FT

TOTAL: 2,303 SQ. FT

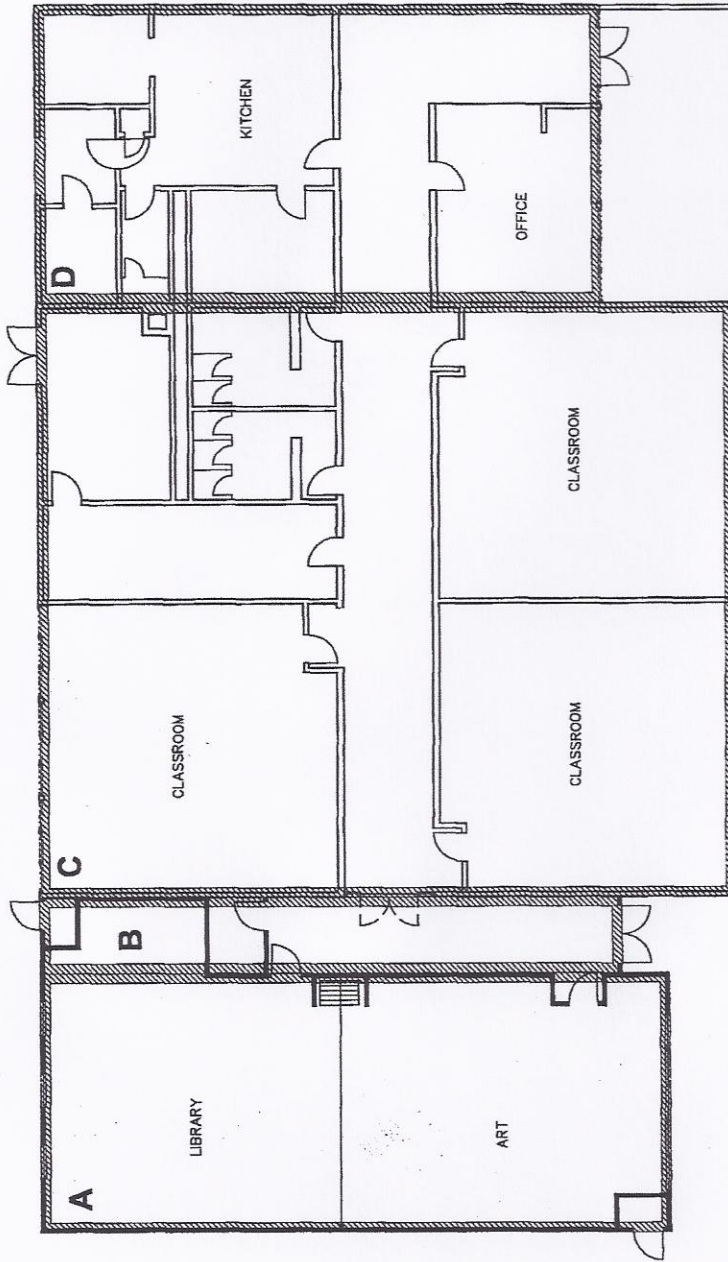
1962 ORIGINAL BLDG

C: 82'-6" x 73'-0" = 4,583 SQ. FT

D: 31'-0" x 59'-3" = 1,837 SQ. FT

TOTAL: 6,400 SQ. FT

TOTAL: 8,703 SQ. FT



YALE ELEMENTARY SCHOOL - FLOOR /AREA PLAN

C. Woodland Intermediate School:

Woodland Intermediate School consists of one two-story building located on the east side of Woodland. The school was designed to serve as an intermediate school (grades 4-6) initially, with the ability to easily convert to an elementary (K-5) school. Classrooms are divided into three distinct groups of seven, each with a pair of classrooms that can be opened up into a larger room, as well as a large shared area in the corridor. The building is constructed of wood framing with exterior masonry veneer and plaster. The roof is metal. A full court gymnasium was provided to serve the local community. The gym can be divided into two halves, allowing lunch to occur at the same time PE is being conducted in the adjacent half.

Building Condition Assessment Scoring & Summary Form

School District:	Woodland
Facility Name:	Yale Elementary
Building Name:	
Evaluator's Name:	CSG Team
Evaluator's Company:	ESD 112 Construction Services Group
Date:	12/1/2011

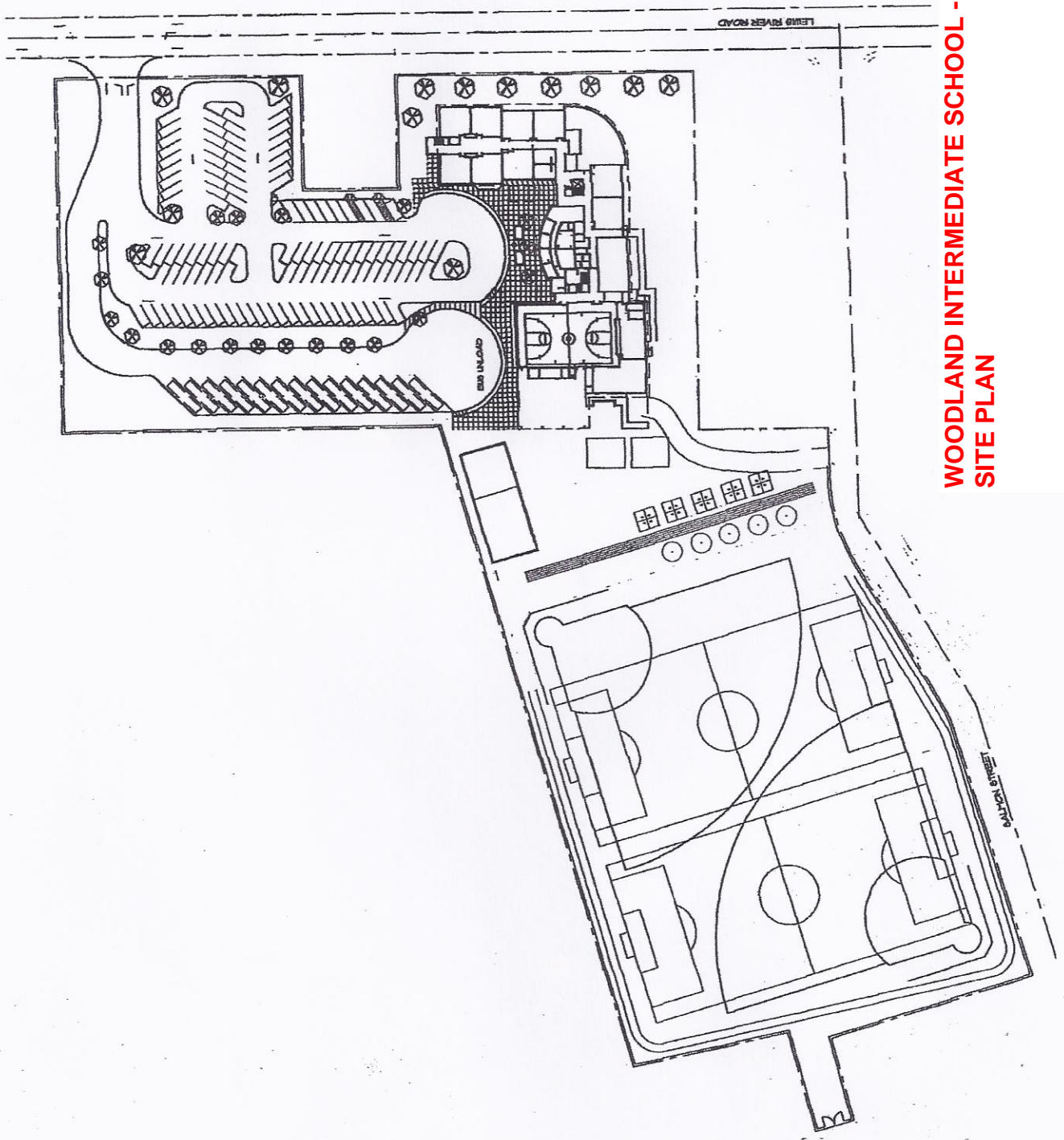


Overall BCA Score: 53.65

Building Profile Type:		Elementary School - Single Story						Component Score		BCA Score		Component Description
Component	E	G	F	P	U	N/A						
A10 - Foundations												2.32
A1010 - Standard Foundation			X					60%		2.32	Wall and column foundations, footings and bases, perimeter insulation, perimeter drainage, waterproofing.	
A20 - Walls												0.00
A2020 - Walls for subgrade enclosure						N/A		N/A		N/A	Standard, one story concrete or masonry basement foundation wall, typically including footing, re-enforcement, etc.	
A40 - Slabs on Grade												2.44
A4010 - Standard Slabs on Grade			X					60%		2.44	Standard reinforced concrete slab on grade with typical stem wall including footing, waterproofing, footing drains, etc.	
A4040 - Pits and Bases						N/A		N/A		N/A	Concrete or masonry pier pads, trenches, equipment pads and pits.	
A60 - Building Subdrainage												0.48
A6010 - Building Subdrainage			X					60%		0.48	Footing drains, and underground drains from downspouts.	
B10 - Superstructure												0.00
B1010 - Floor Construction						N/A		N/A		N/A	Floors constructed with dimensional lumber, wood joists, post & beam w/decking, pre-stressed concrete, metal & concrete, etc.	
B1020 - Roof Construction								Not Rated		Not Rated	Roofs constructed with dimensional lumber, wood trusses, pre-stressed concrete, metal & concrete, etc.	
B1080 - Stairs						N/A		N/A		N/A	Standard construction stairs made of wood, concrete, metal, masonry, etc.	
B20 Exterior Vertical Enclosures												7.89
B2010 - Exterior Walls			X					60%		5.27	Exterior walls constructed of concrete, masonry, dimensional siding, sheathing, troweled on surfacing, etc.	
B2020 - Exterior Windows				X				60%		2.30	Various exterior glazing in wood, vinyl, aluminum, steel, etc. SS, insulated; normal, wired, laminated, etc.; fixed or operable.	
B2050 - Exterior Doors and Grilles				X				60%		0.29	Includes all types of exterior doors including wood, metal, roll up, lock hardware, door closers, etc.	
B2070 - Exterior Louvers and Vents				X				60%		0.03	All types of exterior louvers and vents including wood, metal, vinyl, etc. including operable type.	
B30 - Exterior Horizontal Enclosures												4.31
B3010 - Roofing			X					60%		3.70	Includes all types of roof coverings including composite, membrane, metal, etc., and related materials.	
B3020 - Roof Appurtenances				X				60%		0.15	Includes antennas, cupolas, signs, HVAC units, exhaust fans, etc.	
B3060 - Horizontal Openings/Penetrations				X				60%		0.01	Includes chimneys and flues, ducts, vent pipes, internal drains, skylights, etc.	
B3080 - Overhead Exterior Enclosures				X				60%		0.45	Includes awnings, covered areas, gazebos, play sheds, etc.	
C10 - Interior Construction												6.90
C1010 - Interior Partitions			X					60%		2.32	Includes GWB on wood or metal studs, masonry, CMU, operable walls, etc.	
C1020 - Interior Windows				X				60%		0.60	Includes door lites, interior partition windows, etc.	
C1030 - Interior Doors				X				60%		0.71	All types of interior doors including wood, metal, roll up, rest room partition doors, accordion, lock hardware, door closers, etc.	
C1040 - Interior Grilles and Grates				X				60%		0.03	Includes all types of interior grills & grates	
C1060 - Raised floor construction								Not Rated		Not Rated	Includes raised access flooring, platforms, stages, etc.	
C1070 - Suspended Ceiling Const.					X			60%		3.23	Includes all types of suspended ceilings.	
C20 - Interior Finishes												5.56
C2010 - Wall Finishes			X					60%		1.99	All types of interior wall finishes such as brick or masonry, GWB w/paint, GWB w/wall coverings, CAB, wainscoting, chair rails, etc.	
C2020 - Interior Fabrications				X				60%		0.06	Includes plaster wall finishes, metal fabrications, column covers, ornamental woodwork, plastic and stone fabrications, cornice, base.	
C2030 - Flooring				X				60%		3.39	All types of interior flooring including concrete, carpet, vinyl, laminate, VCT & vinyl tile, ceramic and porcelain tile, wood, etc.	
C2040 - Stair Finishes						N/A		N/A		N/A	All types of stair finishes including paints and epoxies, concrete, rubber, metal, etc.	
C2050 - Ceiling Finishes					X			60%		0.12	Includes open ceilings, painted GWB, acoustical tile, suspended ceilings, etc.	
D10 - Conveying												0.00
D1010 - Vertical Conveying Systems						N/A		N/A		N/A	Includes elevators, dumb waiters, handicap lifts, etc.	
D20 - Plumbing Fixtures												6.92
D2010 - Domestic Water Distribution			X					60%		5.06	Includes supply piping, fixtures, water heaters, fixtures, backflow devices, mixing valves, etc.	
D2020 - Sanitary Drainage				X				60%		1.80	All sanitary waste systems including drains, traps, clean outs, venting, grinder pumps, disposals, etc.	
D2030 - Building Support Plumbing Systems				X				60%		0.06	Includes sewer/septic systems, fire loops, etc.	
D2050 - General Services Compressed Air						N/A		N/A		N/A	Includes compressed air systems for fire sprinkler systems, pneumatic controls, voc ed, etc.	
D30 - HVAC												6.67
D3010 - Facility Fuel Systems								Not Rated		Not Rated	Includes natural gas, propane, oil, etc.	
D3020 - Heating Systems				X				60%		6.52	All heating systems including steam, hot water boilers, heat pumps, electric, bio mass, etc.	
D3030 - Cooling Systems								Not Rated		Not Rated	Includes heat pumps, bio mass, chillers, cooling towers, etc.	
D3050 - Facility HVAC Dist. System					X			30%		0.09	Includes supply and return ducting, plenums, piping, valves, controls, etc.	
D3060 - Ventilation					X			30%		0.06	Includes supply and exhaust ducting, plenums, piping, valves, controls, natural ventilation, etc.	
D40 - Fire Protection												0.00
D4010 - Fires Suppression					X			0%		0.00	Includes extinguishing systems, kitchen hoods, sprinkler systems, etc.	
D4030 - Fire Suppression Specialties						X		0%		0.00	Includes fire extinguishers, cabinets, etc.	
D50 - Electrical												6.49
D5010 - Facility Power Generation								Not Rated		Not Rated	Includes generators and associated equipment, etc.	
D5020 - Electrical Service and Distribution				X				60%		0.68	Includes transformers, vaults, mains and sub-main panels, EMT, wiring, motors, etc.	
D5030 - General Purpose Electrical Power				X				60%		0.80	Includes sub-main to branch panel wiring; branch panels; etc.	

