

A faint, stylized illustration of a classroom scene. On the left, a teacher with blonde hair, wearing a red and white striped shirt, stands and points towards a chalkboard. The chalkboard has the word "safety" written on it in a cursive script. In the center, a large white rectangular box sits on a wooden desk. To the right of the box, a hand is visible, holding a pen and writing on a piece of paper. In the bottom right corner, the head of a student with blonde hair is visible, looking towards the teacher. The background is a light green wall with a yellow door and a blue rectangular object hanging on it.

SAFETY AND FACILITIES PLANNING

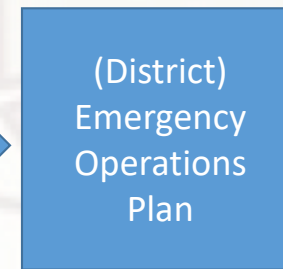
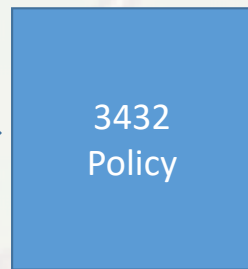
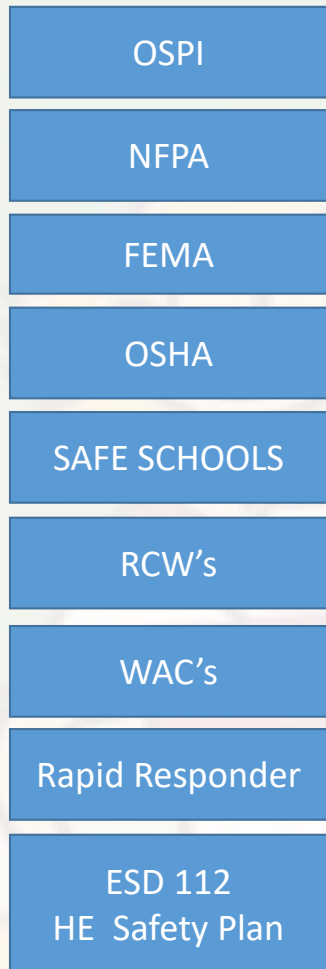
Scott Landrigan 04-09-18

Safety and Security

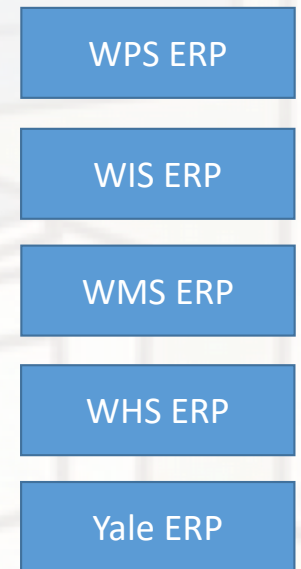
A faint, stylized illustration of a classroom scene serves as the background. It depicts a teacher standing at the front of a room, facing a class of students. The teacher is a woman with blonde hair, wearing a pink top. The students are shown from the back, sitting at desks. A whiteboard is visible in the background, and the word 'Safety' is written in a cursive font on the wall. The overall tone is light and educational.

- Program Development
- Policies and Procedures 3432, 3432P
- District Emergency Operations Plan (EOP)
- School Emergency Response Plan (ERP)
- Recent Improvements Overview
- Future Improvements Strategies/Lessons Learned

Requirements



School Level Plans



Program Architecture

Policy and Procedure 3432

Key Points

- *Provides Legal and Regulatory Requirements for School Emergency planning*
- *Standardizes Emergency Planning Activities Across the District*
- *Incident Command System deployment and training and responsibilities*
- *Reunification planning, deployment and MOUs*
- *Staff Training of building emergency systems (JSA's)*
- *Drill scheduling and critiquing*
- *Campus Security and access*
- *Development of emergency response plans*
- *Identification of District responsibilities*
- *Implementation of Standard Response Protocol (SRP)*
- *Police and fire collaboration*
- *Communication*
- *Visitor to the District*
- *Educational continuity*
- *Special needs students*
- *Utility isolation and HMIS maps*
- *Contents of the District and school level plans*
- *Hazardous material storage and utility isolations*
- *Probability Modeling*

School Safety

Probability Modeling Exercise

- Establishes emergency procedures based on the uniqueness of each campus
- A team of 5-6 at each campus created model for that school
- 31 emergencies evaluated in four categories
 - Natural – Earthquake, flood, tsunami's, volcanic activity
 - Man-made – Train derailment, toxic gas, dam failure
 - Infectious diseases – Pandemic, influenza, tuberculosis, meningitis
 - Adversarial- Gang activity, gun violence, kidnapping, riots
- Each emergency is graded by:
 - Probability – How likely is this event?
 - Magnitude – If it happened, what is the level of impact?
 - Warning – Would there be advanced warning?
 - Duration – How long would the event last?
- Highest graded emergencies are part of the schools ERP

School Safety

District-Emergency Operations Plan (EOP)

Provides District Level Support Documents and Procedures

- Identifies/establishes requirements for school level plans
- Appointment letter
- District Procedure 3432P
- Identifies SRP as the primary response program for Woodland Schools
- Defines ICS roles and responsibility
- Copy of Accident Prevention Program
- Directs schools to perform Probability Modeling
- Job Safety Analysis
- Hazard Communication
- Identifies drill schedules and critiques
- MOU's for reunification

School Safety

School-Level Plans (ERP's)

- District Procedure
- Standard Response Protocol
- Standard Reunification Method
- Emergency Response Plans (based on probability model exercise)
- Utility isolation maps
- Hazardous material maps
- Student and staff list
- First aid providers
- Substitute reference sheet
- Critical phone numbers
- ICS duties and assignments



School Safety

Recent improvements to school safety:

- *HVAC shutdown*
- *CO detectors installed in all classrooms with natural gas heating*
- *Lockdown and secretary panic device in each school office*
- *Fencing improvements*
- *Security cameras installed at all schools linked to WPD*
- *Card key access system/rekey schools*
- *Job Safety Analysis (JSA'S)*
- *New policy/procedure/District and school-level plans*
- *Reunification MOU's*
- *Implementation of Standard Response Protocol*
- *All custodial staff trained on building isolations*

School Safety

Looking Forward

- *Automated combustible gas detectors WMS/WPS*
- *Yale cameras*
- *Reunification go kits (in progress)*
- *Entry camera and monitors (in progress)*
- *Weather station installation*
- *Link security cameras to WPD*
- *Removal of fire pull stations*



Facilities planning

WPS, WIS, WMS, WHS, YALE

- Historical mapping
- School statistics
- Roofing plan
- Blacktop plan
- Utility overview
 - Water
 - Fire systems
 - Electrical distribution
 - Natural gas
- HVAC overview and needed improvements
- Structural and interior finishes
- Plumbing plan
- Portable building plan
- 10 year cost summary by school
- Fleet vehicles and grounds equipment
- Preliminary seismic report
- 10 year District financial impact report

WSD Facilities Plan

Introduction

- This presentation is based on a 10 year plan.
- Costs are based on today's rate, expect a 2% to 3 % increase per year.
- It will become obvious that all items listed can not be addressed, due to budget constraints.
- Items will be prioritized based on the following criteria:
 - Safety, health, environmental
 - Compliance to law
 - Quality of instruction
 - Asset protection
 - Asset replacement
- Alternate methods for cost reduction will be provided, including:
 - Alternate materials
 - In-house completion of projects
 - Each campus will be discussed independently and a final District summary will be given

Roofing Types



Composition 3 tab



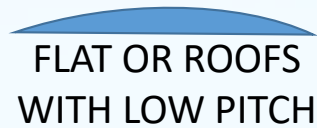
Composition
Architectural



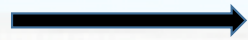
Metal



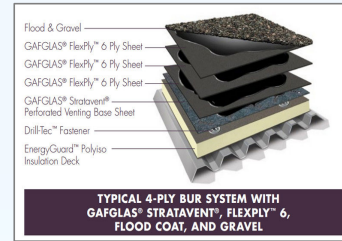
PITCHED ROOFS



FLAT OR ROOFS
WITH LOW PITCH



Roof Coatings
Silicone-based
GE Enduris 3500



Built up with
composition roll cap



TPO
Thermoplastic Polyolefin
Plastic/rubber with filler
(Heat-welded seams)



PVC
Poly vinyl chloride
(Heat-welded seams)



EPDM Ethylene Propylene
Diene Monomer
(Glued seams)

Roofing Variables

- Roof life expectancy and influences
 - Type of material
 - Weather
 - Pitch
 - Age
 - Facing direction
- Location of insulation
 - Energy code compliance
- Full rip off vs. cover
 - Asbestos concerns on older schools
 - Energy code requirements
 - Number of existing layers

- Alternate options to extend existing systems
 - Roof coatings
 - Must have suitable decking and structure
- Cost of delaying
 - Mold
 - Compromised decking
 - Structural Failure



WOODLAND PRIMARY

Roofing

Cost and Pricing Variables

Pitched Roof		Flat Roof	
3 Tab	\$3-\$7	PVC/TPO/EPDM	\$3-\$7
Architectural	\$3.50 - \$7	SBS Built up	\$3.50-\$8
Metal	\$7-\$12	Roof coating	\$1.50-\$2.50

Adders and other pricing considerations that influence total cost

- Number of roof layers
- Stripping off old roof vs. cover
- Decking and structural repairs
- Insulation requirements type/location
- Material type (cap)
- Method of attachment
- Roof penetrations
- Warranty

For this presentation the following standard costs are used:

All sloped comp roofs \$4.50 sqft.

Flat roofs @ \$6.50 sqft.

Metal roofs @ \$10.50 sqft.

Roof coating @ \$2.25 sqft.