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D5040 - Lighting	X		60%	5.00	All facets of lighting including fixtures, bulbs, ballasts, lenses, CFL's, tubes, switches, HPS, MV, sensors, controls; etc.
D60 - Communication				1.62	
D6010 - Data Communications	X		90%	0.45	Includes internet connection, wireless, servers, distribution, etc.
D6020 - Voice Communications	X		90%	0.45	Includes phone systems, land lines, radio systems, intercoms, etc.
D6030 - Audio-Video Communication	X		90%	0.54	Includes cable, satellite, projectors, DVR's, distribution, etc.
D6060 - Distributed Comm/Monitoring	X		90%	0.18	Includes clock systems, enhanced audio, paging, public address, etc.
D70 - Electronic Safety and Security				0.60	
D7010 - Access Control and Intrusion Defection	X		60%	0.30	Includes keypads, electronic locks, coding systems, card readers, etc.
D7030 - Electronic Surveillance	X		60%	0.12	Includes cameras, motion sensors, DVR's, etc.
D7050 - Detection and Alarm	X		90%	0.18	All types of fire alarms systems and components including smoke detectors, heat detectors, strobes and horns, auto dialers, etc.
D80 - Integrated Automation				0.06	
D8010 - Integrated Automation Facility Controls	X		60%	0.06	Includes systems and components for controlling building systems such as HVAC, lighting, irrigation, security, etc. DDC
E10 - Equipment				0.31	
E1010 - Vehicle and Pedestrian Equipment	X	N/A	60%	0.00	Includes vehicle repair equipment; parking gates and meters; loading dock equipment; pedestrian gates; etc.
E1030 - Commercial Equipment	X		60%	0.18	All types of commercial equipment such as vending, laundry, safes, janitorial, photography, office, food storage & service, etc.
E1040 - Institutional Equipment	X		60%	0.07	Includes all types of institutional equipment such as library, audio/visual, laboratory, vocational, art, etc.
E1070 - Entertainment and Recreational Equipment	X		60%	0.06	Includes all types of entertainment and recreational equipment such as theater, music, athletic, etc.
E1090 - Other Equipment			Not Rated	Not Rated	Includes all types of other equipment such as dumpsters, recycling, composting, compacting, agricultural, etc.
E20 - Furnishings				1.08	
E2010 - Fixed Furnishings	X		60%	1.02	Includes all types of fixed furnishings such as art, walk off mats, grills, window treatments, casework, bleachers, lockers, etc.
E2050 - Movable Furnishings	X		60%	0.06	All types of movable furnishings such as bookshelves, cafeteria tables, kitchen warmers, serving carts, office, classroom, etc.

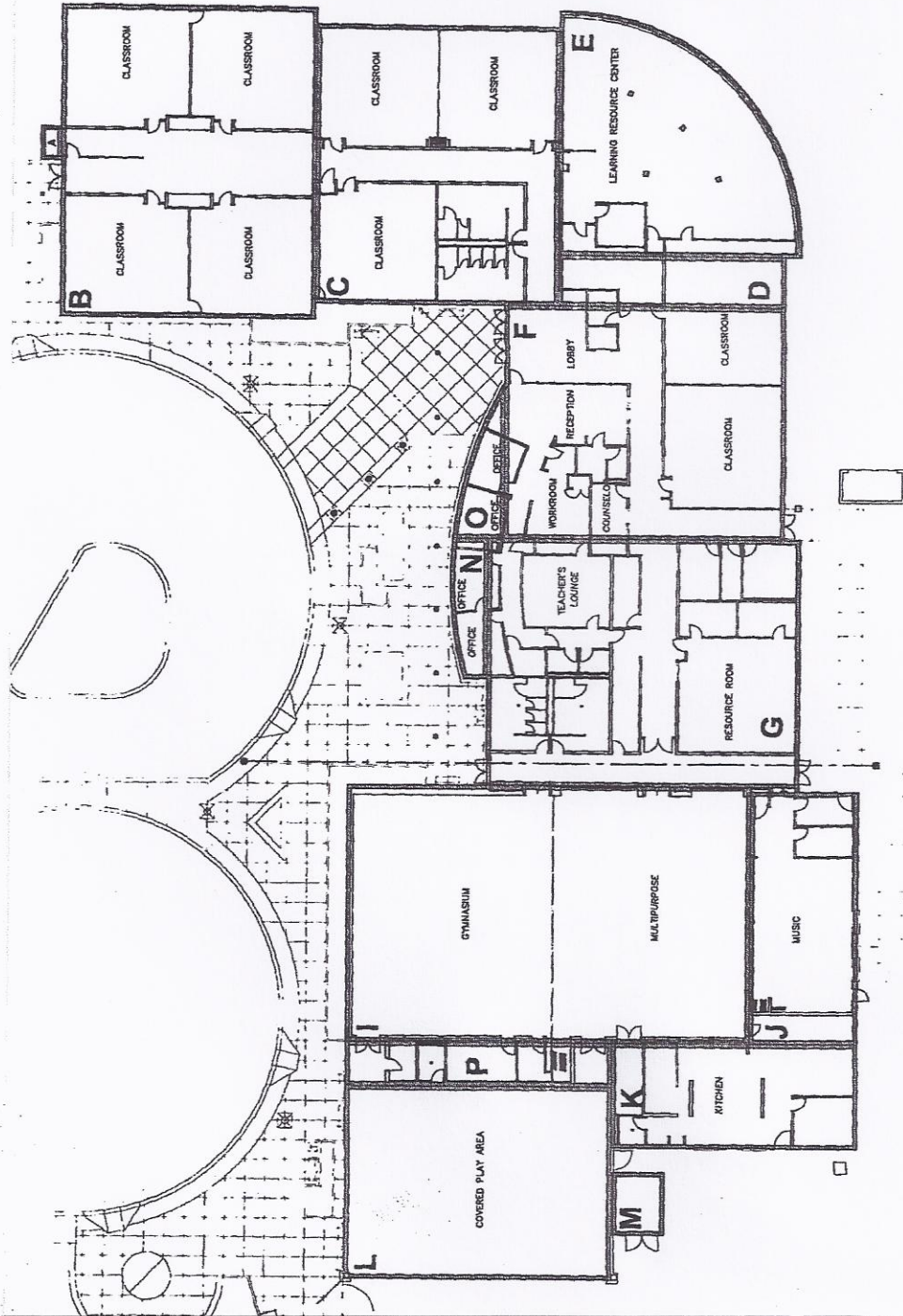


**WOODLAND INTERMEDIATE SCHOOL -
SITE PLAN**

**WOODLAND INTERMEDIATE
AREA ANALYSIS**

- A: 8'-4" x 5'-0" = 42 SQ. FT
- B: 78'-0" x 63'-4" = 4,940 SQ. FT
- C: 70'-0" x 60'-8" = 4,247
- D: 13'-2" x 67'-4" = 754 SQ. FT
- E: ODD GEOMETRY = 3,022 SQ. FT
- F: 58'-4" x 70'-8" = 4,122 SQ. FT
- G: 62'-5" x 78'-8" = 4,911 SQ. FT
- H: 1'-3" x 7'-1" = 9 SQ. FT
- I: 64'-11" x 101'-4" = 6,575 SQ. FT
- J: 63'-8" x 27'-0" = 1,721 SQ. FT
- K: 26'-4" x 67'-8" = 1,624 SQ. FT
- L: 49'-3" x 66'-8" = 3,283 SQ. FT
- 3,283 x 1/2 = 1,642 SQ. FT
- M: 16'-0" x 13'-0" = 208 SQ. FT
- N: ODD GEOMETRY = 297 SQ. FT
- O: ODD GEOMETRY = 306 SQ. FT
- P: 11'-0" x 66'-8" = 733 SQ. FT

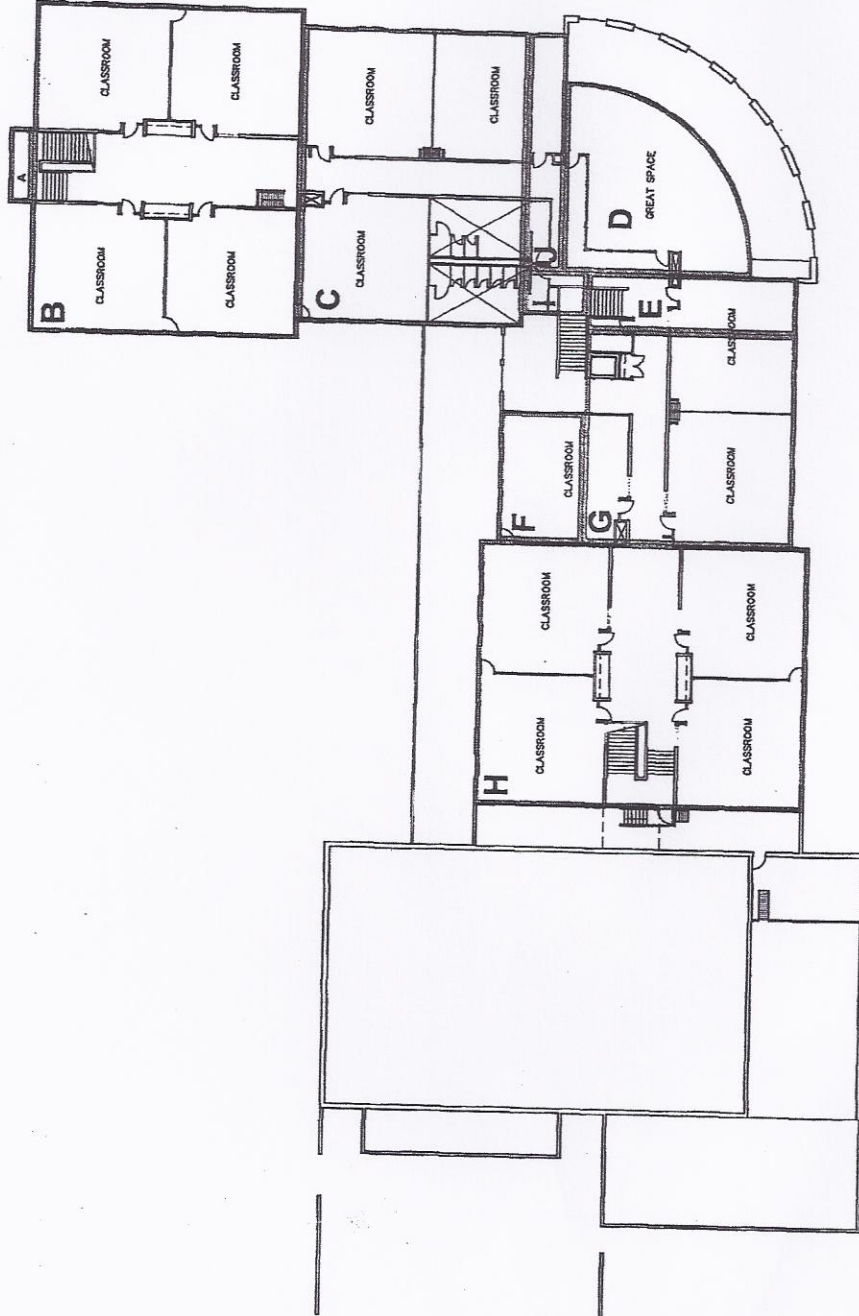
TOTAL: 35,163 SQ. FT



**WOODLAND INTERMEDIATE SCHOOL -
FIRST FLOOR/AREA PLAN**

**WOODLAND INTERMEDIATE SCHOOL
AREA ANALYSIS**

- A: 17'-4" x 5'-4" = 92 SQ. FT.
 - B: 77'-4" x 62'-8" = 4,846 SQ. FT.
 - C: 69'-5" x 52'-11" = 3,671 SQ. FT.
 - D: ODD GEOMETRY = 1,609 SQ. FT.
 - E: 12'-8" x 50'-0" = 682 SQ. FT.
 - F: 20'-0" x 30'-8" = 613 SQ. FT.
 - G: 50'-0" x 50'-4" = 2,517 SQ. FT.
 - H: 78'-0" x 62'-5" = 4,870 SQ. FT.
 - I: 10'-5" x 15'-1" = 158 SQ. FT.
 - J: 55'-9" x 9'-1" = 507 SQ. FT.
- TOTAL: 19,565 SQ. FT.



**WOODLAND INTERMEDIATE SCHOOL -
SECOND FLOOR/AREA PLAN**

D. Woodland Middle School:

The High School, Middle School and District administration offices are all located in the same complex. The classroom and gymnasium portions of the Middle School, the School District administration office and High School classroom buildings are all connected together. The library is shared between the High School and Middle School and also serves to divide the two schools. The High School gymnasium, auditorium and shop are separate buildings on the north side of the campus.

The administration offices and the Middle School gymnasium are located on the southwest corner of the campus. The Middle School gymnasium was added as part of the 1994 campus modernization. The high school classroom wing is located in the middle of the campus. This wing is connected to the north side of the library.

The Middle School classroom building was fully remodeled in 1993. The building is wood frame with steel columns and glu-laminated beams supporting the original flat wood roof deck. As part of the remodel, gang-nailed wood roof trusses were installed over the existing flat roofs to eliminate ongoing roof leaks, and create a mechanical loft area for the classroom furnaces. A new library connecting the High School to the Middle School was also constructed in 1994.

Building Condition Assessment Scoring & Summary Form

School District:	Woodland
Facility Name:	Middle High School
Building Name:	
Evaluator's Name:	CSG Team
Evaluator's Company:	ESD 112 Construction Services Group
Date:	12/1/2011



Overall BCA Score: 58.87

Building Profile Type:		Middle/Junior High School - Single Story								
Component	E	G	F	P	U	N/A	Component Score	BCA Score	Component Description	
A10 - Foundations										
2.70										
A1010 - Standard Foundation			X				60%	2.70	Wall and column foundations, footings and bases, perimeter insulation, perimeter drainage, waterproofing	
A20 - Walls										
0.00										
A2020 - Walls for subgrade enclosure						N/A	N/A	N/A	Standard, one story concrete or masonry basement foundation wall, typically including footing, re-enforcement, etc.	
A40 - Slabs on Grade										
2.70										
A4010 - Standard Slabs on Grade			X				60%	2.70	Standard reinforced concrete slab on grade with typical stem wall including footing, waterproofing, footing drains, etc.	
A4040 - Pits and Bases						N/A	N/A	N/A	Concrete or masonry pier pads, trenches, equipment pads and pits.	
A60 - Building Subdrainage										
0.72										
A6010 - Building Subdrainage			X				60%	0.72	Footing drains, and underground drains from downspouts.	
B10 - Superstructure										
0.00										
B1010 - Floor Construction						N/A	N/A	N/A	Floors constructed with dimensional lumber, wood joists, post & beam w/decking, pre-stressed concrete, metal & concrete, etc.	
B1020 - Roof Construction							Not Rated	Not Rated	Roofs constructed with dimensional lumber, wood trusses, pre-stressed concrete, metal & concrete, etc.	
B1080 - Stairs						N/A	N/A	N/A	Standard construction stairs made of wood, concrete, metal, masonry, etc.	
B20 Exterior Vertical Enclosures										
8.09										
B2010 - Exterior Walls			X				60%	5.40	Exterior walls constructed of concrete, masonry, dimensional siding, sheathing, troweled on surfacing, etc.	
B2020 - Exterior Windows				X			60%	2.36	Various exterior glazing in wood, vinyl, aluminum, steel, etc. SS, insulated; normal, wired, laminated, etc.; fixed or operable.	
B2050 - Exterior Doors and Grilles				X			60%	0.30	Includes all types of exterior doors including wood, metal, roll up, lock hardware, door closers, etc.	
B2070 - Exterior Louvers and Vents				X			60%	0.03	All types of exterior louvers and vents including wood, metal, vinyl, etc. including operable type.	
B30 - Exterior Horizontal Enclosures										
1.97										
B3010 - Roofing					X		30%	1.35	Includes all types of roof coverings including composite, membrane, metal, etc., and related materials.	
B3020 - Roof Appurtenances				X			60%	0.15	Includes antennas, cupolas, signs, HVAC units, exhaust fans, etc.	
B3060 - Horizontal Openings/Penetrations				X			60%	0.02	Includes chimneys and flues, ducts, vent pipes, internal drains, skylights, etc.	
B3080 - Overhead Exterior Enclosures				X			60%	0.45	Includes awnings, covered areas, gazebos, play sheds, etc.	
C10 - Interior Construction										
7.52										
C1010 - Interior Partitions			X				60%	3.00	Includes GWB on wood or metal studs, masonry, CMU, operable walls, etc.	
C1020 - Interior Windows				X			60%	0.60	Includes door lites, interior partition windows, etc.	
C1030 - Interior Doors				X			60%	0.66	All types of interior doors including wood, metal, roll up, rest room partition doors, accordion, lock hardware, door closers, etc.	
C1040 - Interior Grilles and Grates				X			60%	0.03	Includes all types of interior grills & grates	
C1060 - Raised floor construction						N/A	N/A	N/A	Includes raised access flooring, platforms, stages, etc.	
C1070 - Suspended Ceiling Const.					X		60%	3.23	Includes all types of suspended ceilings.	
C20 - Interior Finishes										
7.71										
C2010 - Wall Finishes			X				60%	2.52	All types of interior wall finishes such as brick or masonry, GWB w/paint, GWB w/wall coverings, CAB, wainscoting, chair rails, etc.	
C2020 - Interior Fabrications				X			60%	0.06	Includes plaster wall finishes, metal fabrications, column covers, ornamental woodwork, plastic and stone fabrications, cornice, base.	
C2030 - Flooring				X			60%	5.01	All types of interior flooring including concrete, carpet, vinyl, laminate, VCT & vinyl tile, ceramic and porcelain tile, wood, etc.	
C2040 - Stair Finishes						N/A	N/A	N/A	All types of stair finishes including paints and epoxies, concrete, rubber, metal, etc.	
C2050 - Ceiling Finishes					X		60%	0.12	Includes open ceilings, painted GWB, acoustical tile, suspended ceilings, etc.	
D10 - Conveying										
0.00										
D1010 - Vertical Conveying Systems						N/A	N/A	N/A	Includes elevators, dumb waiters, handicap lifts, etc.	
D20 - Plumbing Fixtures										
6.29										
D2010 - Domestic Water Distribution			X				90%	4.95	Includes supply piping, fixtures, water heaters, fixtures, backflow devices, mixing valves, etc.	
D2020 - Sanitary Drainage				X			60%	1.28	All sanitary waste systems including drains, traps, clean outs, venting, grinder pumps, disposals, etc.	
D2030 - Building Support Plumbing Systems				X			60%	0.06	Includes sewer/septic systems, fire loops, etc.	
D2050 - General Services Compressed Air						N/A	N/A	N/A	Includes compressed air systems for fire sprinkler systems, pneumatic controls, voc ed, etc.	
D30 - HVAC										
3.78										
D3010 - Facility Fuel Systems							Not Rated	Not Rated	Includes natural gas, propane, oil, etc.	
D3020 - Heating Systems				X			60%	3.54	All heating systems including steam, hot water boilers, heat pumps, electric, bio mass, etc.	
D3030 - Cooling Systems							Not Rated	Not Rated	Includes heat pumps, bio mass, chillers, cooling towers, etc.	
D3050 - Facility HVAC Dist. System					X		90%	0.18	Includes supply and return ducting, plenums, piping, valves, controls, etc.	
D3060 - Ventilation					X		60%	0.06	Includes supply and exhaust ducting, plenums, piping, valves, controls, natural ventilation, etc.	
D40 - Fire Protection										
3.16										
D4010 - Fires Suppression			X				90%	3.15	Includes extinguishing systems, kitchen hoods, sprinkler systems, etc.	
D4030 - Fire Suppression Specialties				X			90%	0.01	Includes fire extinguishers, cabinets, etc.	
D50 - Electrical										
9.94										
D5010 - Facility Power Generation							Not Rated	Not Rated	Includes generators and associated equipment, etc.	
D5020 - Electrical Service and Distribution					X		90%	1.04	Includes transformers, vaults, mains and sub-main panels, EMT, wiring, motors, etc.	
D5030 - General Purpose Electrical Power					X		90%	1.35	Includes sub-main to branch panel wiring; branch panels; etc.	

OSPI Building Condition Assessment Summary Form

D5040 - Lighting	X		90%	7.55	All facets of lighting including fixtures, bulbs, ballasts, lenses, CFC's, tubes, switches, HPS, MV, sensors, controls; etc.
D60 - Communication				1.62	
D6010 - Data Communications	X		90%	0.45	Includes internet connection, wireless, servers, distribution, etc.
D6020 - Voice Communications	X		90%	0.45	Includes phone systems, land lines, radio systems, intercoms, etc.
D6030 - Audio-Video Communication	X		90%	0.54	Includes cable, satellite, projectors, DVR's, distribution, etc.
D6060 - Distributed Comm/Monitoring	X		90%	0.18	Includes clock systems, enhanced audio, paging, public address, etc.
D70 - Electronic Safety and Security				0.60	
D7010 - Access Control and Intrusion Defection	X		60%	0.30	Includes keypads, electronic locks, coding systems, card readers, etc.
D7030 - Electronic Surveillance	X		60%	0.12	Includes cameras, motion sensors, DVR's, etc.
D7050 - Detection and Alarm	X		90%	0.18	All types of fire alarms systems and components including smoke detectors, heat detectors, strobes and horns, auto dialers, etc.
D80 - Integrated Automation				0.06	
D8010 - Integrated Automation Facility Controls	X		60%	0.06	Includes systems and components for controlling building systems such as HVAC, lighting, irrigation, security, etc. DDC
E10 - Equipment				1.04	
E1010 - Vehicle and Pedestrian Equipment	X	N/A	60%	0.00	Includes vehicle repair equipment; parking gates and meters; loading dock equipment; pedestrian gates; etc.
E1030 - Commercial Equipment	X		60%	0.18	All types of commercial equipment such as vending, laundry, safes, janitorial, photography, office, food storage & service, etc.
E1040 - Institutional Equipment	X		60%	0.68	Includes all types of institutional equipment such as library, audio/visual, laboratory, vocational, art, etc.
E1070 - Entertainment and Recreational Equipment	X		60%	0.18	Includes all types of entertainment and recreational equipment such as theater, music, athletic, etc.
E1090 - Other Equipment			Not Rated	Not Rated	Includes all types of other equipment such as dumpsters, recycling, composting, compacting, agricultural, etc.
E20 - Furnishings				0.96	
E2010 - Fixed Furnishings	X		60%	0.90	Includes all types of fixed furnishings such as art, walk off mats, grills, window treatments, casework, bleachers, lockers, etc.
E2050 - Movable Furnishings	X		60%	0.06	All types of movable furnishings such as bookshelves, cafeteria tables, kitchen warmers, serving carts, office, classroom, etc.