WPS

School Statistics

- Site 7.91 acres (1 lot)
- Building area 1.30 acres
- Field adjacent to school 1.44 acres (2 lots)
- Original construction 1971-72,
 - 42,743 sqft. (As Middle School)
- Addition 1992-93 adds 13,643 sqft. (current K-wing)
- Total sqft. 56,386
- Classrooms 21½
 - 10 classrooms K-wing
 - 11 Classrooms 1st grade wing
 - 2 art/music studios (locker room conversion)
- Parking 83 spaces, 3 ADA, no designated bus parking
- 64 staff, 334 students

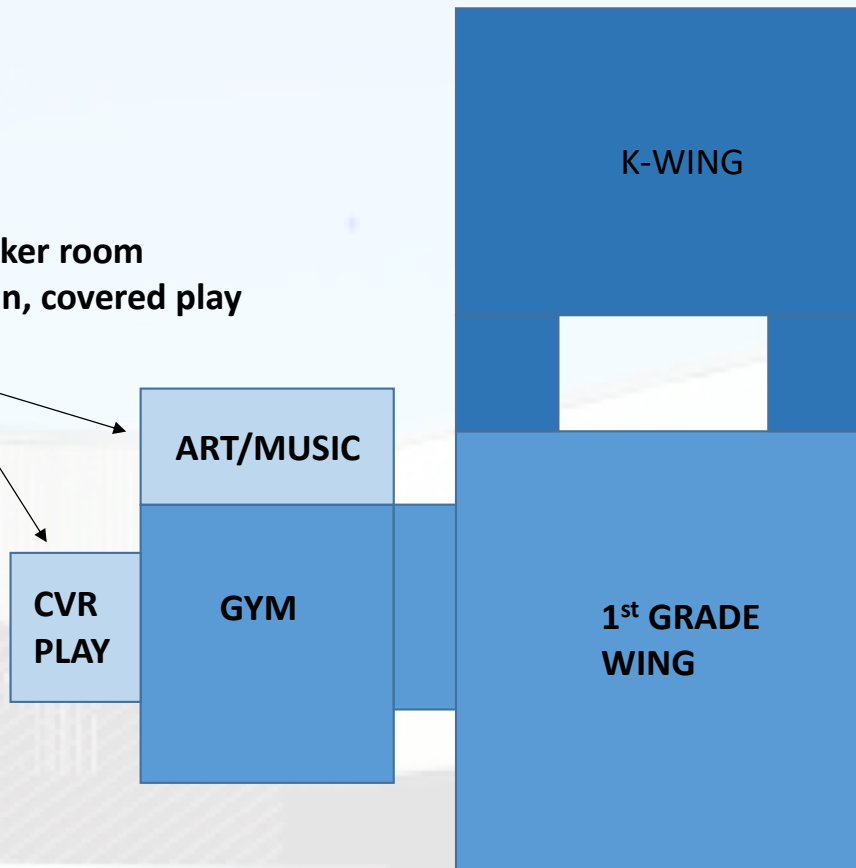


*Home of Kit the
Beaver*

WPS

Historical Look

**1982 Locker room
expansion, covered play
area**



**1992 Addition
Adds 10 classrooms**

**1972 Initial construction
11 classrooms, gym, music
café**

WOODLAND PRIMARY

WPS

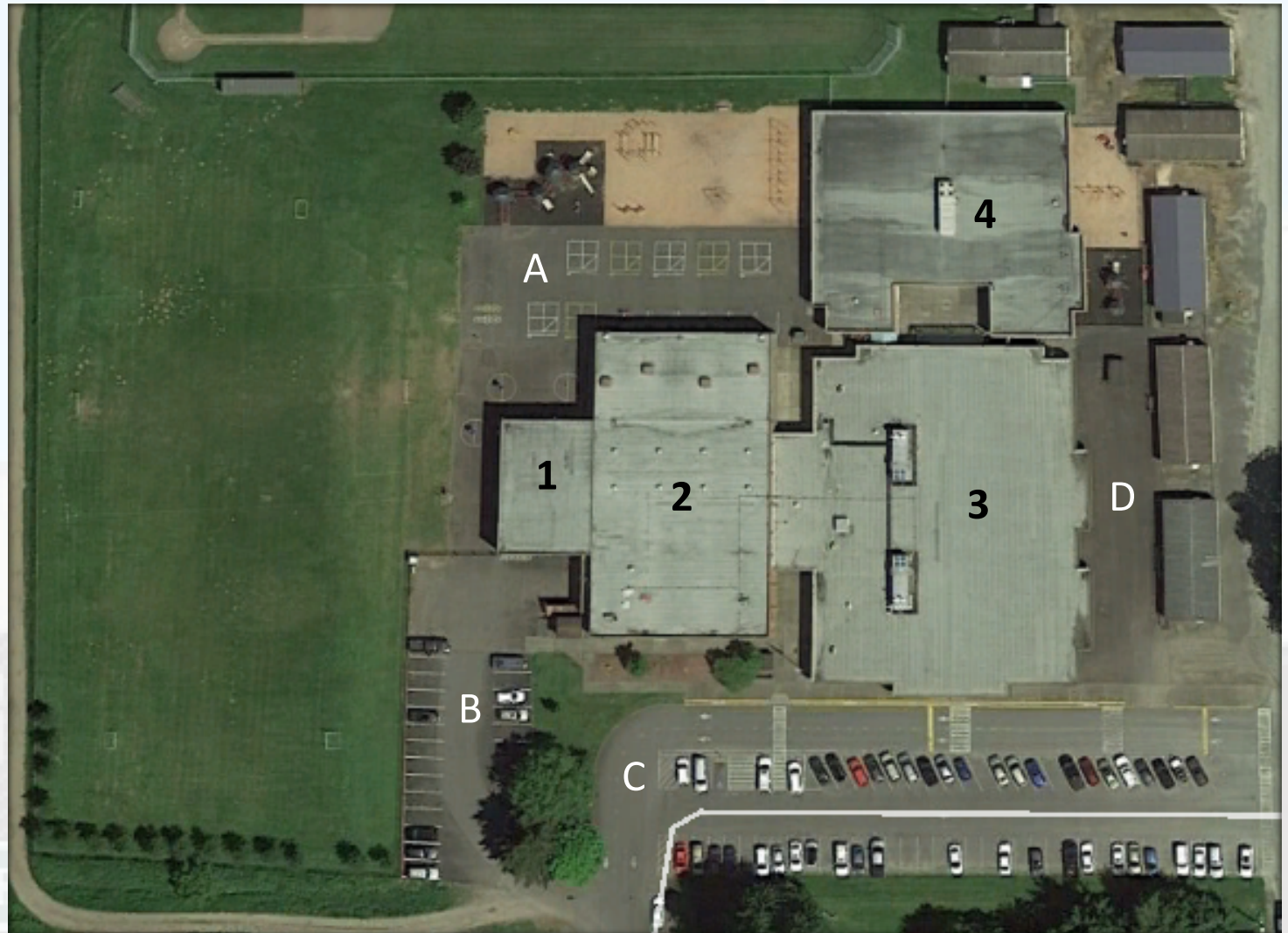
Roofing and Blacktop Plan

Roofing

- 1 Covered play structure
- 2 Gym, café & mezzanine
- 3 1st grade wing
- 4 K-wing

Blacktop

- A Recess area
- B Field Parking
- C Main parking
- D Portable aprons



WPS

Roofing Analysis

Name /Area	Sqft.	Current Type	Grade	Remaining Life	Cost of Repair	Note
Covered play area	3,500	Built up Comp. cap	D	2024	\$22,750	Full rip off, TPO recover
Gym/cafeteria	15,650	Built up Comp. cap	D-	Coat 2018	\$37,460	Excellent coating candidate
1st grade wing	25,380	Built up Comp. cap	D	Coat 2020	\$57,105	Excellent coating candidate
K-wing	16,250	Built up Comp cap	C	Coat 2026	\$36,562	Excellent coating candidate

A	New condition	B	Near new condition 75%	C	Mid life span 50%	D	Moderate repairs 25%	F	Imminent failure, replace
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WPS

Blacktop Analysis

Name /Area	Sqft.	Current Type	Grade	*Cost of Repair sqft.	Extend Cost	Note
Playground area	22,000	Blacktop	D	.36	\$7,920	Sealcoat 2018/2023
West parking	11,000	Blacktop	A	.36	\$3,960	Sealcoat/stripe/repaired 2022/2027
Main parking lot	34,000	Blacktop	C	.36	\$12,240	Sealcoat/stripe/repaired 2019/2024
Portable approach	10,500	Blacktop	D	.36	\$3,780	Seal coat/stripe/repaired 2020/2025

A	New condition	B	Near new condition slight but even wear	C	Worn light cracking	D	Course W/multiple cracks water damage	F	Imminent failure, replace
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WPS Flooring

Room Area	Material	Condition	RPL Cost	Room Area	Material	Condition	RPL Cost	Room Area	Material	Condition	RPL Cost
Old music	VCT	C 22-25	3,500	103	Carpet	A >10 year		202	VCT Carpet	B/C 26/25	5,000
Cafe	VCT	C 22-25	3,500	104	Carpet	A >10 year		203	VCT Carpet	B/C 26/25	5,000
Gym	Plastic	A >10 year		105	Carpet	A >10 year		204	VCT Carpet	B/C 26/25	5,000
Kitchen	Epoxy	C 22-25	5,000	106	Carpet	A >10 year		205	VCT Carpet	B/C 26/25	5,000
Art/music	Carpet	C 22-25	5,000	107	Carpet	A >10 year		206	VCT Carpet	B/A >26	
Lobby	VCT	D- 18-21	3,500	108	Carpet	A >10 year		207	VCT Carpet	B/A >26	
Office	Carpet	A >10 year		109	Carpet	A >10 year		208	VCT Carpet	B/C 26/25	5,000
Library	Carpet	A >10 year		110	Carpet	A >10 year		209	VCT Carpet	B/C 26/25	5,000
101	Carpet	A >10 year		111	Carpet	A >10 year		210	VCT Carpet	B/C 26/25	5,000
102	Carpet	A >10 year		Office	Carpet	A >10 year		Hall	VCT	B 26-27	12,000
				201	VCT Carpet	B/C 26/25	5,000	Comm	Carpet	A >10 year	

A	New or like new > 10 years Life	B	Slight even wear replace estimated 26-27	C	Worn evenly no damage, replace Estimated 22-25	D	Perm. stain, minor de-lamination seam damage replace 18-21	F	Extensive damage replace immediately
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WPS

HVAC

- Conference room electric A/C roof top package unit. Replacement needed 35+ years old \$15,000.
- Two 40 ton gas electric air handling rooftop units, 25+ years old, near the end of normal service life, but still in good operating condition. Estimated cost to upgrade \$15,000.
- K-wing air handler A/C system with individual room VAV units, with resistance electric heaters. 25+ years, near end of normal service life, but still in good operating condition >10.
- Gym side of building had new boilers installed 5 years ago. Boilers are connected to the original 1970's air handling units. The original air handling units should continue to be serviced and repaired with no complete replacements needed within 10 years.
- Roof exhaust fans, welded seams failing on numerous locations, will replace with roof work \$7,500.
- Entire school had a HVAC control system upgrade 5 years ago, NCC.
- Art/Music room, install split systems @ \$7500 each.