Transportation Coop

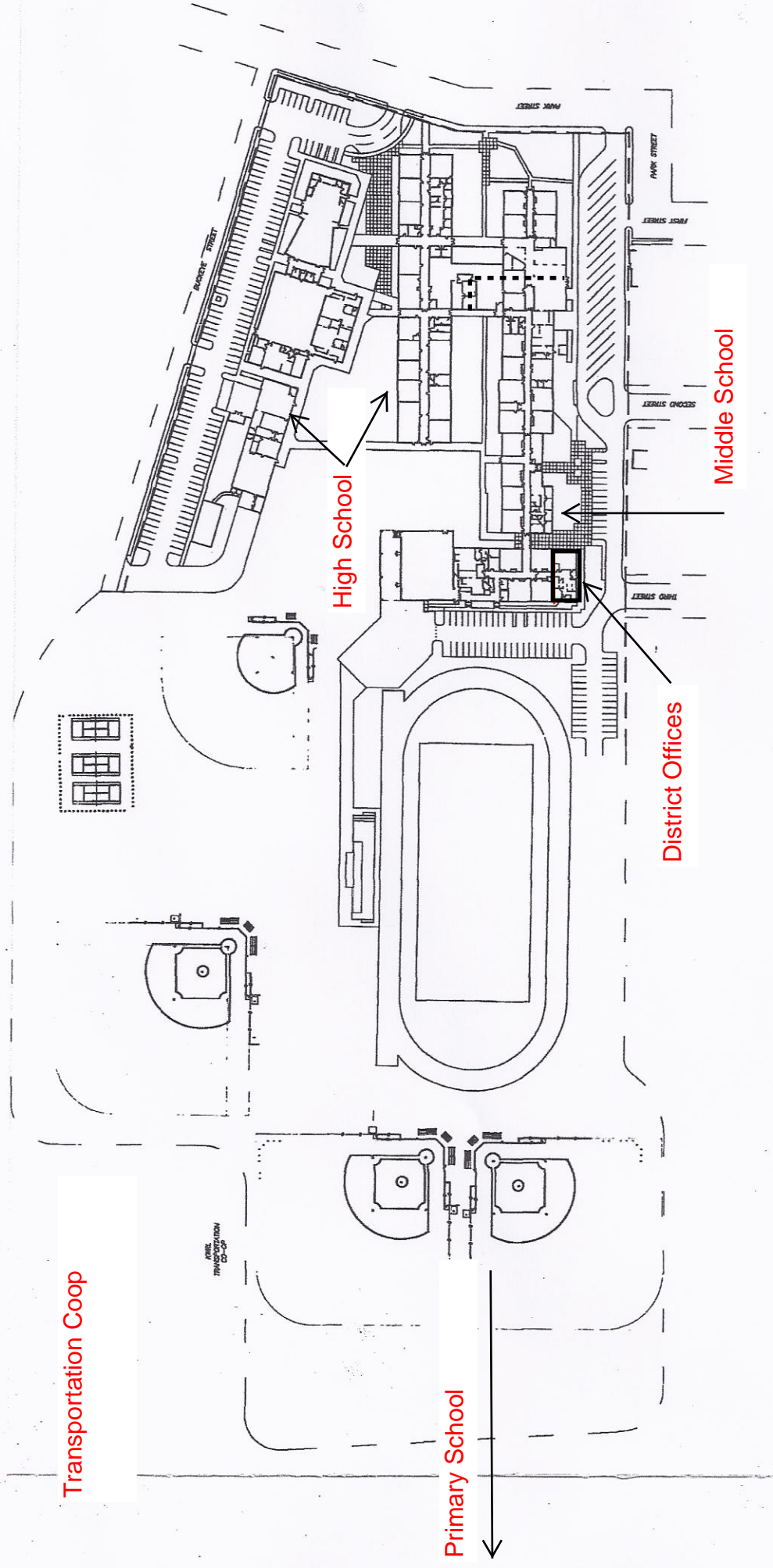
Primary School

High School

District Offices

Middle School

CENTRAL CAMPUS MIDDLE & HIGH SCHOOL



WOODLAND HIGH SCHOOL/MIDDLE SCHOOL
AREA ANALYSIS

1994 CONSTRUCTION

- A: 9'-7" x 9'-7" = 92 SQ. FT
- B: 65'-2" x 72'-7" = 4,735 SQ. FT
- TOTAL: 4,827 SQ. FT

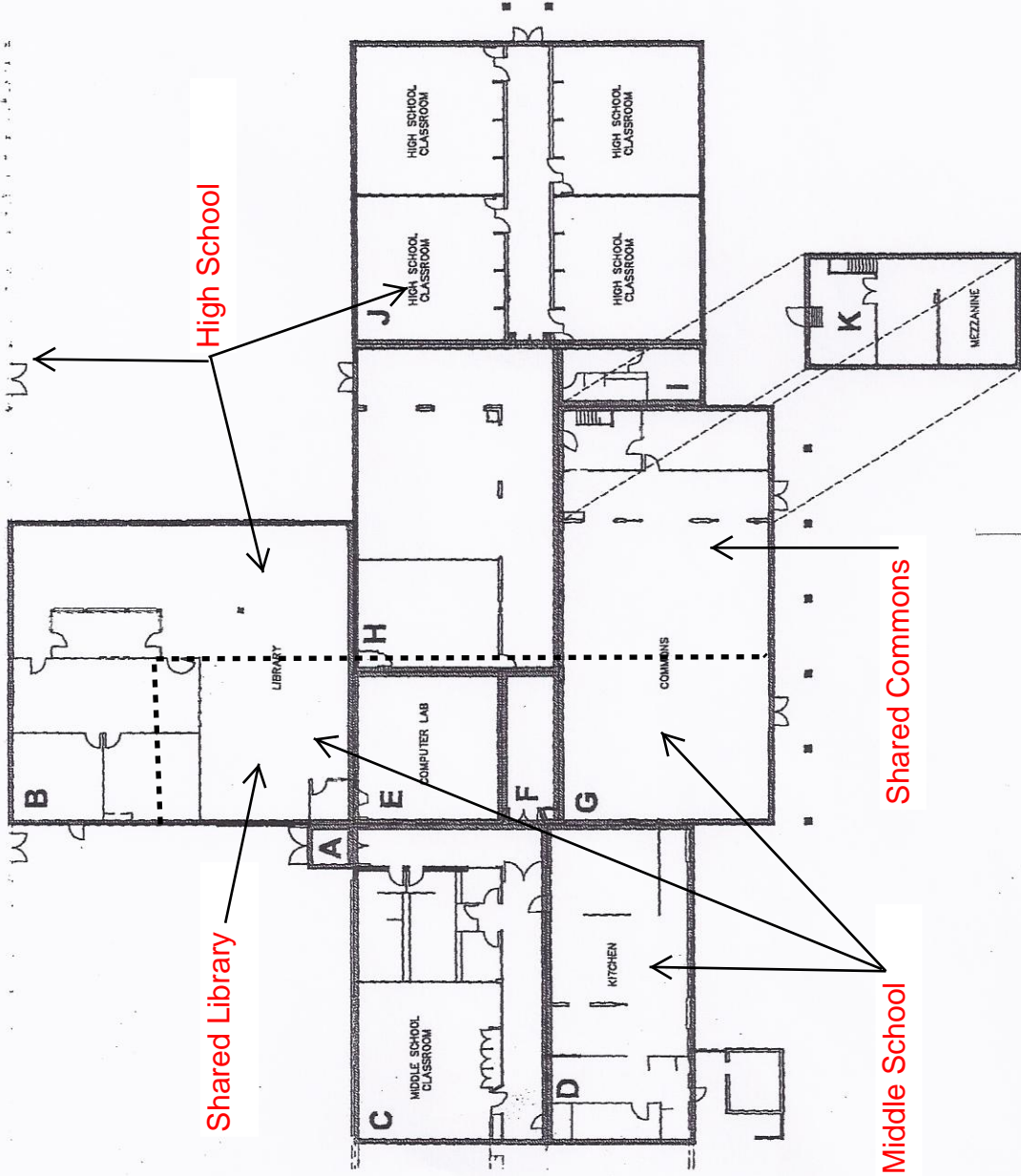
1960 CONSTRUCTION

- C: 68'-4" x 41'-0" = 2,801 SQ. FT
- D: 68'-4" x 31'-4" = 2,164 SQ. FT
- TOTAL: 4,965 SQ. FT

1954 CONSTRUCTION REMODELED 1993

- E: 32'-10" x 31'-5" = 1,034 SQ. FT
- F: 32'-10" x 11'-10" = 381 SQ. FT
- G: 89'-6" x 46'-2" = 4,132 SQ. FT
- H: 69'-8" x 43'-5" = 3,027 SQ. FT
- I: 13'-0" x 31'-7" = 412 SQ. FT
- J: 64'-5" x 75'-0" = 4,832 SQ. FT
- K: 24'-9" x 46'-1" = 1,141 SQ. FT
- TOTAL: 14,969 SQ. FT

TOTAL: 24,761 SQ. FT



MIDDLE SCHOOL - HIGH SCHOOL LIBRARY COMMONS PLAN

WOODLAND MIDDLE SCHOOL
AREA ANALYSIS

1950 CONSTRUCTION

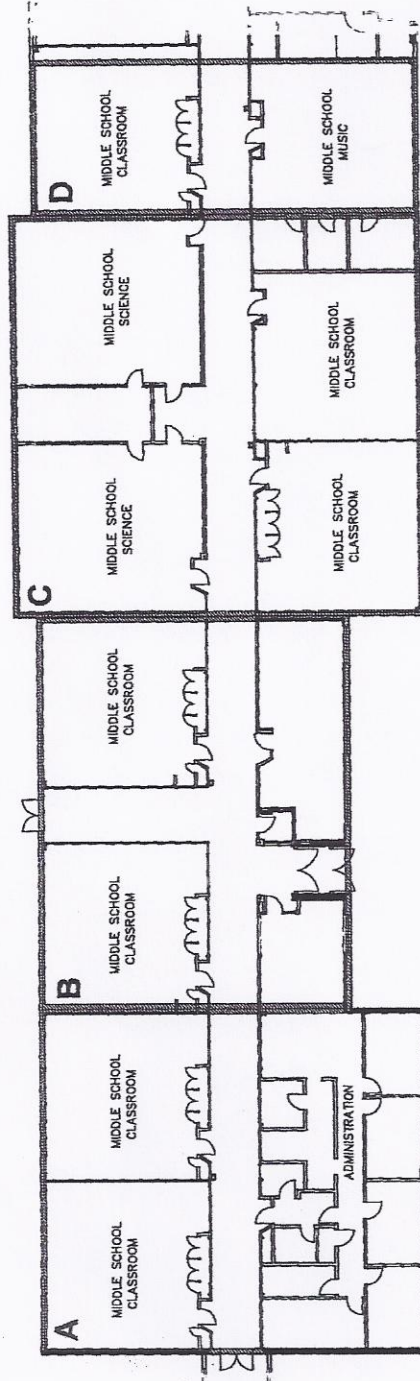
A: 65'-7" x 72'-9" = 4,774 SQ. FT

B: 73'-10" x 58'-7" = 4,325 SQ. FT

C: 75'-6" x 78'-0" = 5,817 SQ. FT

D: 29'-2" x 72'-9" = 2,124 SQ. FT

TOTAL: 17,040 SQ. FT



MIDDLE SCHOOL CLASSROOM WING

**WOODLAND MIDDLE SCHOOL
AREA ANALYSIS**

1964 CONSTRUCTION - REMODELED 1993

A: 74'-0" x 48'-8" = 3,598 SQ. FT
 B: 41'-6" x 15'-6" = 641 SQ. FT
 C: 74'-0" x 76'-6" = 5,661 SQ. FT
TOTAL: 9,900 SQ. FT

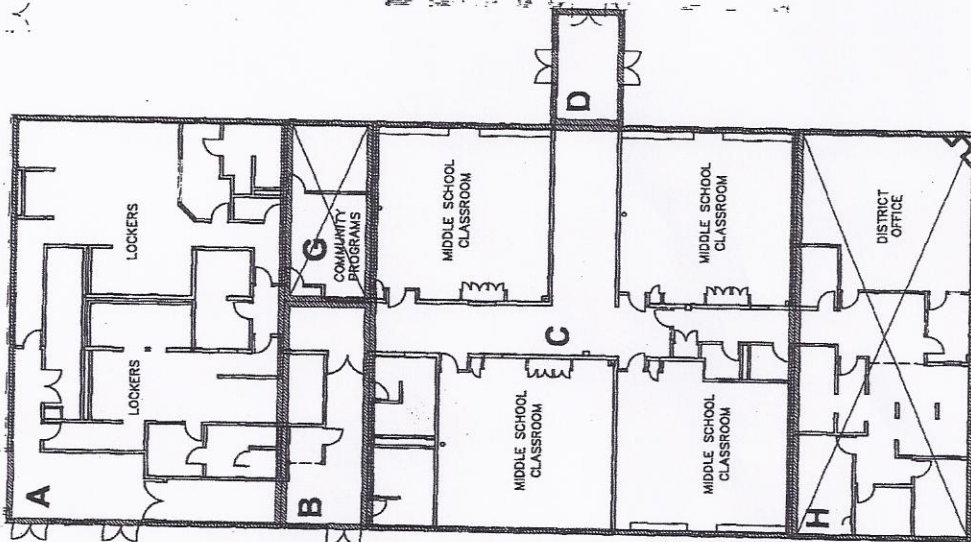
1993 CONSTRUCTION

D: 21'-0" x 12'-11" = 270 SQ. FT
 E: 97'-2" x 74'-0" = 7,190 SQ. FT
 F: 97'-2" x 28'-0" = 2,722 SQ. FT
 1/2 x 2,722 = 1,361 SQ. FT
TOTAL: 8,821 SQ. FT

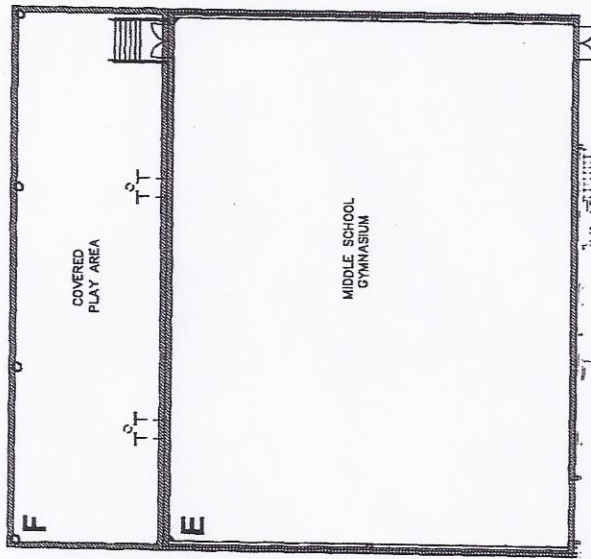
TOTAL: 18,721 SQ. FT

AREAS NOT IN EDUCATIONAL USE

G: 32'-6" x 15'-6" = 502 SQ. FT
 H: 74'-0" x 32'-7" = 2,417 SQ. FT
TOTAL: 2,919 SQ. FT



① BUILDING & FLOOR PLAN



② BUILDING & FLOOR PLAN (CONT.)

MIDDLE SCHOOL GYM WING

E. Woodland High School:

The High School, Middle School and District administration offices are all located in the same complex. The classroom and gymnasium portions of the Middle School, the School District administration office and High School classroom buildings are all connected together. The library is shared between the High School and Middle School and also serves to divide the two schools. The High School gymnasium, auditorium and shop are separate buildings on the north side of the campus.

The administration offices and the Middle School gymnasium are located on the southwest corner of the campus. The Middle School gymnasium was added as part of the 1994 campus modernization. The high school classroom wing is located in the middle of the campus. This wing is connected to the north side of the library.

The High School classroom building was fully remodeled in 1993. The building is wood frame with steel columns and glu-laminated beams supporting the original flat wood roof deck. As part of the remodel, gang-nailed wood roof trusses were installed over the existing flat roofs to eliminate on-going roof leaks, and to create a mechanical loft area for the classroom furnaces. A new library connecting the High School to the Middle School was also constructed in 1994.

Building Condition Assessment Scoring & Summary Form

School District:	Woodland
Facility Name:	Present High School
Building Name:	
Evaluator's Name:	CSG Team
Evaluator's Company:	ESD 112 Construction Services Group
Date:	12/1/2011



Overall BCA Score: 53.67

Building Profile Type:		High School - Single Story						Component Score	BCA Score	Component Description
Component	E	G	F	P	U	N/A				
A10 - Foundations										
A1010 - Standard Foundation			X				60%	2.40	2.40	Wall and column foundations, footings and bases, perimeter insulation, perimeter drainage, waterproofing
A20 - Walls										
A2020 - Walls for subgrade enclosure						N/A	N/A	N/A	N/A	Standard, one story concrete or masonry basement foundation wall, typically including footing, re-enforcement, etc.
A40 - Slabs on Grade										
A4010 - Standard Slabs on Grade			X				60%	2.70	2.70	Standard reinforced concrete slab on grade with typical stem wall including footing, waterproofing, footing drains, etc.
A4040 - Pits and Bases						N/A	N/A	N/A	N/A	Concrete or masonry pier pads, trenches, equipment pads and pits.
A60 - Building Subdrainage										
A6010 - Building Subdrainage			X				60%	0.72	0.72	Footing drains, and underground drains from downspouts.
B10 - Superstructure										
B1010 - Floor Construction						N/A	N/A	N/A	N/A	Floors constructed with dimensional lumber, wood joists, post & beam w/decking, pre-stressed concrete, metal & concrete, etc.
B1020 - Roof Construction							Not Rated	Not Rated	Not Rated	Roofs constructed with dimensional lumber, wood trusses, pre-stressed concrete, metal & concrete, etc.
B1080 - Stairs						N/A	N/A	N/A	N/A	Standard construction stairs made of wood, concrete, metal, masonry, etc.
B20 Exterior Vertical Enclosures										
B2010 - Exterior Walls			X				60%	4.92	4.92	Exterior walls constructed of concrete, masonry, dimensional siding, sheathing, troweled on surfacing, etc.
B2020 - Exterior Windows				X			60%	2.77	2.77	Various exterior glazing in wood, vinyl, aluminum, steel, etc. SS, insulated; normal, wired, laminated, etc.; fixed or operable.
B2050 - Exterior Doors and Grilles				X			60%	0.24	0.24	Includes all types of exterior doors including wood, metal, roll up, lock hardware, door closers, etc.
B2070 - Exterior Louvers and Vents				X			60%	0.03	0.03	All types of exterior louvers and vents including wood, metal, vinyl, etc. including operable type.
B30 - Exterior Horizontal Enclosures										
B3010 - Roofing			X				60%	2.70	2.70	Includes all types of roof coverings including composite, membrane, metal, etc., and related materials.
B3020 - Roof Appurtenances				X			60%	0.15	0.15	Includes antennas, cupolas, signs, HVAC units, exhaust fans, etc.
B3060 - Horizontal Openings/Penetrations				X			60%	0.02	0.02	Includes chimneys and flues, ducts, vent pipes, internal drains, skylights, etc.
B3080 - Overhead Exterior Enclosures				X			60%	0.45	0.45	Includes awnings, covered areas, gazebos, play sheds, etc.
C10 - Interior Construction										
C1010 - Interior Partitions			X				60%	3.00	3.00	Includes GWB on wood or metal studs, masonry, CMU, operable walls, etc.
C1020 - Interior Windows				X			60%	1.20	1.20	Includes door lites, interior partition windows, etc.
C1030 - Interior Doors				X			60%	0.73	0.73	All types of interior doors including wood, metal, roll up, rest room partition doors, accordion, lock hardware, door closers, etc.
C1040 - Interior Grilles and Grates				X			60%	0.03	0.03	Includes all types of interior grills & grates
C1060 - Raised floor construction						N/A	N/A	N/A	N/A	Includes raised access flooring, platforms, stages, etc.
C1070 - Suspended Ceiling Const.				X			60%	3.30	3.30	Includes all types of suspended ceilings.
C20 - Interior Finishes										
C2010 - Wall Finishes			X				60%	1.50	1.50	All types of interior wall finishes such as brick or masonry, GWB w/paint, GWB w/wall coverings, CAB, wainscoting, chair rails, etc.
C2020 - Interior Fabrications				X			60%	0.06	0.06	Includes plaster wall finishes, metal fabrications, column covers, ornamental woodwork, plastic and stone fabrications, cornice, base.
C2030 - Flooring				X			60%	3.54	3.54	All types of interior flooring including concrete, carpet, vinyl, laminate, VCT & vinyl tile, ceramic and porcelain tile, wood, etc.
C2040 - Stair Finishes						N/A	N/A	N/A	N/A	All types of stair finishes including paints and epoxies, concrete, rubber, metal, etc.
C2050 - Ceiling Finishes				X			60%	0.12	0.12	Includes open ceilings, painted GWB, acoustical tile, suspended ceilings, etc.
D10 - Conveying										
D1010 - Vertical Conveying Systems						N/A	N/A	N/A	N/A	Includes elevators, dumb waiters, handicap lifts, etc.
D20 - Plumbing Fixtures										
D2010 - Domestic Water Distribution			X				90%	3.87	3.87	Includes supply piping, fixtures, water heaters, fixtures, backflow devices, mixing valves, etc.
D2020 - Sanitary Drainage				X			60%	1.16	1.16	All sanitary waste systems including drains, traps, clean outs, venting, grinder pumps, disposals, etc.
D2030 - Building Support Plumbing Systems				X			60%	0.06	0.06	Includes sewer/septic systems, fire loops, etc.
D2050 - General Services Compressed Air							Not Rated	Not Rated	Not Rated	Includes compressed air systems for fire sprinkler systems, pneumatic controls, voc ed, etc.
D30 - HVAC										
D3010 - Facility Fuel Systems							Not Rated	Not Rated	Not Rated	Includes natural gas, propane, oil, etc.
D3020 - Heating Systems				X			60%	2.34	2.34	All heating systems including steam, hot water boilers, heat pumps, electric, bio mass, etc.
D3030 - Cooling Systems							Not Rated	Not Rated	Not Rated	Includes heat pumps, bio mass, chillers, cooling towers, etc.
D3050 - Facility HVAC Dist. System				X			90%	0.18	0.18	Includes supply and return ducting, plenums, piping, valves, controls, etc.
D3060 - Ventilation				X			60%	0.06	0.06	Includes supply and exhaust ducting, plenums, piping, valves, controls, natural ventilation, etc.
D40 - Fire Protection										
D4010 - Fires Suppression			X				90%	2.34	2.34	Includes extinguishing systems, kitchen hoods, sprinkler systems, etc.
D4030 - Fire Suppression Specialties				X			90%	0.01	0.01	Includes fire extinguishers, cabinets, etc.
D50 - Electrical										
D5010 - Facility Power Generation							Not Rated	Not Rated	Not Rated	Includes generators and associated equipment, etc.
D5020 - Electrical Service and Distribution				X			90%	1.04	1.04	Includes transformers, vaults, mains and sub-main panels, EMT, wiring, motors, etc.
D5030 - General Purpose Electrical Power				X			90%	0.90	0.90	Includes sub-main to branch panel wiring; branch panels; etc.