WPS

Structural and Exterior/Interior Finishes

- Wood stringers in parapet, selective replacement with T1-11 siding \$6,500 – 2023
- Open seams in exterior masonry - clean, repair, seal , \$12,500 - 2019
- Replace ceiling tiles in selective areas damaged by roof leaks, \$7500 – 2018 (safety)
- Entire exterior of campus painted 2016/2017

WOODLAND PRIMARY

WPS

Utilities

Water /Plumbing

- Dedicated drinking water line \$15,000 - 2019
- Replace balance of galvanized piping 1st grade wing \$25,000 -2021
- Large section of piping replaced at Christmas 2017 with Wirsbo-PEX,

Fire Systems

- Original construction no fire sprinklers \$150,000 –grant candidate
- K-wing full sprinklers **PRIMARY**

Electrical

- Panel locks/covers and remote switching \$3,500 - 2018
- Switchboard, panel labeling and schedules \$2,500 - 2018
- Switchboard and panel cleaning/ torqueing/lubrication and testing \$2,500 - 2018
- Breaker coordination study/ load survey \$2,500 -2019

Natural Gas

- Leak detect, isolation boiler room, \$8,500 -2019

WPS

Utilities



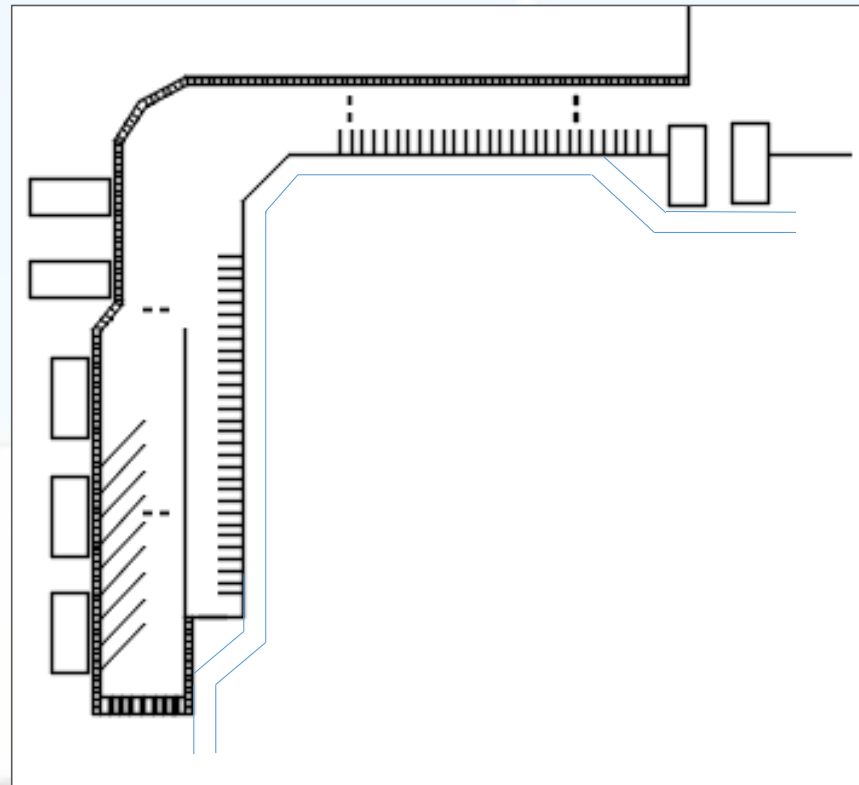
WOODLAND PRIMARY

WPS

Grounds Overview

Bus, Bike, Student and Pedestrian Safety Corridor

- Install 900 linear feet sidewalk
 - 62,000 sqft. blacktop
 - Install speed bumps
 - Bus parking area
 - 60 parking stalls
 - 2 Pedestrian crosswalks
 - Designated bike Lane
-
- **Estimated \$145,000
 - Working in partnership with COW acquiring grants and cost split



** Not in school cost sheet, preliminary cost estimate, not hard quoted

WPS - Portable Buildings

2018	2019	2020	2021	2022	2023	2024
36k	23k	10k	16k	18k	10k	4k

Port. Bldg.	Use	Roof	Side	Ramp	Flooring	Interior Finishes	Ext Paint	Restrooms	Roof
PO 2/3	WCC	3 Tab	A	2019 \$5,000	2023 \$7,000	2023 \$3,000	2024 \$1000	-	2019 8000
PO 4/5	Storage	RPL	A	2018 \$5,000	2020 \$7,000	2020 \$3,000	2024 \$1000	-	-
PO 6/7	Comm. out reach	Metal	A	2018 \$5,000	2022 \$7,000	2022 \$3,000	2024 \$1000	-	Metal
PO 8/9	ECAP-LCC	3 tab New	A	New	2019 \$7,000	2019 \$3,000	2024 \$1000	-	-
PO 10/11 **	Storage LCC	Metal	F	2018 \$5,000	2018 \$7,000	2018 \$3,000	2018 \$1000	2018 \$10,000	Metal
PO 12/13	ECAP Head start	3 tab	C	2021 \$5,000	2021 \$7,000	2021 \$3,000	2021 \$1000	-	2022 \$8,000
PO 14 Non-District	CO-OP Preschool	-	-	-	-	-	-	-	-

** High cost in 2018 attributed to ground up rebuild of P10/11 for expanded preschool program \$26k.
Total cost for this slide \$112k.

WPS

120 month Facilities plan

6 month	1 year 2018	2 year 2019	3 year 2020	4 year 2021	5 year 2022	6 year 2023	7 year 2024	8 year 2025	9 year 2026	10 year 2027
Roof	\$37,460		\$57,105	-	-	-	\$22,750	\$57,105	-	-
Blacktop	\$7,920	\$12,240	\$3,780	-	\$3,960	\$7,920	\$12,240	\$3,780	-	\$3,960
Flooring	\$3,500	-	-	-	\$15,000	\$15,000	\$15,000	\$5,000	\$7,000	-
HVAC	\$7,500	\$15,000		\$15,000	\$15,000					
Structural /Exterior	\$7,500	\$12,500				\$6,500				
Utilities	\$17,500	\$26,000	\$150,000 -G	\$25,000						
**Grounds	\$145,000 -G									
Portables	\$36,000	\$23,000	\$10,000	\$16,000	\$18,000	\$10,000	\$4,000			
Total WPS (WO grant\$)	\$122,380	\$88,740	\$70,885	\$56,000	\$51,960	\$39,420	\$53,990	\$65,885	\$7,000	\$3,960

WIS

School Statistics

- Site 10.68 acres (3 lots)
- Building footprint approximately 1 acre (.97)
 - Main school parcel 218,671 sqft. (5.02 acres)
 - Sports field 236,095 sqft. (5.41 acres)
 - Acquired property 10,000 sqft. (.25 acres)
- Original construction 1997/1998
- Classrooms
 - 22 classrooms
 - 1 Resource room (currently SPED classroom)
 - 1 Music room
- Parking - 91 car, 5 ADA, 15 Bus
- Current staff 497 students 71 staff



*Home of the
Eagles*

WIS

Historical Look

1997/1998
Initial construction



2017 Two Portables Installed August 2017

WIS

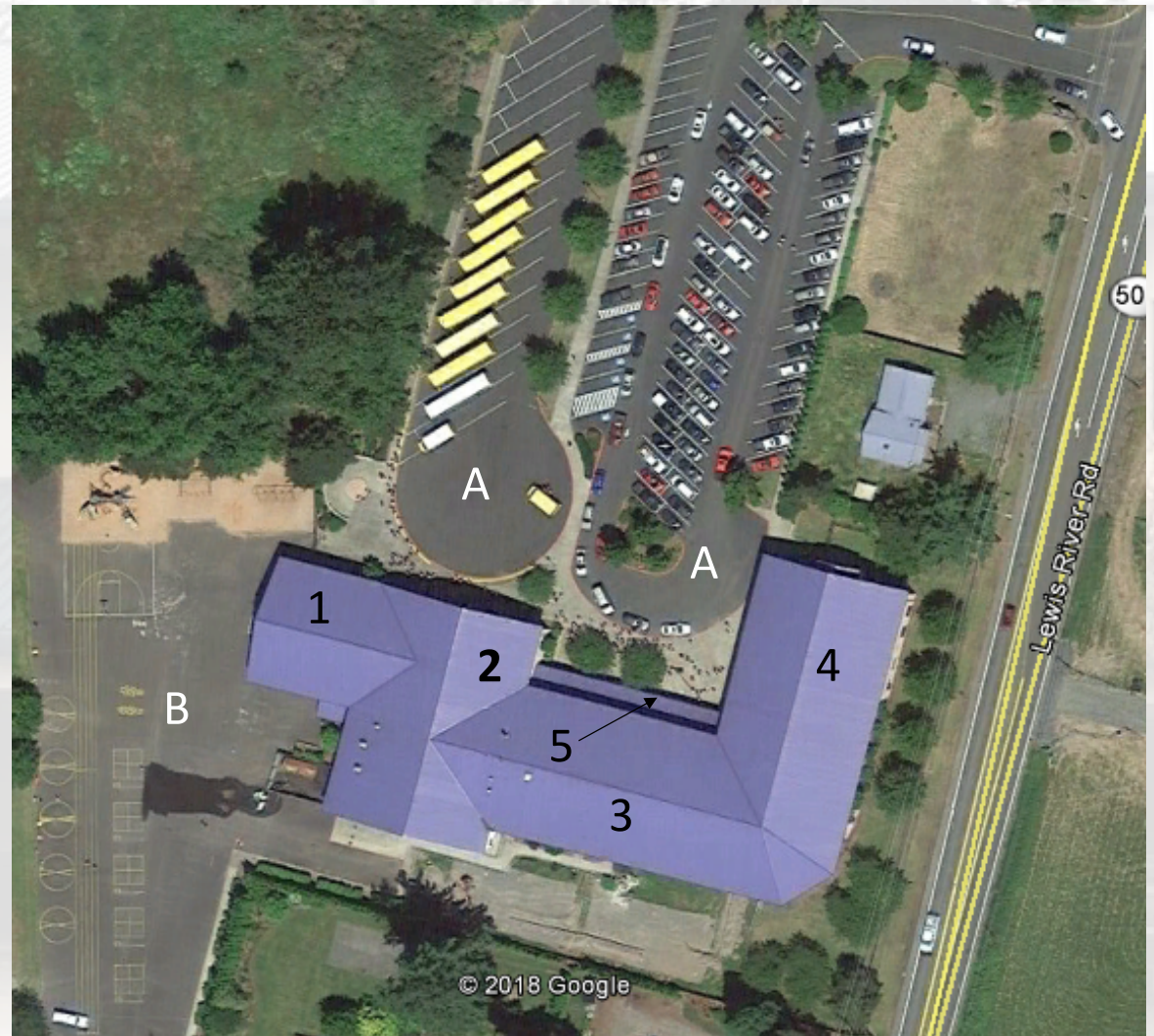
Roofing and Blacktop Plan

WIS ROOFING MAP

- 1 Covered play area
- 2 Gym
- 3 Classroom wing south
- 4 Classroom wing north
- 5 Entry canopy

BLACKTOP MAP

- A Bus/main parking lot
- B Playground and walking path



WIS

Roofing

Name /Area	Sqft.	Current Type	Grade	Remaining life	Replace Cost	Notes
Covered Play Area	4,764	Metal	B	>10 years	N/A	
Gym	12,870	Metal	B	>10 years	N/A	
Classroom Wing South	10,472	Metal	B	>10 years	N/A	
Classroom Wing North	16,588	Metal	B	>10 years	N/A	
Entrance Awning	1,501	Metal	B	>10 years	N/A	

WIS

Blacktop Analysis

Name /Area	Sq/ft	Current Type	Grade	Cost of Repair sqft	Extended Cost	Note
Main parking lot	63,500	Blacktop	A	.36	\$22,860	Seal coated 2017 Sealcoat /stripe/repair 2022/2027
Playground	46,500	Blacktop	D	.36	\$16,740	Sealcoat 2019/2024

A	New condition	B	Near new condition slight but even wear	C	Worn light cracking	D	Course W/multiple cracks/ water damage	F	Imminent failure, replace
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WIS Flooring

Room Area	Material	Condition	RPL <	Room Area	Material	Condition	RPL Cost	Room Area	Material	Condition	RPL Cost
Kitchen	Tile	A	>10 year	103	Carpet	B	26-27	205	Carpet	C	22-25
Gym	Rubberized	B	26-27	104	Carpet	C	22-25	206	Carpet	C	22-25
Restrooms	Tile	A	>10 year	105	Carpet	D	18-21	207	Carpet	C	22-25
Music	Carpet	D	18-21	106	Carpet	D	18-21	208	Carpet	B	26-27
Hallway	VCT Tile	B	26-27	107	Carpet	B	26-27	210	Carpet	D	18-21
SPED	Carpet	C	21-24	109	Carpet	B	26-27	211	Carpet	C	22-25
Sm OFF	Carpet	B	26-27	113	Carpet	C	22-25	212	Carpet	C	22-25
Staff BRK	Carpet	C	22-25	200	Carpet	D	18-21	213	Carpet	C	22-25
Comp Lab	Carpet	B	26-27	201	Carpet	A	>10 year	214	Carpet	C	22-25
Library	Carpet	B	26-27	202	Carpet	B	26-27				
101	Carpet	B	26-27	203	Carpet	B	26-27				
102	Carpet	B	26-27	204	Carpet	C	22-25				

A	New or like new > 10 years Life	B	Slight even wear replace estimated 26-27	C	Worn evenly no damage replace Estimated 22-25	D	Perm. stain, minor de-lamination seam damage replace 18-21	F	Extensive damage replace immediately
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WIS

HVAC

- HVAC control system is obsolete and new replacement parts are unavailable. This system should be replaced as soon as possible. Estimated cost to replace 175K.
- This is a two story school without A/C in the classrooms. The school gets uncomfortably hot in the early and late part of the school year. The current boilers and air handling units are original to the school and are nearing the end of the normal service life.
- It's recommended to replace the boilers, air handling units and add a chiller for building air conditioning.
- Estimated cost for entire HVAC system upgrade 1.6 million. Expected to be part of future school expansion bond.

WIS

Structural and Exterior Finishes

- Masonry block and stucco.
- No major cost expected next 10 years.



WIS

Utility Overview

- Water /plumbing
Copper, post lead
Install PEX drinking water line \$25,000
2019
- Fire Systems
Wet/dry full building
On routine testing cycle
- Electrical
All panels appropriately secured
Panel schedules in place
Need switchboard
cleaning/lubrication/inspection \$3500
2018
- Gas
Kitchen equipment
4 hot water boilers
2 commercial hot water heaters
1 Reznor MAU (kitchen MAU)

WIS

Grounds

- Irrigation tank and distribution, – \$15,000 2019
- Grade and landscape lot - \$2,500 2018



WIS

Portable Buildings

- Two portables installed August 2017
- Each building 1736 Sqft. each
- Initially constructed 2014, purchased used from Federal Way HS
- Retrofitted with bathrooms prior to delivery
- Exteriors painted prior to delivery, Paint 2025 (\$2500)
- New carpeting installed at delivery > 10 years
- 25 year roofing on each building >10years
- Interior finishes like new at installation
- No major cost expected within 10 years, other than routine preventive maintenance

WIS

120 month maintenance plan

*1.6 million for HVAC upgrade to existing building
and 3 million for 12,000 sqft expansion. 8 classroom
@ \$250 sqft

6 month	1 year 2018	2 year 2019	3 year 2020	4 year 2021	5 year 2022	6 year 2023	7 year 2024	8 year 2025	9 year 2026	10 year 2027
Roof										
Blacktop		\$16,740			\$22,860		\$16,740			\$22,860
Flooring	\$10,000	\$5,000	\$10,000		\$15,000	\$15,000	\$15,000	\$15,000	\$30,000	\$35,000
HVAC				*\$1,600,000 -B						
Structural /Exterior				*3,000,000- B						
Utilities	\$3,500	\$25,000								
Grounds	\$2,500	\$15,000								
Portables							\$3,500			
Total WIS (WO grant/bond)	\$16,000	\$61,740	\$10,000		\$37,860	\$15,000	\$35,240	\$15,000	\$30,000	\$57,860

WIS

Expansion Opportunities

Acquired property

- 2280 Lewis River Road, directly to the north of the school north wing
- House demolished December 2017
- Property sqft. 11,000 (.3 acre)



Woodland Middle School



Home of the Trojans

WMS

School Statistics

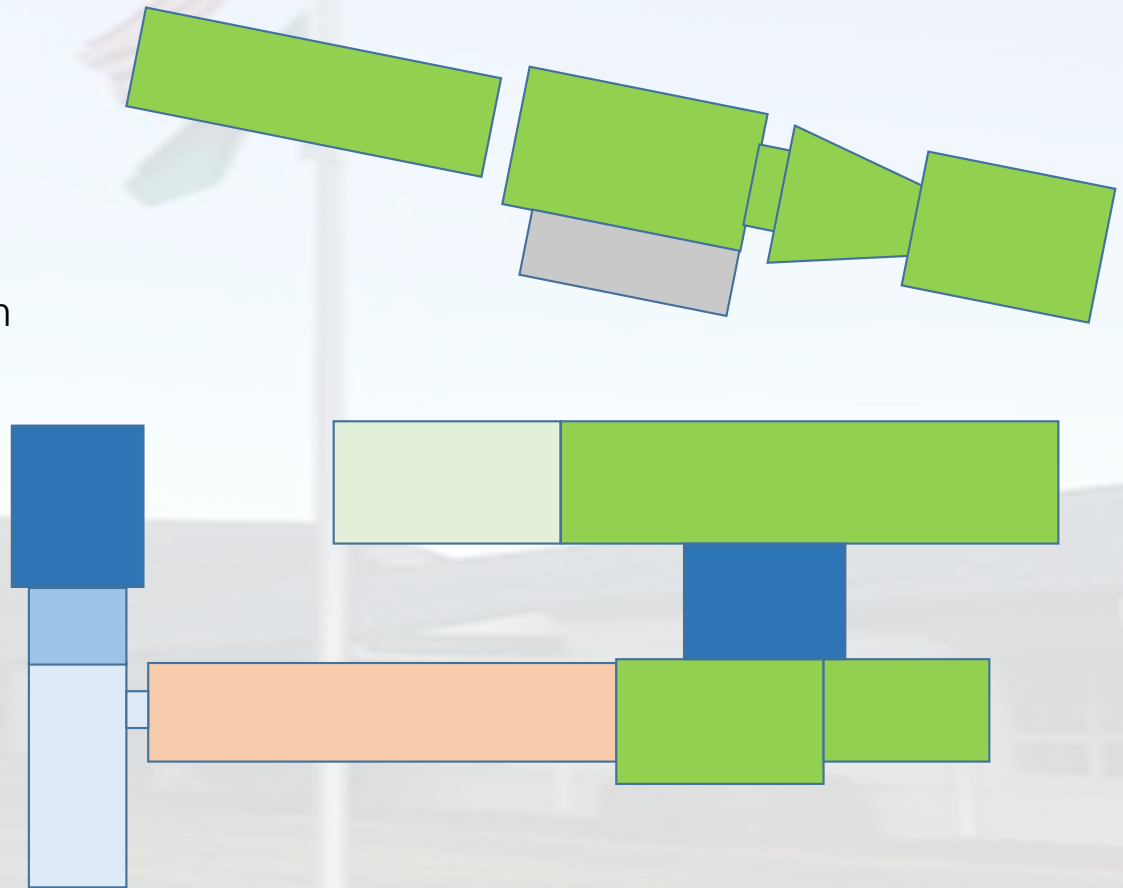
- Site 33.46 acres 2 parcels
- Buildings 3.02 acres
- Original construction (current site layout)
- 1951/1953/1962/1964/1966/1967/1982/1993
 - Classrooms 33/35 (teachers lounge consumes 2 rooms)
- Gross sqft. 132,000
- Parking 138 auto, 5 ADA 18 bus
- Students 724, staff 74