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D5040 - Lighting	X		90%	7.10	All facets of lighting including fixtures, bulbs, ballasts, lenses, CFC's, tubes, switches, HPS, MV, sensors, controls; etc.
D60 - Communication					1.62
D6010 - Data Communications	X		90%	0.45	Includes internet connection, wireless, servers, distribution, etc.
D6020 - Voice Communications	X		90%	0.45	Includes phone systems, land lines, radio systems, intercoms, etc.
D6030 - Audio-Video Communication	X		90%	0.54	Includes cable, satellite, projectors, DVR's, distribution, etc.
D6060 - Distributed Comm/Monitoring	X		90%	0.18	Includes clock systems, enhanced audio, paging, public address, etc.
D70 - Electronic Safety and Security					0.60
D7010 - Access Control and Intrusion Defection	X		60%	0.30	Includes keypads, electronic locks, coding systems, card readers, etc.
D7030 - Electronic Surveillance	X		60%	0.12	Includes cameras, motion sensors, DVR's, etc.
D7050 - Detection and Alarm	X		90%	0.18	All types of fire alarms systems and components including smoke detectors, heat detectors, strobes and horns, auto dialers, etc.
D80 - Integrated Automation					0.06
D8010 - Integrated Automation Facility Controls	X		60%	0.06	Includes systems and components for controlling building systems such as HVAC, lighting, irrigation, security, etc. DDC
E10 - Equipment					1.10
E1010 - Vehicle and Pedestrian Equipment	X		60%	0.06	Includes vehicle repair equipment; parking gates and meters; loading dock equipment; pedestrian gates; etc.
E1030 - Commercial Equipment	X		60%	0.18	All types of commercial equipment such as vending, laundry, safes, janitorial, photography, office, food storage & service, etc.
E1040 - Institutional Equipment	X		60%	0.68	Includes all types of institutional equipment such as library, audio/visual, laboratory, vocational, art, etc.
E1070 - Entertainment and Recreational Equipment	X		60%	0.18	Includes all types of entertainment and recreational equipment such as theater, music, athletic, etc.
E1090 - Other Equipment			Not Rated	Not Rated	Includes all types of other equipment such as dumpsters, recycling, composting, compacting, agricultural, etc.
E20 - Furnishings					0.66
E2010 - Fixed Furnishings	X		60%	0.60	Includes all types of fixed furnishings such as art, walk off mats, grills, window treatments, casework, bleachers, lockers, etc.
E2050 - Movable Furnishings	X		60%	0.06	All types of movable furnishings such as bookshelves, cafeteria tables, kitchen warmers, serving carts, office, classroom, etc.

Transportation Coop

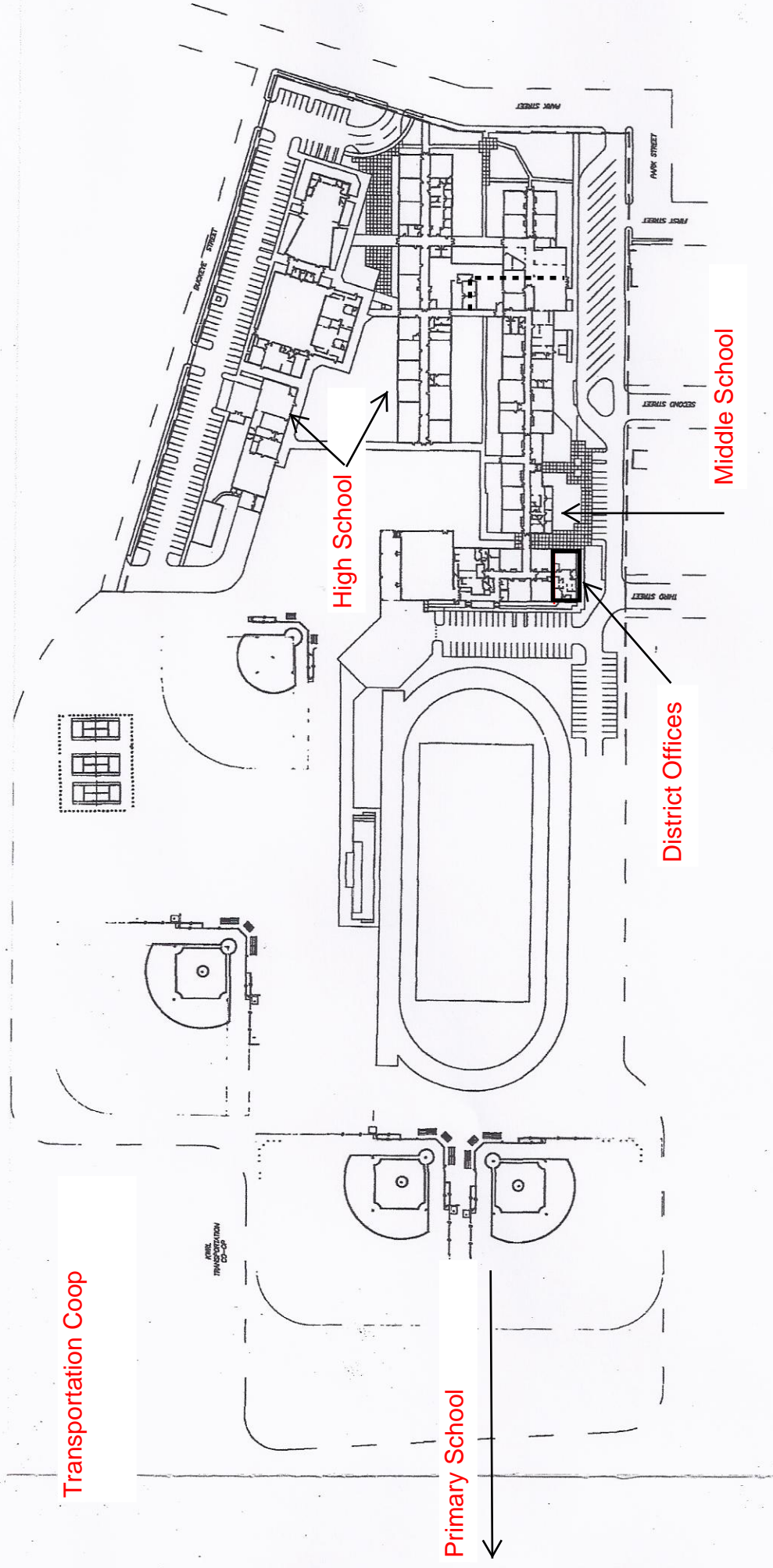
Primary School

High School

District Offices

Middle School

CENTRAL CAMPUS MIDDLE & HIGH SCHOOL



WOODLAND HIGH SCHOOL
AREA ANALYSIS

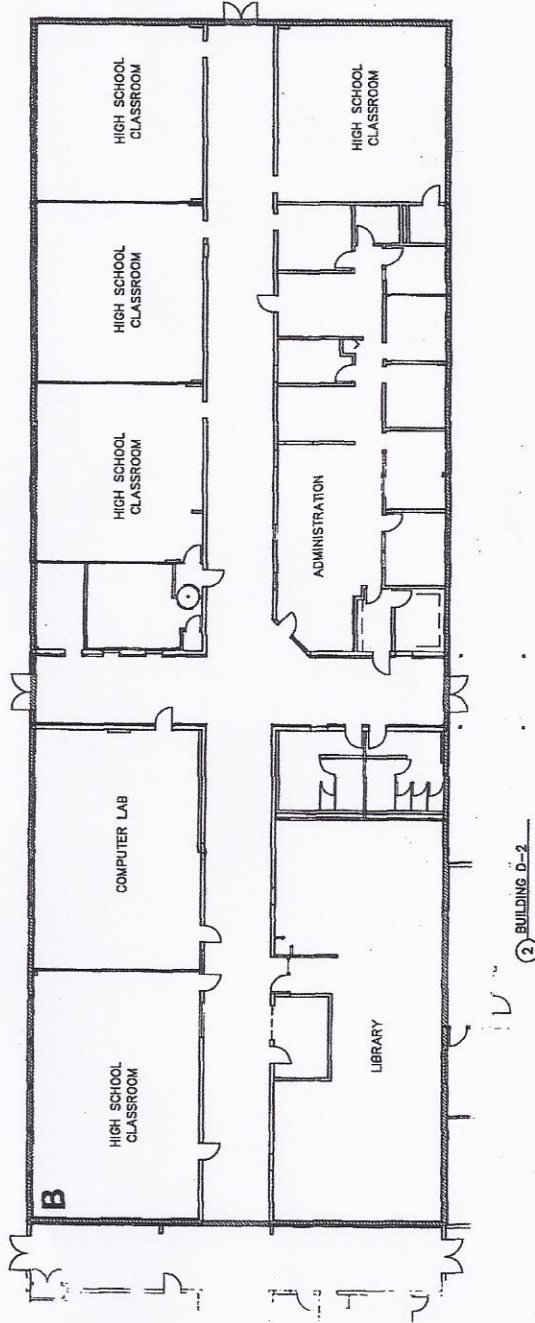
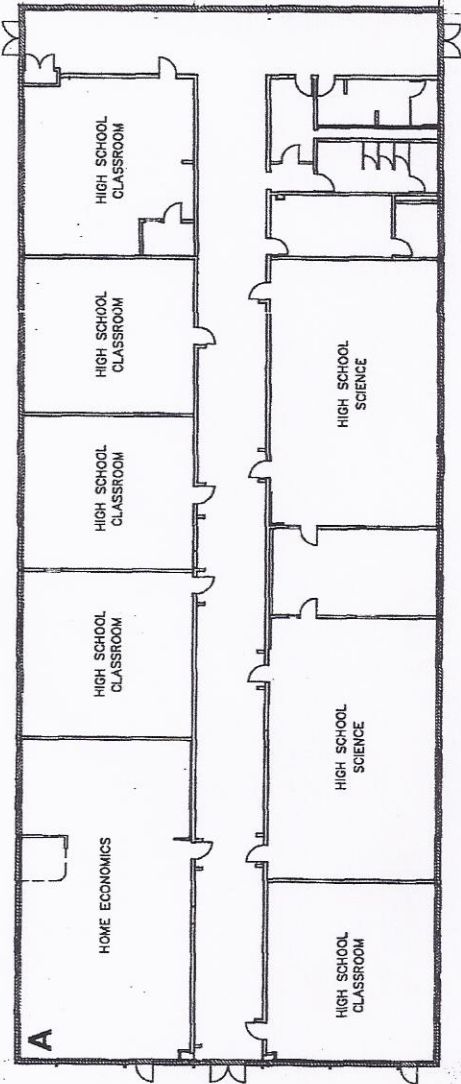
1985 CONSTRUCTION - REMODELED 1994

A: 189'-0" x 74'-8" = 14,109 SQ. FT

1984 CONSTRUCTION - REMODELED 1994

B: 215'-0" x 74'-10" = 16,086 SQ. FT

TOTAL: 30,195 SQ. FT



**HIGH SCHOOL -
 CLASSROOM WING FLOOR/AREA PLAN**

F. KWRL Transportation Cooperative Facility:

The KWRL (Kalama, Woodland, Ridgefield, La Center) Transportation Cooperative Facility was a variation of one of the series of stock transportation center plans issued OSPI in 1980. The facility is reaching the end of its useful life and a site has been set aside for a new center in the neighboring district of Ridgefield.

Building Condition Assessment Scoring & Summary Form

School District:	Woodland
Facility Name:	Transportation Coop
Building Name:	
Evaluator's Name:	CSG Team
Evaluator's Company:	ESD 112 Construction Services Group
Date:	9/19/2011

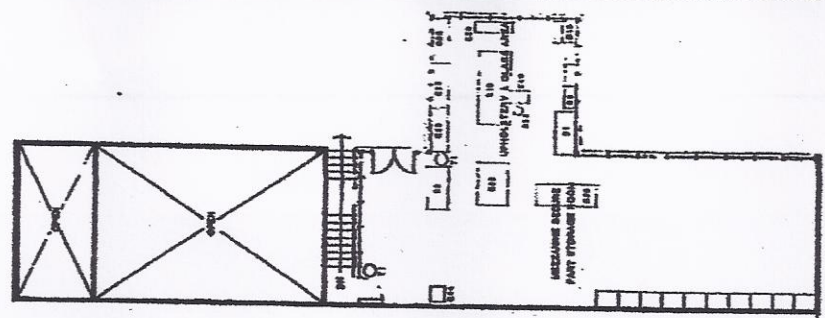
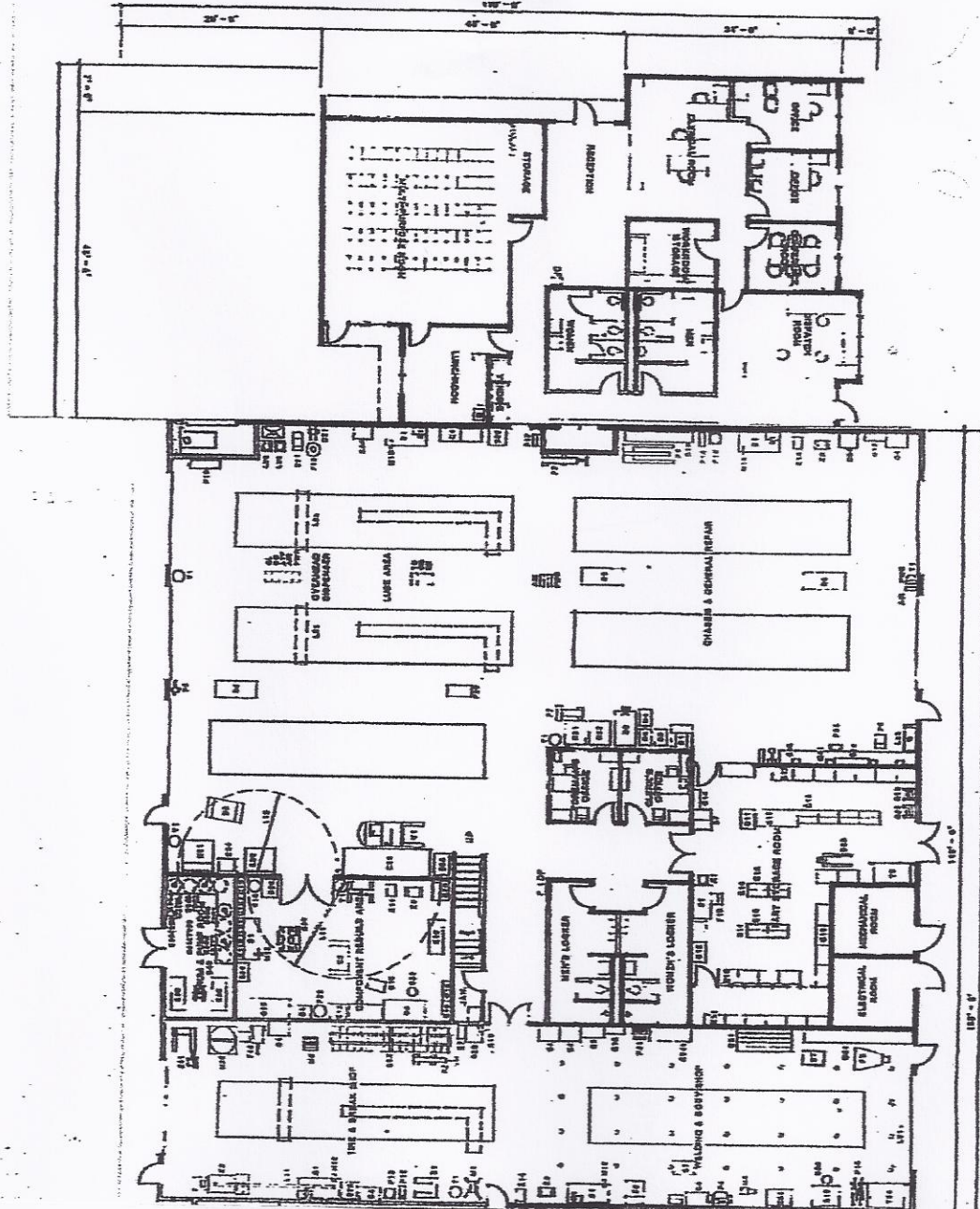


Overall BCA Score: 60.72

Building Profile Type:		Transportation Center - Single Story						Component Score	BCA Score	Component Description
Component	E	G	F	P	U	N/A				
A10 - Foundations										
A1010 - Standard Foundation			X				60%	3.38	3.38	Wall and column foundations, footings and bases, perimeter insulation, perimeter drainage, waterproofing.
A20 - Walls										
A2020 - Walls for subgrade enclosure						N/A	N/A	N/A	N/A	Standard, one story concrete or masonry basement foundation wall, typically including footing, re-enforcement, etc.
A40 - Slabs on Grade										
A4010 - Standard Slabs on Grade			X				60%	2.17	2.17	Standard reinforced concrete slab on grade with typical stem wall including footing, waterproofing, footing drains, etc.
A4040 - Pits and Bases			X				60%	0.60	0.60	Concrete or masonry pier pads, trenches, equipment pads and pits.
A60 - Building Subdrainage										
A6010 - Building Subdrainage			X				60%	0.04	0.04	Footing drains, and underground drains from downspouts.
B10 - Superstructure										
B1010 - Floor Construction			X				60%	3.08	3.08	Floors constructed with dimensional lumber, wood joists, post & beam w/decking, pre-stressed concrete, metal & concrete, etc.
B1020 - Roof Construction				X			30%	1.34	1.34	Roofs constructed with dimensional lumber, wood trusses, pre-stressed concrete, metal & concrete, etc.
B1080 - Stairs			X				60%	0.48	0.48	Standard construction stairs made of wood, concrete, metal, masonry, etc.
B20 Exterior Vertical Enclosures										
B2010 - Exterior Walls				X			30%	2.40	2.40	Exterior walls constructed of concrete, masonry, dimensional siding, sheathing, troweled on surfacing, etc.
B2020 - Exterior Windows			X				60%	1.08	1.08	Various exterior glazing in wood, vinyl, aluminum, steel, etc. SS, insulated; normal, wired, laminated, etc.; fixed or operable.
B2050 - Exterior Doors and Grilles			X				60%	1.66	1.66	Includes all types of exterior doors including wood, metal, roll up, lock hardware, door closers, etc.
B2070 - Exterior Louvers and Vents			X				60%	0.02	0.02	All types of exterior louvers and vents including wood, metal, vinyl, etc. including operable type.
B30 - Exterior Horizontal Enclosures										
B3010 - Roofing				X			30%	2.39	2.39	Includes all types of roof coverings including composite, membrane, metal, etc., and related materials.
B3020 - Roof Appurtenances			X				60%	0.57	0.57	Includes antennas, cupolas, signs, HVAC units, exhaust fans, etc.
B3060 - Horizontal Openings/Penetrations			X				60%	0.01	0.01	Includes chimneys and flues, ducts, vent pipes, internal drains, skylights, etc.
B3080 - Overhead Exterior Enclosures			X				60%	0.45	0.45	Includes awnings, covered areas, gazebos, play sheds, etc.
C10 - Interior Construction										
C1010 - Interior Partitions			X				60%	1.72	1.72	Includes GWB on wood or metal studs, masonry, CMU, operable walls, etc.
C1020 - Interior Windows			X				60%	0.03	0.03	Includes door lites, interior partition windows, etc.
C1030 - Interior Doors			X				60%	1.13	1.13	All types of interior doors including wood, metal, roll up, rest room partition doors, accordion, lock hardware, door closers, etc.
C1040 - Interior Grilles and Grates			X			N/A	60%	0.00	0.00	Includes all types of interior grills & grates
C1060 - Raised floor construction						N/A	N/A	N/A	N/A	Includes raised access flooring, platforms, stages, etc.
C1070 - Suspended Ceiling Const.			X				60%	0.23	0.23	Includes all types of suspended ceilings.
C20 - Interior Finishes										
C2010 - Wall Finishes			X				60%	1.95	1.95	All types of interior wall finishes such as brick or masonry, GWB w/paint, GWB w/wall coverings, CAB, wainscoting, chair rails, etc.
C2020 - Interior Fabrications			X				60%	0.43	0.43	Includes plaster wall finishes, metal fabrications, column covers, ornamental woodwork, plastic and stone fabrications, cornice, base.
C2030 - Flooring			X				60%	0.41	0.41	All types of interior flooring including concrete, carpet, vinyl, laminate, VCT & vinyl tile, ceramic and porcelain tile, wood, etc.
C2040 - Stair Finishes			X			N/A	60%	0.00	0.00	All types of stair finishes including paints and epoxies, concrete, rubber, metal, etc.
C2050 - Ceiling Finishes			X				60%	0.11	0.11	Includes open ceilings, painted GWB, acoustical tile, suspended ceilings, etc.
D10 - Conveying										
D1010 - Vertical Conveying Systems			X			N/A	60%	0.00	0.00	Includes elevators, dumb waiters, handicap lifts, etc.
D20 - Plumbing Fixtures										
D2010 - Domestic Water Distribution			X				90%	5.22	5.22	Includes supply piping, fixtures, water heaters, fixtures, backflow devices, mixing valves, etc.
D2020 - Sanitary Drainage			X				60%	0.49	0.49	All sanitary waste systems including drains, traps, clean outs, venting, grinder pumps, disposals, etc.
D2030 - Building Support Plumbing Systems			X				60%	0.99	0.99	Includes sewer/septic systems, fire loops, etc.
D2050 - General Services Compressed Air							Not Rated	Not Rated	Not Rated	Includes compressed air systems for fire sprinkler systems, pneumatic controls, voc ed, etc.
D30 - HVAC										
D3010 - Facility Fuel Systems			X				60%	0.12	0.12	Includes natural gas, propane, oil, etc.
D3020 - Heating Systems			X				60%	4.04	4.04	All heating systems including steam, hot water boilers, heat pumps, electric, bio mass, etc.
D3030 - Cooling Systems						N/A	N/A	N/A	N/A	Includes heat pumps, bio mass, chillers, cooling towers, etc.
D3050 - Facility HVAC Dist. System			X				90%	2.78	2.78	Includes supply and return ducting, plenums, piping, valves, controls, etc.
D3060 - Ventilation			X				60%	0.14	0.14	Includes supply and exhaust ducting, plenums, piping, valves, controls, natural ventilation, etc.
D40 - Fire Protection										
D4010 - Fires Suppression			X				90%	1.65	1.65	Includes extinguishing systems, kitchen hoods, sprinkler systems, etc.
D4030 - Fire Suppression Specialties			X				90%	0.01	0.01	Includes fire extinguishers, cabinets, etc.
D50 - Electrical										
D5010 - Facility Power Generation							Not Rated	Not Rated	Not Rated	Includes generators and associated equipment, etc.
D5020 - Electrical Service and Distribution			X				90%	3.35	3.35	Includes transformers, vaults, mains and sub-main panels, EMT, wiring, motors, etc.
D5030 - General Purpose Electrical Power			X				90%	1.47	1.47	Includes sub-main to branch panel wiring; branch panels; etc.

OSPI Building Condition Assessment Summary Form

D5040 - Lighting	X		100%	10.71	All facets of lighting including fixtures, bulbs, ballasts, lenses, CFC's, tubes, switches, HPS, MV, sensors, controls; etc.
D60 - Communication					0.97
D6010 - Data Communications	X		90%	0.23	Includes internet connection, wireless, servers, distribution, etc.
D6020 - Voice Communications	X		90%	0.47	Includes phone systems, land lines, radio systems, intercoms, etc.
D6030 - Audio-Video Communication	X		90%	0.09	Includes cable, satellite, projectors, DVR's, distribution, etc.
D6060 - Distributed Comm/Monitoring	X		90%	0.18	Includes clock systems, enhanced audio, paging, public address, etc.
D70 - Electronic Safety and Security					0.69
D7010 - Access Control and Intrusion Defection	X		60%	0.30	Includes keypads, electronic locks, coding systems, card readers, etc.
D7030 - Electronic Surveillance	X		60%	0.12	Includes cameras, motion sensors, DVR's, etc.
D7050 - Detection and Alarm	X		90%	0.27	All types of fire alarms systems and components including smoke detectors, heat detectors, strobes and horns, auto dialers, etc.
D80 - Integrated Automation					0.06
D8010 - Integrated Automation Facility Controls	X		60%	0.06	Includes systems and components for controlling building systems such as HVAC, lighting, irrigation, security, etc. DDC
E10 - Equipment					0.26
E1010 - Vehicle and Pedestrian Equipment	X		60%	0.26	Includes vehicle repair equipment; parking gates and meters; loading dock equipment; pedestrian gates; etc.
E1030 - Commercial Equipment			Not Rated	Not Rated	All types of commercial equipment such as vending, laundry, safes, janitorial, photography, office, food storage & service, etc.
E1040 - Institutional Equipment			Not Rated	Not Rated	Includes all types of institutional equipment such as library, audio/visual, laboratory, vocational, art, etc.
E1070 - Entertainment and Recreational Equipment		N/A	N/A	N/A	Includes all types of entertainment and recreational equipment such as theater, music, athletic, etc.
E1090 - Other Equipment	X	N/A	60%	0.00	Includes all types of other equipment such as dumpsters, recycling, composting, compacting, agricultural, etc.
E20 - Furnishings					2.09
E2010 - Fixed Furnishings	X		60%	1.77	Includes all types of fixed furnishings such as art, walk off mats, grills, window treatments, casework, bleachers, lockers, etc.
E2050 - Movable Furnishings	X		60%	0.32	All types of movable furnishings such as bookshelves, cafeteria tables, kitchen warmers, serving carts, office, classroom, etc.



Mezzanine

KWRL TRANSPORTATION COOPERATIVE FLOOR PLAN

Chapter 2: Long Range Educational & Facilities Plan

The Woodland School District's first buildings on its present campus were built in the 1950's. In 1972, the Primary School, originally constructed as a middle school, was added at the Southwest corner of the site and the KWRL Transportation Cooperative facility at the Northwest corner in 1981. By 1991 the district recognized that it would outgrow this campus and need to add an intermediate school and a new high school at other locations. The intermediate school was constructed in 1997, and in 2005 a bond issue passed to fund the purchase a 40 acre site on Dike Access Road for a new high school.

On September 12, 2011 the Woodland School Board passed Resolution 2546 (attached) which reaffirmed the District's desire to construct a new high on the Dike Road site, and utilize the existing high school space on the central campus for expansion of the middle school and other lower grades. Some facilities, such as the performing arts center will not be duplicated at the new high school site until needed at some time in the future.

A \$52,835,000 Bond was approved by 65% of the voters on April 17, 2012. Most of this money will go to the construction of the new high school (see Chapter 7 for a detailed description), but other projections include upgrading the existing middle/high school and Intermediate School to accommodate to additional grade levels, a remodel or replacement gym for Yale elementary, and safety, energy, and other improvements.

WOODLAND Public Schools

Where Community & Learning Connect

This is the anticipated scope of capital improvements for the next six years. The new high school will allow expansion as needed in the future, but not expected within this time frame.