WMS

Historical Look

- Originally constructed as Primary School in 1951
- Commons and classroom addition 1953/54 as part of WHS construction
- Yellow Hall addition 1962
- Green Hall extension 1964
- Classroom addition (2) 1967
- Gym locker room 1982
- Yellow Gym, Library addition and building modernization 1993



WMS

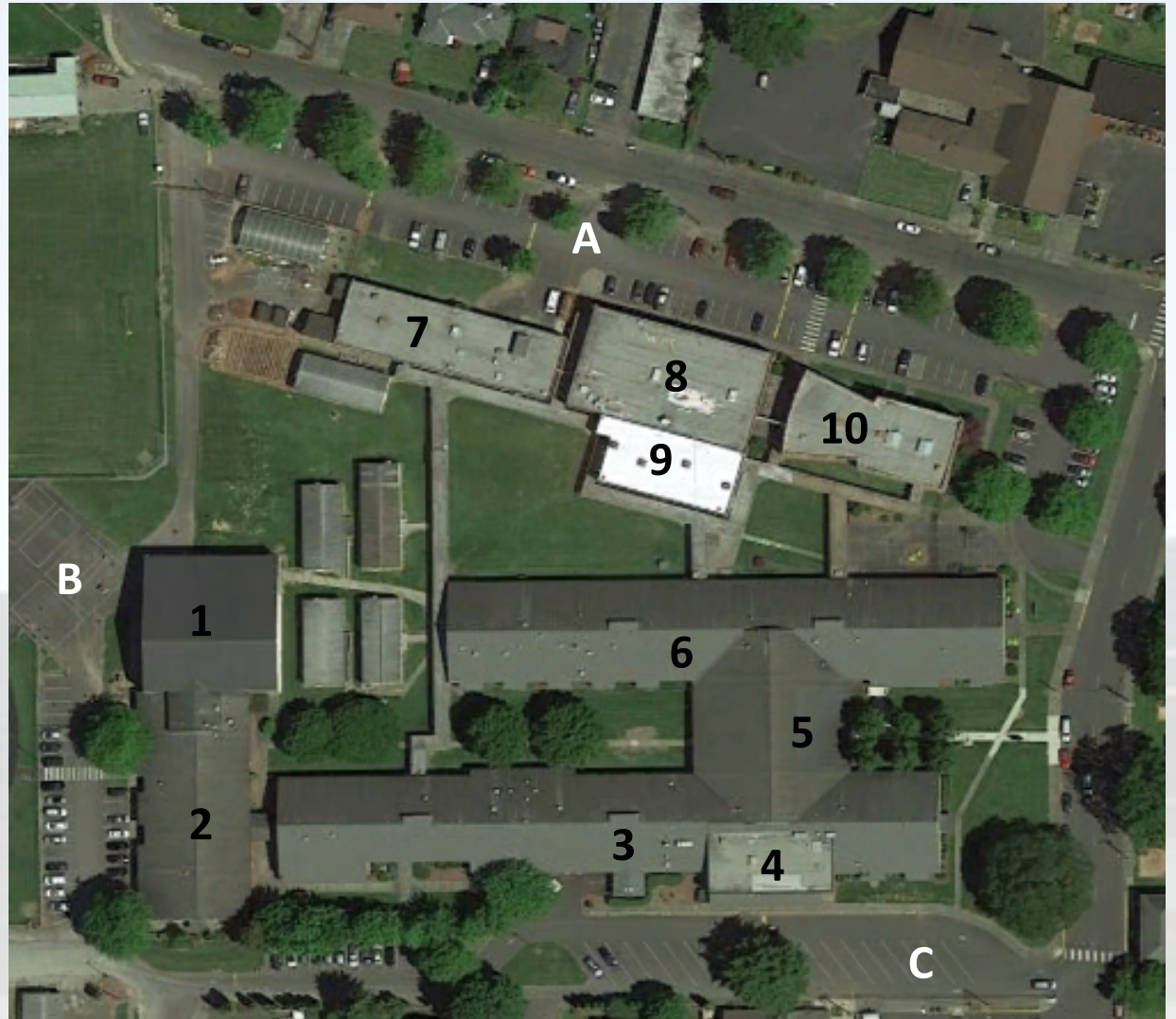
Roofing Map

WMS ROOFING MAP

- 1 Yellow Gym
- 2 Yellow Hall west
- 3 Yellow Hall main
- 4 Commons
- 5 Library bridge
- 6 Green Hall
- 7 Metal Shop
- 8 Green Gym
- 9 Green Mezzanine
- 10 Performing Arts

BLACKTOP

- A North/Green Gym parking
- B West parking, BB court, service road
- C Bus parking, DO south



WMS

Roofing Analysis

Name /Area	Sq/ft	Type	Grade	Replace- ment	Cost	Note
Yellow Gym	10,780	Metal	C	>10 years	-	
Yellow Hall west end	15,325	Composition S	A/C	2021	N/A - \$34,481	
Yellow Hall main	37,571	Composition S	A/C	2023	N/A- \$84,535	
Commons	3,950	Comp B/U	D-	2020	\$25,675	
Library	8,950	Composition S	A/C	>10/2026	\$20,137	
Green Hall	36,050	Composition S	A/C	>10/2027	N/A-\$81,112	
Metal Shop	7,700	Comp B/U	D	2024	\$17,325	Possible coating
Green Gym	10,150	Comp B/U	F	2018	\$65,975	Tear off
Green Mezz	5,000	TPO	A	>10 years	-	
Performing Arts	6,720	Comp B/U	D	2019	\$15,120	Possible coating

WMS

Blacktop Analysis

Name /Area	Sqft.	Current Type	Grade	Cost Sqft.	Extended cost	Note
North parking lot	51,500	Blacktop	D	.36	\$18,540	Sealcoat/stripe/repaired 2019/2025
Playground, west parking, service rd.	33,000	Blacktop	C	.36	\$11,880	Sealcoat/stripe/repaired 2020/2026
Commons and DO parking	36,530	Blacktop	C	.36	\$13,150	Sealcoat/stripe/repaired 2021/2027

A	New condition	B	Near new condition slight but even wear	C	Worn light cracking	D	Course W/multiple cracks water damage	F	Imminent Failure, replace
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WMS

Flooring

A	New or like new > 10 years Life	B	Slight even wear replace estimated 26-27	C	Worn evenly no damage replace Estimated 22-25	D	Perm. stain, minor delamination seam damage replace 18-21	F	Extensive damage replace immediately
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Yellow West				Yellow East				Green Hall			
Room/Area	Material	Cond.	REPL	Rm/Area	Material	Cond		Room/Area	Material	Cond	Condition
313	Carpet new	A	>10 yr	449	Carpet new	A	>10 yr.	413	Carpet new	A	>10 yr.
325	Carpet new	A	>10 yr	450	Carpet new	A	>10 yr.	415	Carpet new	A	>10 yr.
LRA	Carpet tiles	B	26-27	317	Carpet new	A	>10 yr.	WMS Office	Carpet tiles	B	26-27
Lkr Room	Epoxy	B	26-27	314	Carpet new	A	>10 yr.	421	Carpet new	A	>10 yr.
307	Carpet new	A	>10 yr	323	Carpet old	B	26-27	423	Carpet new	A	>10 yr.
308	Carpet new	A	>10 yr	326	Carpet old	D	18-21	427	Carpet new	A	>10 yr.
305	Carpet old	D	18-21	447	Carpet old	D	22-25	429	Carpet new	A	>10 yr.
306	Carpet old	D	18-21	448	Carpet old	D	18-21	412	Carpet old	D	18-21
311	Carpet old	C	22-25	319	Carpet old	D	18-21	417	Carpet old	C	22-25
312	Carpet old	C	22-25	320	Carpet old	B	26-27	424	Carpet old	B	26-27
DO	Carpet old	D	18-21	Kitchen	Epoxy	B	26-27	425	Carpet old	B	26-27
Main hall	Carpet old	C	22-25	318	VCT tile	B	26-27	419	Epoxy	C	22-25
324	Carpet old	D	18-21	Commons	VCT tile	B	26-27	428	VCT tile	A	>10 yr.
Gym hall	VCT tile	B	26-27	S. Commons	VCT tile	B	26-27	426	VCT tile	A	>10 yr.
Bathrooms	Tile	A	>10	Comm hallway	VCT tile	B	26-27	430	VCT tile	B	26-27
315	VCT tile	B	26-27	Gym	Wood	B	>10yr.	431	VCT tile	B	26-27
316	VCT tile	B	26-27	Library	Carpet new	A	>10 yr.	432	VCT tile	A	>10 yr.
Yellow Gym	Wood	B	>10 yr	Yellow hall	Carpet	C	22.25	Green hall	VCT tile	F/A/B	2018

WMS

HVAC

- Computer server room A/C unit. The current A/C system is 23+ years old and is too small for the amount of heat generated by the number of installed computer equipment. Needs new larger system. Recommend adding a ductless A/C split system. 10K
- LRA, District Office, Middle School Office, computer lab and science classrooms all have split heat pump units with air handlers that are beyond their normal service life 23+ years old, these will need to be replaced over the next 10 years as parts become unavailable. Estimated cost of project 175k.
- Classroom furnaces. Each classroom and common hallway areas are heated by a residential style gas furnace. These gas furnaces are 23+ years old and many of the parts are no longer available. Furnaces will need to be replaced when parts fail. Estimated cost per furnace to replace 5K.
- Gym and auditorium had new boilers installed this year. These boilers are connected to old air handling units that should continue to be serviced and repaired with no replacements needed anytime soon.
- Entire school had a HVAC control system upgrade 5 years ago.

WMS

Structural Interior and Exterior Finishes

Mortar repair and seal brick \$25,000 - 2019

Exterior painting and sealing – \$25,000 – 2018-2021 (in house cost)

Ceiling tiles Green Gym (safety concern) \$8500-2018

Floor leveling and coating covered lunch area, \$8500-2019

Pass through hallway green/yellow halls \$25,000-2021

Sidewalk to Green Gym from Green Hall west \$14,000-2018

WMS

Utility Overview

- Water
 - Replace galvanized lines to gym and shop complex (service life expired) 2019 (25k)
 - Install dedicated fountain service line 2018 (25k)
- Electrical
 - Install exterior LED lighting in covered play area 7.5k -2022
 - Complete main switchboard maint. \$4500 2018
 - Repair broken panels and add exterior switching \$4,500 - 2019
- GAS
 - Install gas leak detection and isolation system 2019 \$25,000
- Fire safety
 - Clean up/map Simplex wiring 2018 \$5000



WMS

Grounds

Item	Cost	When
Remove balance of pin oaks install new trees Buckeye St – undermining sidewalk and blacktop	\$7,500	2018
Landscaping improvement entire campus	\$7,500	2018
Well distribution storage tanks and distribution	\$7,500	2019
Building gutter replacement	\$17,325	2019
Covered walkway gutter replacement	\$17,100	2019
Drywell drain line clearing	\$4,500	2020

WMS

Portable Buildings

Port. Bldg.	Use	Roof	Side	Ramp	Flooring	Interior Finishes	Restroom	Cost /Notes
462 463	FAC/Train ELL	C 2022	New 2016	New 2016	New A New A	B B	No No	Roof 8K 2022
464 465	GRN Rm Storage	D 2020	New 2016	New 2016	VCT D VCT D	D D	No No	Flooring 2021-7k Roof 2020-8k Interior 2023-3k
466 467	Training SS	C 2021	New 2016	New 2016	Carpet C Carpet C	C C	No No	flooring 2022-7k Roof, 2021 -8k
468 469	Music Testing	C 2022	New 2016	New 2016	Carpet D Carpet B	B B	No No	Flooring 2020 – 7k Roof 2022 – 8k
470 471	Comp lab Comp lab	D 2019	New 2016	Wood C	Carpet B Carpet B	B B	No No	Ramp 2019-5k Carpet 2026-7k Roof 2019 -8k

WMS

120 month maintenance plan

6 month	1 year 2018	2 year 2019	3 year 2020	4 year 2021	5 year 2022	6 year 2023	7 year 2024	8 year 2025	9 year 2026	10 year 2027
Roof	\$65,975	\$15,120	\$25,675	\$34,481		\$84,575	\$17,325		\$20,137	\$81,112
Blacktop		\$18,540	\$11,880	\$13,150				\$18,540	\$11,880	\$13,150
Flooring	\$12,500	\$12,500	\$12,500	\$12,500	\$7,500	\$7,500	\$7,500	\$7,500	\$47,500	\$47,500
HVAC		\$10,000	\$15,000	\$43,750	\$15,000	\$43,750	\$15,000	\$43,750	\$15,000	\$43,750
Structural /Exterior	\$18,500	\$43,500	\$10,000	\$25,000						
Utilities	\$34,500	\$49,500			\$7,500					
Grounds	\$15,000	\$41,925	\$4,500							
Portables		\$13,000	\$15,000	\$15,000	\$23,000	\$3,000	-	-	\$7,000	
Total WMS (WO grant/bond)	\$146,475	\$204,085	\$95,555	\$143,881	\$53,000	\$138,825	\$39,825	\$69,790	\$101,517	\$185,512

Woodland High School



Home of the Beavers

WHS

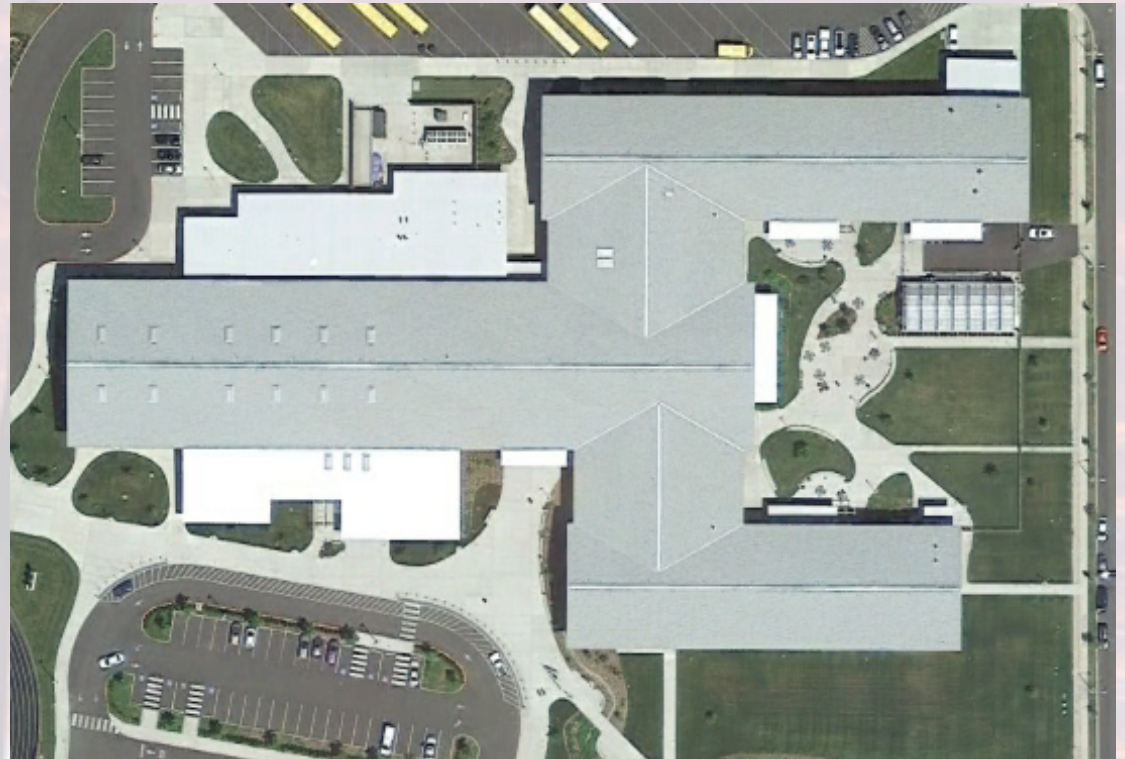
Statistics

- Site 40.88 acres (2 parcels)
- Building footprint approximately 2.64 acres (.97)
- 153,000 gross sqft
- Original construction 2013/14
- Parking – 414 car 10 ADA, 14 bus with auto shadow lines (46 auto)
- Current staff 734 students 64 staff
- Classrooms
 - 18 Regular classrooms
 - 6 Science labs
 - 3 Computer /IT lab
 - 1 Culinary
 - 2 Business lab
 - 1 Horticulture
 - 1 Music room
 - 2 Resource
 - 1 Life Skills (currently SPED classroom)
 - 1 Music room
 - 1 Career center
 - 2 Art rooms

WHS

Historical Look

- Bond levy passed 2012
- Construction began 2013
- Construction ends 2015
- First class 2015



WHS

Roof and Blacktop Map

- 1 Stadium
- 2 Locker room
- 3 Gym
- 4 Spin/weight Room
- 5 Classroom wing north
- 6 Classroom bridge north
- 7 Classroom bridge south
- 8 Classroom wing south
- 9 Entrance awnings (7 installations)

- A North parking
- B Sport fields and approaches
- C Gym and exit rd.
- D Main Parking west
- E Main parking east



WHS

ROOFING ANALYSIS

Name /Area	Sqft.	Type	Grade (key below)	Remaining Life	Cost (NA if past 10 years)	Expect Replacement Date	Note
Stadium	11,700	Metal	A	92.5%	N/A	30-50 year (40)	
Locker Room	10,250	Metal	A	92.5%	N/A	30-50 year (40)	
Gym	49,675	Composition	A	92.5%	N/A	22 year	
Spin/Weight Room	7,000	Metal	A	92.5%	N/A	30-50 year (40)	
Classroom Wing North	26,426	Composition	A	88%	N/A	22 year	
Classroom Bridge North	5,720	Composition	A	88%	N/A	22 year	
Classroom Bridge South	6,435	Composition	A	88%	N/A	22 year	
Classroom wing South	21,450	Composition	A	88%	N/A	22 year	
Entrance Awnings	1,800	Metal	A	92.5%	N/A	30-50 year (40)	

A	New condition	B	Near new condition 75%	C	Mid life span 50%	D	Requires moderate repairs 25%	F	Imminent failure, in need of replacement
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WHS

Blacktop Analysis

Name /Area	Sqft.	Current Type	Grade	Cost of Repair sqft.	Extended Cost	Note
North parking lot	89,785	Blacktop	A	.36	\$32,322	Sealcoat/stripe/repared 2020/2025
Sports field and stadium approaches service rds.	40,500	Blacktop	A	.36	\$14,580	Sealcoat/stripe/repared 2023/2028
Gym parking and exit road	82,500	Blacktop	A	.36	\$29,700	Sealcoat/stripe/repair 2022/2027
Main parking west and entrance rd.	62,000	Blacktop	A	.36	\$22,320	Sealcoat/stripe/repair 2021/2026
Main parking east	64,980	Blacktop	A	.36	\$23,392	Sealcoat/stripe/repair 2021/2026

WHS

Flooring

- All Flooring >10 years



WHS

HVAC

- Two Fulton high efficiency boilers
- Multiple HW/CW air handlers
- Multiple MAU with heat recovery
- No major maintenance expected within 10 years other than routine preventive maintenance.