Specialists in School Buildings

Chapter 3: Demographic Data

A. OSPI Report 3: Inventory of Permanent School Facilities

B. OSPI Report 1049: Projected Enrollments

C. OSPI Form 1066: Enrollment/Classroom Count

STATE OF WASHINGTON
SUPERINTENDENT OF PUBLIC INSTRUCTION
OLYMPIA

REPORT NO. 3
RUN ON 13:50 DEC 14 '11

FACILITIES BUILDING SECTION KK LINEAR PROJECTION

PAGE 4

INVENTORY OF PERMANENT SCHOOL FACILITIES FOR THE 2011 SCHOOL YEAR
TO BE UPDATED FOR THE 2012 SCHOOL YEAR

WOODLAND DISTRICT NO. 404 COWLITZ COUNTY NO. 08

BLDG NO. NAME	GRADE SPAN	TOTAL A L		P O R		ADJUSTED SQ.FT.AREA	CAPACITY HDCP REGULAR	P R O J E C T E D						
		T/S HDCP	T/S REGULAR	T/S HDCP	T/S REGULAR			2012	2013	2014	2015	2016		
3513 YALE ELEMENT	K-5	0	3	0	0	0	0	0	97					
3824 WOODLAND ELE	K-5	2	26	0	0	0	24	620						
4176 WOODLAND INT	K-5	1	20	0	0	0	12	589						
SPAN TOTAL		3	49	0	0	0	36	1,306	395	422	428	441	471	
3514 WOODLAND MID	6-8	0	17	0	0	0	2,954	414	414	67	87	84	94	88
SPAN TOTAL		0	17	0	0	0	2,954	0	414	67	87	84	94	88
3546 WOODLAND HIG	9-12	1	28	0	0	0	0	620	620	45	48	37	16	41
SPAN TOTAL		1	28	0	0	0	0	12	620	45	48	37	16	41
7043 KWRL TRANSP	TC	0	0	0	0	0	0	0	0	0	0	0	0	0
SPAN TOTAL		0	0	0	0	0	0	0	0	0	0	0	0	0
REG TOTAL								2,340	283	287	307	331	342	
LESS HDCP							48	48	48	48	48	48	48	
DISTRICT TOTAL								331	335	355	379	390		

DISTRICT TOTAL BUILDINGS 6

STATE OF WASHINGTON
SUPERINTENDENT OF PUBLIC INSTRUCTION
OLYMPIA

REPORT NO. 1049
RUN ON 08:36 DEC 02 '11

D E T E R M I N A T I O N O F P R O J E C T E D E N R O L L M E N T S
B Y C O H O R T S U R V I V A L K K L I N E A R P R O J E C T I O N

WOODLAND	DISTRICT NO. 404	COWLITZ	COUNTY NO. 08	ACTUAL ENROLLMENTS ON OCTOBER FIRST--													AVER. % SURVIVAL
				2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
KINDERGARTEN	138	191	153	147	157	141	149	167	102.74	145	143	140	137	135	132		
GRADE 1	141	158	181	148	149	167	148	176	100.24	145	149	147	144	141	139		
GRADE 2	154	151	146	178	148	154	176	154	102.36	158	171	148	147	144	141		
GRADE 3	160	175	148	142	176	177	153	177	100.22	154	158	171	148	153	150		
GRADE 4	168	168	156	146	153	177	153	177	100.32	178	154	159	172	148	153		
GRADE 5	162	182	161	154	147	150	150	159	101.35	152	180	156	161	174	150		
GRADE 6	179	167	175	160	154	159	154	159	1,099	1,100	1,070	1,062	1,045	1,012			
K-6 HEADCOUNT	1,102	1,192	1,120	1,075	1,084	1,102	1,099	1,100	1,027	1,029	1,000	994	978	946			
K-6 W/K @ 1/2	1,033	1,097	1,044	1,002	1,006	1,032	1,027	1,029	1,000	994	978	946					
GRADE 7	178	185	171	178	161	164	164	156	102.91	164	156	185	161	166	179		
GRADE 8	176	178	182	173	180	166	165	165	100.75	165	165	157	186	162	167		
7-8 HEADCOUNT	354	363	353	351	341	330	329	321	329	321	342	347	328	346			
GRADE 9	197	203	216	228	216	219	202	201	121.69	202	201	201	191	226	197		
GRADE 10	217	181	185	198	171	186	191	176	87.15	176	175	175	175	166	197		
GRADE 11	181	206	165	149	171	145	163	167	87.56	163	167	154	153	153	145		
GRADE 12	135	145	166	132	130	153	121	136	83.48	121	136	139	129	128	128		
9-12 HEADCOUNT	730	735	732	707	688	703	677	680	677	680	669	648	673	667			
K-12 HEADCOUNT	2,186	2,290	2,205	2,133	2,113	2,135	2,105	2,101	2,105	2,101	2,081	2,057	2,046	2,025			



OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION
 School Facilities and Organization
 Old Capitol Building
 PO BOX 47200
 OLYMPIA WA 98504-7200
 (360) 725-6265 TTY (360) 664-3631

ESD	CO	DIST
-----	----	------

ENROLLMENT/CLASSROOM COUNT 2011-12

School District Woodland Public Schools

1. ENROLLMENT REPORT AS OF LATEST OCTOBER 1 COUNT

Enter the number of students with disabilities (as reported on actual October headcount enrollment) who are assigned to a specially designated self-contained classroom for at least 100 minutes per school day. Enter pre-kindergarten students with disabilities at 50 percent of the actual headcount enrollment.

Grade	October Enrollment per above definition
Pre-Kindergarten	12
Kindergarten	0
1	4
2	4
3	2
4	6
5	8
6	4
7	10
8	10
9	7
10	5
11	8
12	18
Total	98

2. NUMBER OF CLASSROOMS BY FACILITY

List by building the number of specially designed self-contained classrooms for students with disabilities and the number of classrooms assigned to the regular instructional program.

Building Name	Self-Contained Classrooms for Students with Disabilities	Regular Classrooms/Teaching Stations
Woodland Primary School	2	22
Woodland Intermediate School	1	23
Yale School	1	2
Woodland Middle School	1	15

Return to: School Facilities and Organization
 Office of Superintendent of Public Instruction
 Old Capitol Building
 PO BOX 47200
 OLYMPIA WA 98504-7200

Fax Number: (360) 586-3946

SIGNATURE OF SUPERINTENDENT/DESIGNEE

DATE

2. NUMBER OF CLASSROOMS BY FACILITY (continued)

List by building the number of specially designed self-contained classrooms for students with disabilities and the number of classrooms assigned to the regular instructional program.

Building Name	Self-Contained Classrooms for Students with Disabilities	Regular Classrooms/Teaching Stations
Woodland High School	3	18
Team High School	0	0
Lewis River Academy	0	0

Chapter 4: District's Ability to Provide Capital Funds

Assessed value within District:	= \$1,299,439,907
5% of Assessed Value (Bond Limit)	= \$ 64,971,995
Previous Outstanding Bonds	-\$ 6,305,000
Previous Debt Capacity	= \$ 58,666,995
<u>Current Bonds Approved 4/17/2012</u>	<u>= \$ 52,835,000</u>
Remaining Debt Capacity	= \$ 5,831,995

Chapter 5: School Housing Emergency

A school housing emergency does not exist in the Woodland School District.

CHAPTER 6: Racial Balance

WOODLAND SCHOOL DISTRICT RACIAL BALANCE DATA

	Primary School		Yale Elementary		Intermediate School		Middle School		High School		District	
	#	%	#	%	#	%	#	%	#	%	#	%
American Indian/Alaskan Native	2	0.32%	5	6.41%	7	1.51%	5	1.54%	5	0.83%	24	1.14%
Asian	5	0.80%	0	0.00%	3	0.65%	4	1.23%	11	1.82%	23	1.10%
Pacific Islander	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.17%	1	0.05%
Asian/Pacific Islander	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Black	4	0.64%	1	1.28%	4	0.86%	2	0.62%	4	0.66%	15	0.72%
Hispanic	106	16.91%	3	3.85%	76	16.38%	44	13.54%	49	8.13%	278	13.26%
White	488	77.83%	68	87.18%	369	79.53%	263	80.92%	523	86.73%	1711	81.59%
Two or More Races	22	3.51%	1	1.28%	5	1.08%	7	2.15%	10	1.66%	45	2.15%

627

78

464

325

603



Specialists in School Buildings

Chapter 7: New School Buildings or Additions

The Need:

- The overcrowding situation at Woodland High School hasn't gone away. The Woodland High School serves well over 600 students and all classrooms, hallways, the cafeteria/commons, gymnasium and other spaces are packed into a school that was originally built in 1953 for far fewer students; in fact the school cannot gather all of its students in the gym or the cafeteria/commons without violating fire codes.
- The learning needs of our students have changed significantly since the current high school was built; an era when electric washing machines were considered the "must-have" technology! WHS is outdated and does not provide adequate interactive learning spaces, science and computer labs and well-equipped classrooms that assure our students are successful in the 21st century.

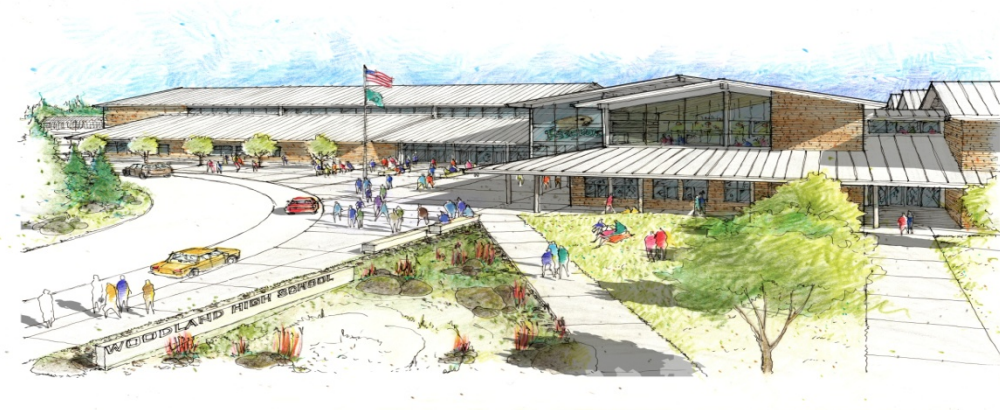
The Recommended Scope:

- Construct an attractive, technologically current, and functional 130,000 square foot (+/-) high school building with modest design and construction.
- Construct enough classrooms to serve 850-900 students on opening.
- Construct the core facilities for 1100-1200 students. This will insure there is adequate room in offices, library, commons, and specialty classrooms such as science and CTE for enrollment growth well into the future.
- Elimination of 3.83 acre class III central wetlands through a combination of off-site mitigation and enhancement of wetlands at corners of property.
- Do not replicate functional spaces that exist at the current WHS, including the Performing Arts area and Beaver Stadium at this time.
- Plan the new building footprint for future enhancements and classroom expansion.
 - Include footprint for future performing arts facility
 - Include footprint for future multi-sport athletic stadium



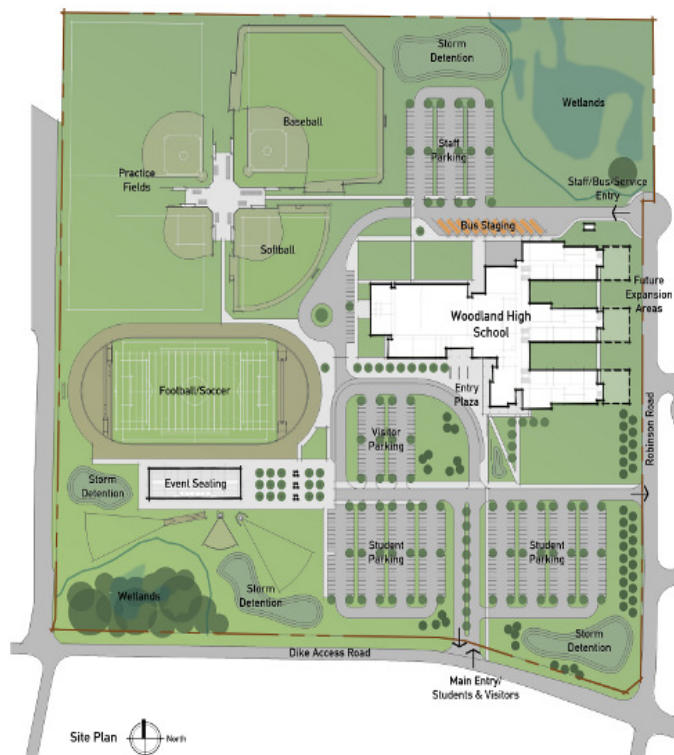
WOODLAND Public Schools

Where Community & Learning Connect



Rendering of Proposed New High School

Courtesy McGranahan Architects



Site Plan of Propose High School

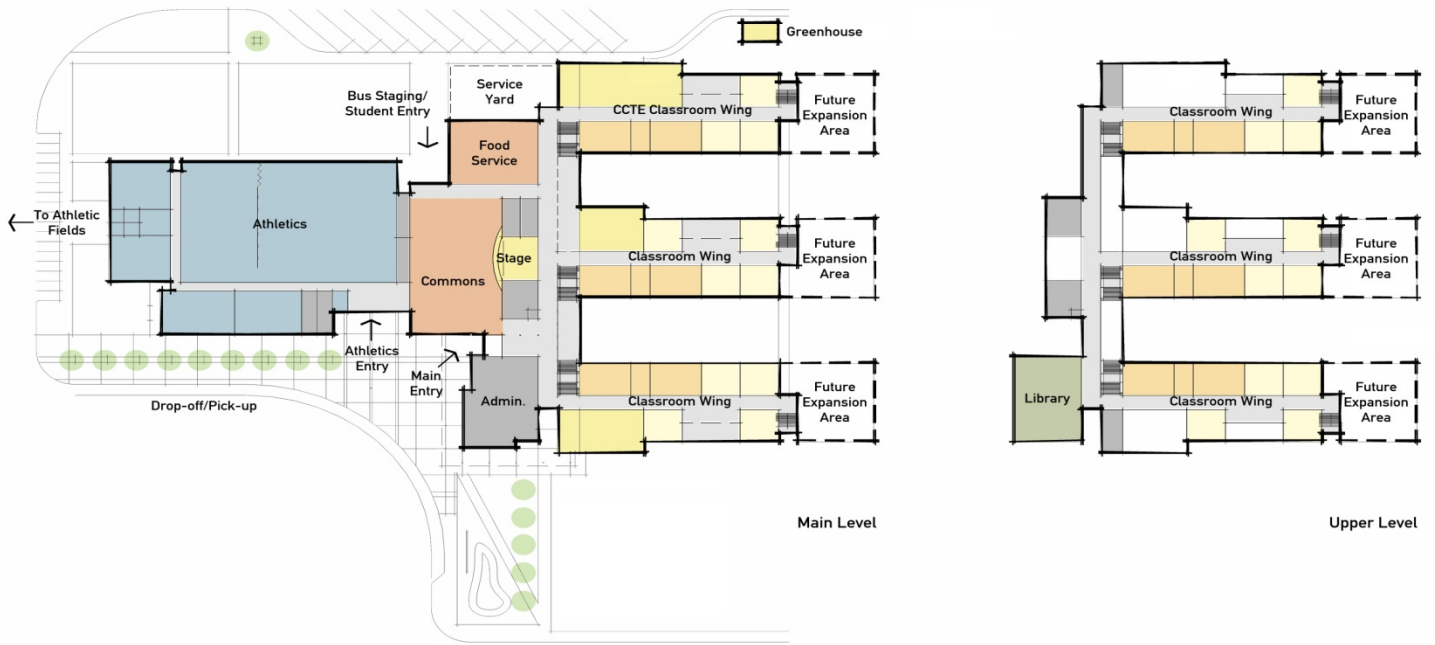
Courtesy McGranahan Architects



Specialists in School Buildings

WOODLAND Public Schools

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Floor Plan of Proposed New High School