WHS

Structural and Exterior

- Built to seismic design category D (high seismic vulnerability)
- No structural cost expected within 10 years

Seismic Design Category (SDC)	Definition
A	Very small seismic vulnerability
B	Low to moderate seismic vulnerability
C	Moderate seismic vulnerability
D	High seismic vulnerability
E&F	Very high seismic vulnerability and near major fault

WHS

Utilities

- Electrical
 - 12.5KW Solar facility install 2018/2027-\$10,000
- GAS
 - Install gas leak detection and isolation system 2019-\$6,000
- Fire Safety
 - Fully sprinklered interior wet system, exterior dry system

WHS

Grounds

- Install well storage and distribution system 35k
- Apply for water rights

1500 Dike Access Road Irrigation				10/22/2017
TENANT NAME				
SERVICE PERIOD		DUE DATE		TOTAL DUE
3/16/2017 to 10/15/2017		11/15/2017		\$10,885.66
READ				
G	CONS	TYPE	DESCRIPTION	AMOUNT
0	415900	REG	Water	\$10,221.66
			Water Utility Tax	\$664.38
			Garbage Utility Tax	\$0.00
			State Tax	\$0.00
			Total Current Charges	\$10,885.66
			Grand Total	\$10,885.66

allot measures on the
ill fund the hire of two
2018 regular property
2,84/\$1,000 assessed
he other Proposition is
increase if passed, will

WHS

120 Month Plan

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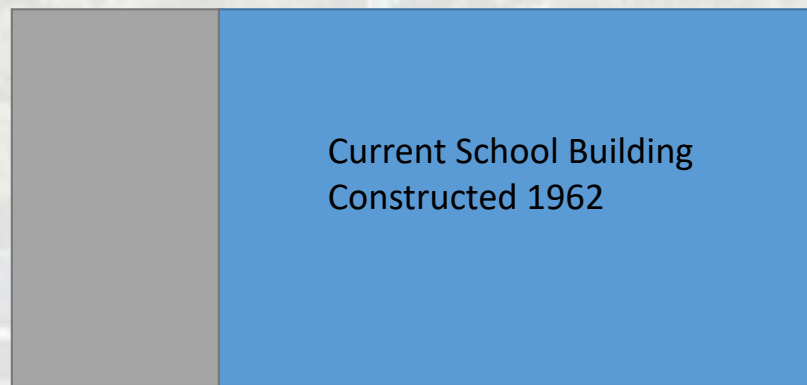
Yale School



Home of the Cougars

Yale School

Historical Look

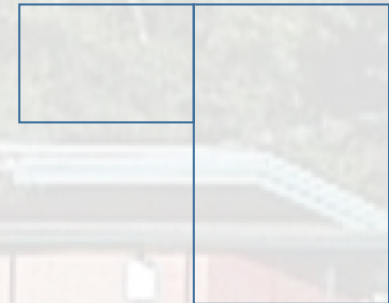


Cafeteria
and Library
Addition 1993

House



Old school Location
Demolished



Gym Complete
Restoration 2014

Yale School

School Statistics

- Site 8.94 acres (2 parcels)
- Building area .33 acres (School .25, Gym .08)
- Original construction 1962
- Addition 1993 adds library, cafeteria and hallway
- Total sqft. 14,975 (school 11,000 gym 3975)
- 3 Classrooms
- Library
- Cafeteria
- Parking, gravel lot. Estimated @30 spaces
- 7 staff 39 students

Yale School

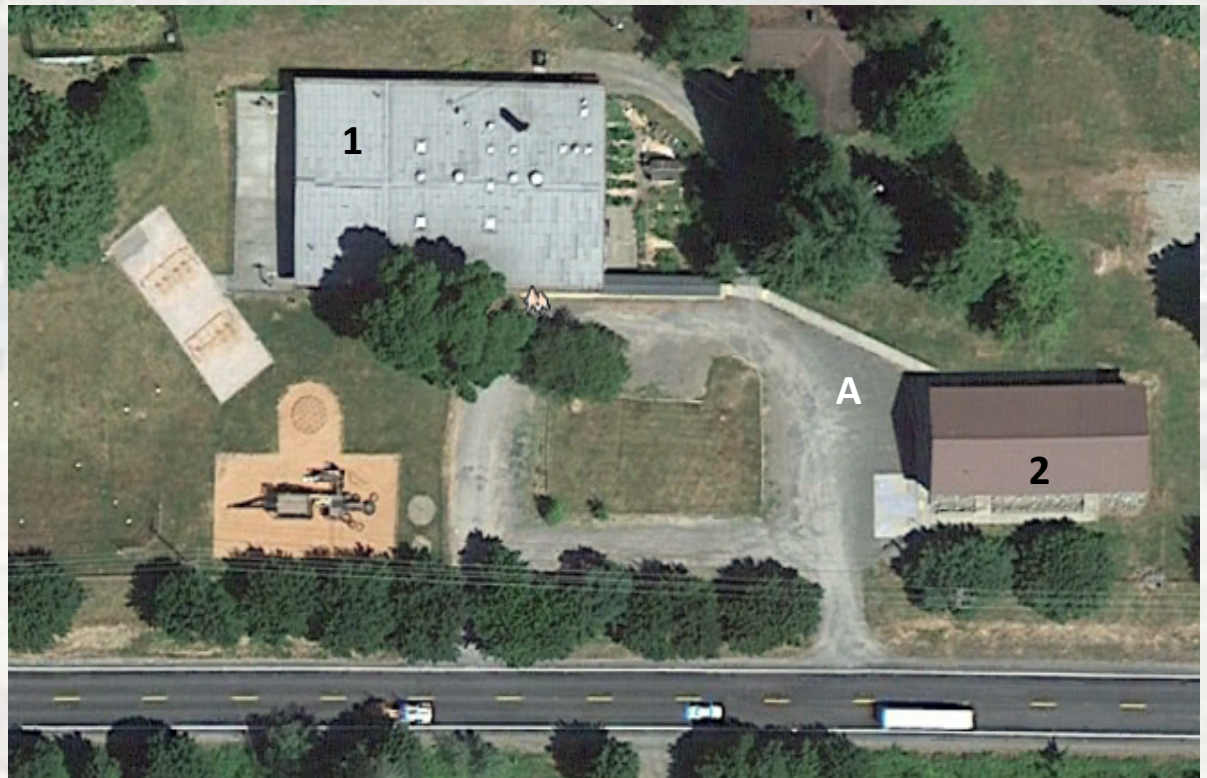
Blacktop and Roof Plan

Roof

- 1 Main school building
- 2 Gym roof

Blacktop

- A Gravel only



Yale School

Roof Plan & Blacktop Plan

Name /Area	Sqft.	Type	Grade (key below)	Remaining Life	Cost (NA if past 10 years)	Expected Life	Note
School	10960	Comp cap Built-up	D	5%	\$71,240	25 year	Heavy ripples may not be coated
Gym	3800	Metal	A	92.5%		30-50 year(40%)	

Name /Area	Sqft.	Current Type	Grade	Cost of Repair sqft.	Extended Cost	Note
Parking area	23,250	Gravel	N/A	.15	\$2000	Re-gravel annual

Yale School

Flooring

Area	Material	Condition	Notes
Kitchen	VCT tile	C 7,500-2025	Tile and adhesive possible source of asbestos
Entry and main hall	Carpet over VCT	C 5,000-2025	Asbestos risk
Classroom 1	Carpet over VCT	B \$5,000-2027	Asbestos risk
Classroom 2	Carpet over VCT	B \$5,000 -2027	Asbestos risk
Classroom 3	Carpet over VCT	B \$5,000-2026	Asbestos risk
Library	Carpet	B \$5,000-2026	
Cafeteria	Tile	B \$5,000-2025	

A	New or like new > 10 years Life	B	Slight even wear replace estimated 26-27	C	Worn evenly no damage replace Estimated 22-25	D	Perm. stain, minor delamination seam damage replace 18-21	F	Extensive damage replace immediately
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Yale School

HVAC

- Currently heated by 55+ year old, oil fired steam boiler. This system is currently in the planning phase for replacement, funded mostly by a State grant.
- System is slated for replacement summer of 2018
- Library and cafeteria are heated by 2 small oil forced-air furnaces
- Semi automatic pellet boiler system backed up with propane trimming boiler.
- Abandon in place existing steam boiler and piping systems
- Install new hot water recirculation line throughout the building
- Install new wall mounted hot water fan filter units



Yale School

Utilities

Water

- Well system and storage tank
- Interior piping galvanized Steel
- Add chlorination system 2018-\$7,500
- Add drinking water service line-2019 -\$5,000

Electrical

- Main switchboard cleaning and maintenance 2020-\$2,500

Propane

- Heating for gym area
- Install gas leak detection and auto shutoff 2019 - \$2,500

Fire safety

- No sprinklers, install fire pump and distribution \$50,000k
(seek grant\$)\$

Yale School

Grounds

Replace Play Structure

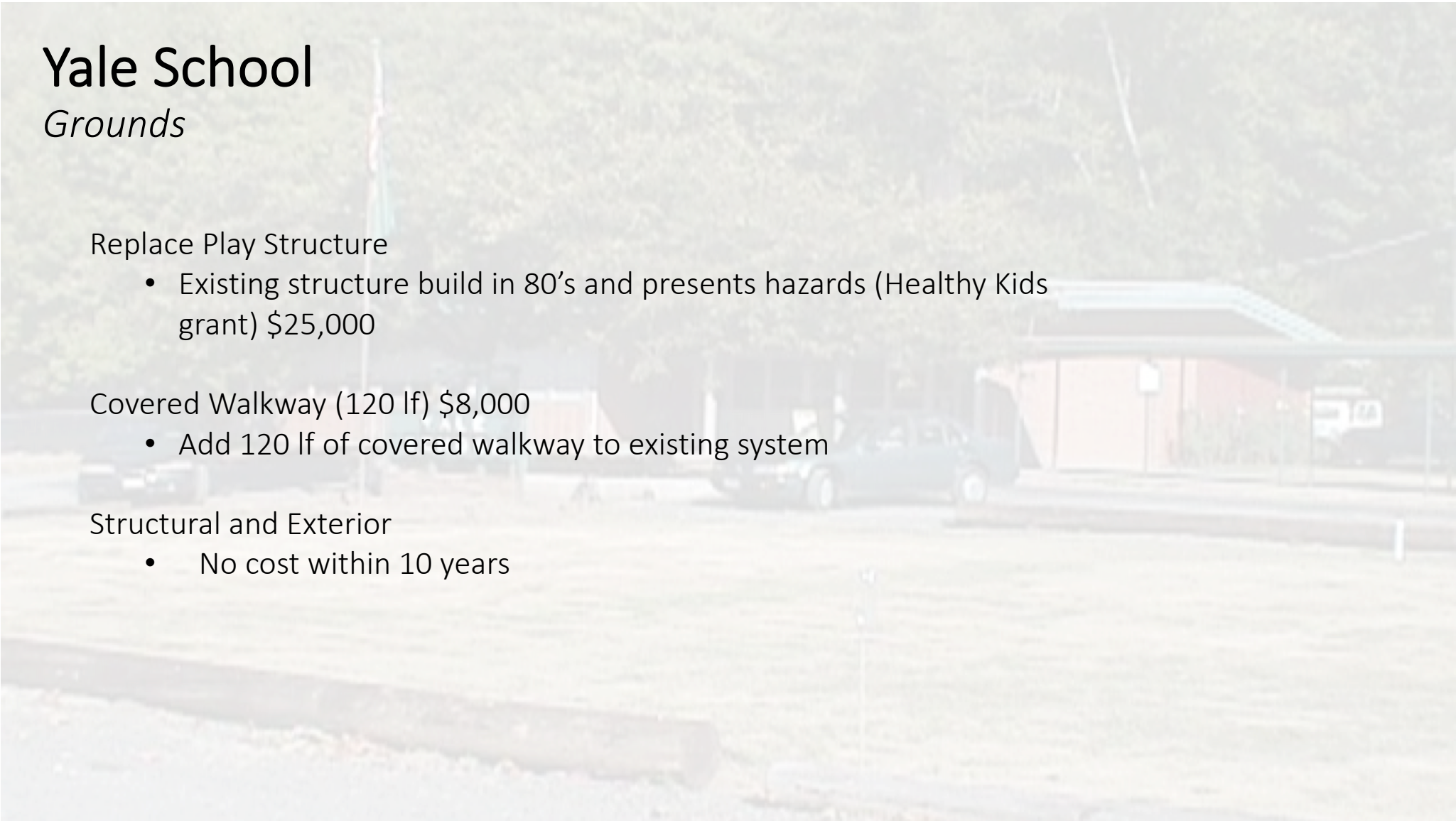
- Existing structure build in 80's and presents hazards (Healthy Kids grant) \$25,000

Covered Walkway (120 lf) \$8,000

- Add 120 lf of covered walkway to existing system

Structural and Exterior

- No cost within 10 years



Yale School

120 Month Plan

6 month	1 year 2018	2 year 2019	3 year 2020	4 year 2021	5 year 2022	6 year 2023	7 year 2024	8 year 2025	9 year 2026	10 year 2027
Roof			\$71,240							
Blacktop										
Flooring								17,500	10,000	10,000
HVAC	20,000									
Structural /Exterior										
Utilities	7,500	7,500								
Grounds	12,500	8,000								
Portables										
Total Yale (WO grant/bond)	\$39,500	\$15,500	\$71,240					17,500	10,000	10,000
Grant/bond \$\$	12,500	50,000								

District Assets

Equipment, Vehicles and Holdings

- Partners In Transition (PIT) house
- TEAM and BO portables
- Fleet Vehicles
- Grounds Equipment
- District Assets 10 year plan
- Consolidated 10 year plan

10 year plan

[illegible]

Team and BO Portables

Portable Plan

Port. Bldg.	Use	Roof	Siding	Ramp	Flooring	Int. Finish	Ext Paint	Rest Rooms	Cost/ Notes
Business Office	WCC	3 Tab >10yr	A	Newer Alum	Carpet Original	A	2025 \$2500	Yes OK	Building in good material condition. exterior painted 8/17
TEAM High	Storage	3 Tab >10yr	A	Newer Alum	Carpet Original	A	2025 \$2500	Yes OK	Building in good material condition. exterior painted 8/17

District

Grounds Equipment

MFG	MDL	EQ TYPE	YEAR	LOCATION	
John Deere	JDX 750	Mower	2015	WMS	New for WHS
John Deere	JDX 748	Mower	2007	WMS	>10 yr.
John Deere	2032	Tractor	2015	WMS	New for WHS
John Deere	JD 955	Tractor	1997	WHS	>10 yr.
Kubota	ZG 222	Mower	2008	WHS	>10 yr.
John Deere	JD 455	Mower	1995	WIS	Replace 2023 @ \$7,500
John Deere	JD 455	Mower	1995	Yale	>10 yr.

Equipment	Model	Cost	Year
Field Mower	TBD	20,000	New
Exterior 45' Lift	JLG or Genie DSL	\$10,000	Very Used



Fleet Vehicle's

Name	Year	Make	Model	Location/Use	Color	Mileage	Action	RPL	Cost
Grounds truck	88	Chevy	C-20	Grounds	White	165,033	Sell		
Grounds Truck	1991	Chevy	C-20	Grounds	Red	236,552	Sell and replace with used 4WD LB DSL	2019	\$15,000
HVAC Van	2002	Ford	Club Wagon	KWRL	White	109,793	Keep until no longer serviceable		
Tech Van	1989	Chevy	Sports van	Tech	Grey	46,203	Keep until no longer serviceable		
White van	1986	Ford	Club Wagon	Maintenance	White	66,899	Keep until no longer serviceable		
Maintenance truck	2006	Chevy	Silverado	Maintenance	White	112,711	Keep until no longer serviceable		
Pit 2	2004	Chrysler	T&C	Pit /BO	Silver	136,494		2022	
E11	2015	Chevy	Express	WHS	White	26,810		2026	\$28,000
E12	2015	Chevy	Express	WHS	White	23,153		2027	\$28,000
E13	2015	Chevy	Express	WHS	White	14,399		2028	\$28,000
Suburban	2004	Chevy	Suburban	WHS		130,557	Replace with used 8 passenger Van	2021	15,000
Mini 1	2007	Dodge	Caravan	WHS	Bl/Gr	96,116			
Mini 2	2006	Dodge	Caravan	WHS	Lt Blue	113426			

District Summary

120 Month Plan

6 month	1 year 2018	2 year 2019	3 year 2020	4 year 2021	5 year 2022	6 year 2023	7 year 2024	8 year 2025	9 year 2026	10 year 2027
PIT house	-	-	\$12,500	-	-	-	\$8,000	-	-	-
TEAM and BO Portables	-	-	-	-	-	-	-	\$5,000	-	-
Grounds Equipment	-	-	-	-	\$20,000	\$7,500	-	-	-	-
Fleet Vehicles	-	\$15,000	-	\$15,000	-	-	-	-	\$28,000	\$28,000
Total		15,000	12,500	15,000	20,000	7500	8000	5000	28000	28000

District Summary *120 Month Plan*

6 month	1 year 2018	2 year 2019	3 year 2020	4 year 2021	5 year 2022	6 year 2023	7 year 2024	8 year 2025	9 year 2026	10 year 2027	School Total
Woodland Primary	\$122,380	\$88,740	\$70,885	\$56,000	\$51,960	\$39,420	\$53,990	\$65,885	\$7,000	\$3,960	\$560,220
Woodland Intermediate	\$16,000	\$61,740	\$10,000	-	\$37,860	\$15,000	\$35,240	\$15,000	\$30,000	\$57,860	\$278,700
Woodland Middle	\$146,475	\$204,085	\$95,555	\$143,881	\$53,000	\$138,825	\$39,825	\$69,790	\$101,517	\$185,512	\$1,178,465
Woodland High	\$10,000	\$41,000	\$32,000	\$46,118	\$29,700	\$14,580	-	\$32,322	\$46,718	\$29,700	\$282,138
Yale School	\$39,500	\$15,500	\$71,240	-	-	-	-	\$17,500	\$10,000	\$10,000	\$163,740
District Assets	-	\$15,000	\$12,500	\$15,000	\$20,000	\$7,500	\$8,000	\$5,000	\$28,000	\$28,000	\$139,000
Total	\$334,355	\$426,065	\$292,180	\$260,999	\$192,520	\$215,325	\$137,055	\$205,497	\$223,235	\$315,032	\$2,602,263
Total @2.5%/yr. increase	-	\$472,079	\$306,206	\$280,573	\$211,722	\$242,240	\$157,613	\$241,458	\$267,882	\$385,914	\$3,196,959