Courtesy McGranahan Architects

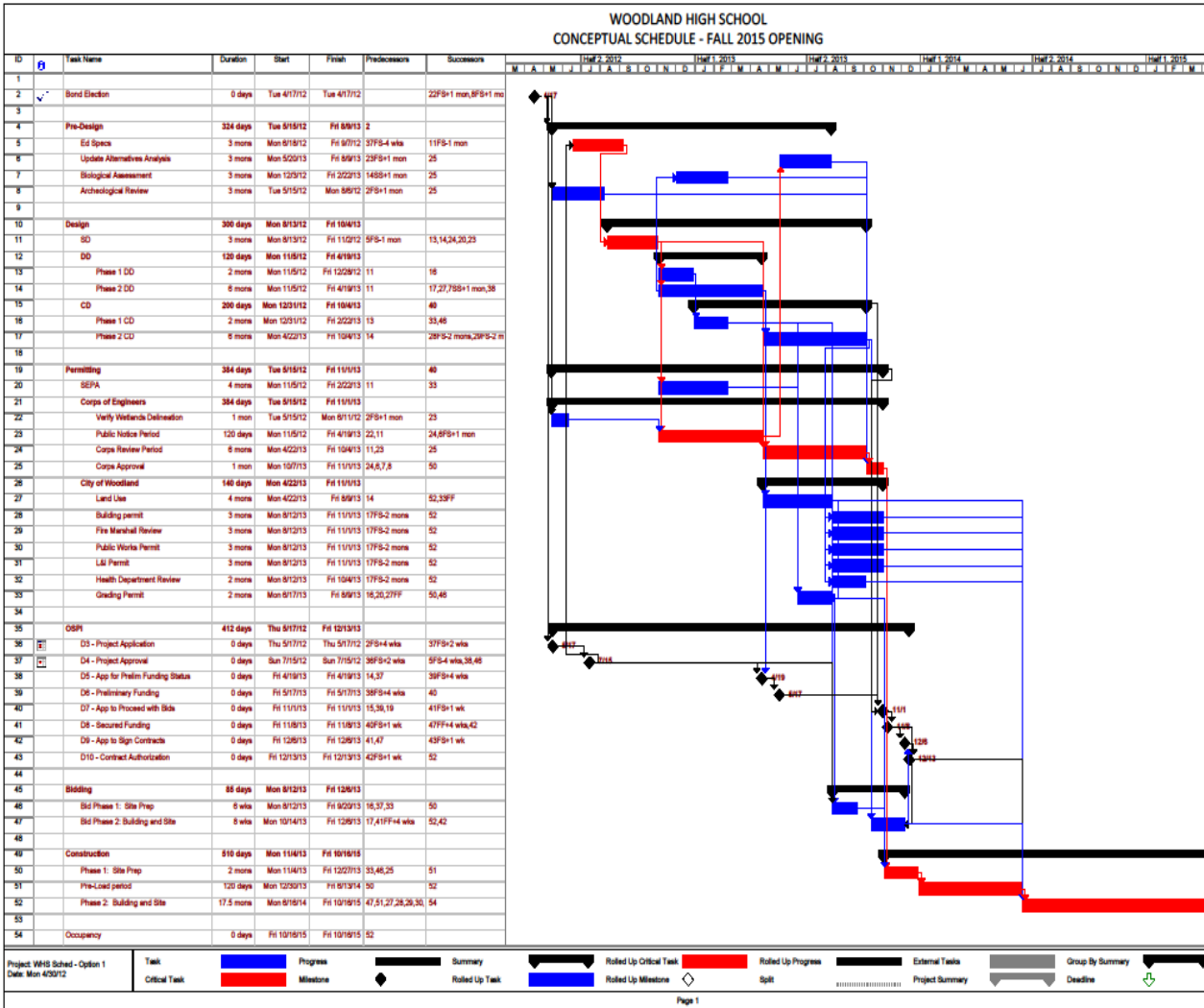
Chapter 8: Modernization and/or New-in-Lieu Replacement of Existing Buildings.

The recent bond included \$2.7 million for the Yale gymnasium and to improve safety, extend their operating life and prepare for transition to serving other grade levels in the other district schools.. These improvements are not expected the 40% threshold for state school construction assistance funding. Also, the Middle School/High school building is not eligible for SCAP funding because the 1993 and 1994 Modernizations are too recent. The Intermediate School similarly was constructed too recently to qualify for state modernization funding. Therefore, only 16,500 square feet of eligibility remain for the older sections of the primary school and Yale Elementary, but no request for state modernization funding is anticipated for the foreseeable future. The district may apply for Energy and/or Urgent Repair Grants for existing buildings as appropriate.

Chapter 9: Deferred Maintenance of Existing Buildings.

The Woodland School District has not deferred any maintenance.

Chapter 10: Timelines of Capital Projects



Chapter 11: Survey of Adjacent Districts for Available, Suitable Space

A. Board Resolution Certifying Survey Results.

B. Battle Ground School District Response

C. Green Mountain School District Response

D. Kalama School District Response

E. La Center School District Response

F. Ridgefield School District Response

G. Stevenson-Carson School District Response



Woodland Public School District No. 404

Woodland, Washington

Resolution No. 2556

Stating the Woodland School District No. 404 has surveyed Adjacent School Districts and no suitable space was found.

WHEREAS, Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify existence and location of any available, suitable school plant facilities meeting the district’s needs and which are currently vacant or are scheduled to be vacant within six years; and

WHEREAS, the Woodland School District No. 404 has surveyed the Battle Ground, Green Mountain, Kalama, Ridgefield and Stevenson-Carson School Districts, which are contiguous with Woodland School District No. 404; and

WHEREAS, those contiguous districts have advised the Woodland School District No. 404 have replied that no suitable space is available or scheduled to be available in six years;

THEREFORE, be it resolved that the Board of Directors of Woodland School District No. 404, Cowlitz County, hereby certify the aforementioned findings to the Office of Superintendent of Public Instruction.

Dated this 11th day of June, 2012

WOODLAND PUBLIC SCHOOL DISTRICT No. 404

Board of Directors

Attest:

Secretary to the Board

WOODLAND Public Schools

Where Community & Learning Connect



March 19, 2012

Shonny Bria, Superintendent
Battle Ground School District
P.O. Box 200
Battle Ground, WA 98604-0200

Re: Available and Suitable School Plant Facilities

Dear Dr. Bria,

The Woodland School District #404 is embarking upon capital improvement program and will be seeking state funding from the Office of Superintendent of Public Instruction. Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify the existence and location of any available, suitable school plant facilities meeting the district's needs and which are currently vacant or are scheduled to be vacant within six years.

Does your district have or will have suitable facilities available, or not? Please check the appropriate box below.

No, this district does not have available facilities.

Yes, this district has suitable facilities available. Please attach a list with pertinent data such as size, condition and location.

Shonny Bria /jb

Shonny Bria, Superintendent
Battle Ground School District

Please sign and return this letter to:

Michael Green, Superintendent
Woodland School District #404
800 Third Street
Woodland, WA 98674



Michael Z. Green, Superintendent of Schools

800 Third Street » Woodland WA 98674
T 360.841.2700 » F 360.841.2701
www.woodlandschools.org

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March 19, 2012

Dawn Tarzian, Superintendent
Washougal School District
4855 Evergreen Way
Washougal, WA 98671

Re: Available and Suitable School Plant Facilities

Dear Ms. Tarzian,

The Woodland School District #404 is embarking upon capital improvement program and will be seeking state funding from the Office of Superintendent of Public Instruction. Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify the existence and location of any available, suitable school plant facilities meeting the district's needs and which are currently vacant or are scheduled to be vacant within six years.

Does your district have or will have suitable facilities available, or not? Please check the appropriate box below.

No, this district does not have available facilities.

Yes, this district has suitable facilities available. Please attach a list with pertinent data such as size, condition and location.

Dawn Tarzian, Superintendent
Washougal School District

Please sign and return this letter to:

Michael Green, Superintendent
Woodland School District #404
800 Third Street
Woodland, WA 98674



Michael Z. Green, Superintendent of Schools

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MAR 20 2012

BY:

March 19, 2012

Jim Sutton, Superintendent
Kalama School District
548 China Garden Road
Kalama, WA 98625

WOODLAND Public Schools

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Re: Available and Suitable School Plant Facilities

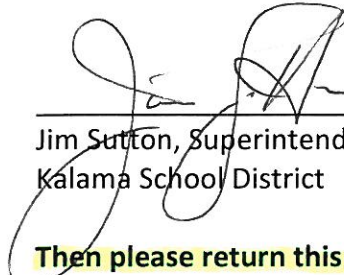
Dear Mr. Sutton,

The Woodland School District #404 is embarking upon capital improvement program and will be seeking state funding from the Office of Superintendent of Public Instruction. Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify the existence and location of any available, suitable school plant facilities meeting the district's needs and which are currently vacant or are scheduled to be vacant within six years.

Does your district have or will have suitable facilities available, or not? Please check the appropriate box below.

No, this district does not have available facilities.

Yes, this district has suitable facilities available. Please attach a list with pertinent data such as size, condition and location.



Jim Sutton, Superintendent
Kalama School District

MAR 21 2012

Then please return this letter to:

Michael Green, Superintendent
Woodland School District #404
800 Third Street
Woodland, WA 98674



Michael Z. Green, Superintendent of Schools

800 Third Street » Woodland WA 98674
T 360.841.2700 » F 360.841.2701
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March 19, 2012

Sally Godwin, Superintendent
Skamania School District
122 Butler Loop Road
Skamania, WA 98648

Re: Available and Suitable School Plant Facilities

Dear Ms. Godwin,

The Woodland School District #404 is embarking upon capital improvement program and will be seeking state funding from the Office of Superintendent of Public Instruction. Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify the existence and location of any available, suitable school plant facilities meeting the district's needs and which are currently vacant or are scheduled to be vacant within six years.

Does your district have or will have suitable facilities available, or not? Please check the appropriate box below.

No, this district does not have available facilities.

Yes, this district has suitable facilities available. Please attach a list with pertinent data such as size, condition and location.


Sally Godwin, Superintendent
Skamania School District

Please sign and return this letter to:

Michael Green, Superintendent
Woodland School District #404
800 Third Street
Woodland, WA 98674



Michael Z. Green, Superintendent of Schools

800 Third Street » Woodland WA 98674
T 360 841 2700 » F 360 841 2701
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March 19, 2012

Joe Jones, Superintendent
Green Mountain School District
13105 Grinnell Road
Woodland, WA 98674

Re: Available and Suitable School Plant Facilities

Dear Mr. Jones,

The Woodland School District #404 is embarking upon capital improvement program and will be seeking state funding from the Office of Superintendent of Public Instruction. Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify the existence and location of any available, suitable school plant facilities meeting the district's needs and which are currently vacant or are scheduled to be vacant within six years.

Does your district have or will have suitable facilities available, or not? Please check the appropriate box below.

No, this district does not have available facilities.

Yes, this district has suitable facilities available. Please attach a list with pertinent data such as size, condition and location.

Joe Jones, Superintendent
Green Mountain School District

Please sign and return this letter to:

Michael Green, Superintendent
Woodland School District #404
800 Third Street
Woodland, WA 98674



Michael Z. Green, Superintendent of Schools

800 Third Street » Woodland WA 98674
T 360.841.2700 » F 360.841.2701
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WOODLAND Public Schools

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March 19, 2012

Mark Mansell, Superintendent
La Center School District
P.O. Box 1840
La Center, WA 98629

Re: Available and Suitable School Plant Facilities

Dear Dr. Mansell,

The Woodland School District #404 is embarking upon capital improvement program and will be seeking state funding from the Office of Superintendent of Public Instruction. Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify the existence and location of any available, suitable school plant facilities meeting the district's needs and which are currently vacant or are scheduled to be vacant within six years.

Does your district have or will have suitable facilities available, or not? Please check the appropriate box below.



No, this district does not have available facilities.



Yes, this district has suitable facilities available. Please attach a list with pertinent data such as size, condition and location.

Mark Mansell, Superintendent
La Center School District

Then please return this letter to:

Michael Green, Superintendent
Woodland School District #404
800 Third Street
Woodland, WA 98674



Michael Z. Green, Superintendent of Schools

800 Third Street » Woodland WA 98674
T 360 841 2700 » F 360 841 2701
www.woodlandschools.org

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March 19, 2012

Art Edgerly, Superintendent
Ridgefield School District
2724 S. Hillhurst Road
Ridgefield, WA 98642

Re: Available and Suitable School Plant Facilities

Dear Mr. Edgerly,

The Woodland School District #404 is embarking upon capital improvement program and will be seeking state funding from the Office of Superintendent of Public Instruction. Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify the existence and location of any available, suitable school plant facilities meeting the district's needs and which are currently vacant or are scheduled to be vacant within six years.

Does your district have or will have suitable facilities available, or not? Please check the appropriate box below.

No, this district does not have available facilities.

Yes, this district has suitable facilities available. Please attach a list with pertinent data such as size, condition and location.


Art Edgerly, Superintendent
Ridgefield School District

Then please return this letter to:

Michael Green, Superintendent
Woodland School District #404
800 Third Street
Woodland, WA 98674



RECEIVED

MAR 20 2012

Ridgefield School Dist. #122

Michael Z. Green, Superintendent of Schools

800 Third Street » Woodland WA 98674
T 360 841 2700 » F 360 841 2701
www.woodlandschools.org

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Chapter 12: Adjustment of Attendance Boundaries

The Woodland School District does not plan to adjust any attendance area boundaries within the district or with any adjacent district.

**Chapter 13: Additional Information requested by
the Office of Superintendent of Public Instruction
(OSPI).**

**The Woodland School District is not aware of any request for
additional information from OSPI**

