



ICOS

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Asset Preservation Program Annual Board Report (Woodland School District)

-----2025-2026-----

| SITE | BUILDING | BUILDING BOARD ACCEPTANCE DATE | APP YEAR | BUILDING CONDITION ASSESSMENT % | ANNUAL REVIEW COMPLETED BY | NEXT CERTIFIED BCA DUE |
|----------------------------|-----------------|---|---------------------|--|---|-----------------------------------|
| Woodland High School (new) | Main Building | 6/26/2017 | 8 | 86.84 | District | 2031 |



Woodland High School (new) - Main Building

Building Details

| | |
|----------------------------|---------------------------|
| PROFILE TYPE | High School - Multi-Story |
| NUMBER OF FLOORS | 2 |
| BOARD ACCEPTANCE DATE | 6/26/2017 |
| CHARACTERISTICS | Occupied |
| ANNUAL REVIEW COMPLETED BY | District |

This building is required to comply with the Asset Preservation Program

| REPORTING YEAR | APP YEAR | BUILDING CONDITION ASSESSMENT | ANNUAL REVIEW COMPLETED BY | BOARD REPORT PRESENT DATE |
|----------------|----------|-------------------------------|----------------------------|---------------------------|
| 2025-2026 | 8 | 86.84 | District | Not Reported |
| 2024-2025 | 7 | 86.84 | Consultant | 3/27/2025 |
| 2023-2024 | 6 | 93.46 | Consultant | Not Reported |
| 2022-2023 | 5 | Not Reviewed | Incomplete | Not Reported |
| 2021-2022 | 4 | Not Reviewed | Incomplete | Not Reported |
| 2020-2021 | 3 | Not Reviewed | Incomplete | Not Reported |

The next certified BCA is due: **2031**

Building Inventory

| AREA YEAR BUILT | DISTRICT ASSIGNED AREA | GROSS BUILDING SQ FT | GROSS INSTRUCTIONAL SQ FT | SCAP RECOGNIZED SQ FT | ORIGINAL OCCUPANCY DATE | ORIGINAL BOARD ACCEPTANCE DATE |
|------------------------|-------------------------|----------------------|---------------------------|-----------------------|-------------------------|--------------------------------|
| 2014 | Main Building - Level 1 | 112,921 | 112,921 | 112,921 | | 6/26/2017 |
| 2014 | Main Building - Level 2 | 40,916 | 40,916 | 40,916 | | 6/26/2017 |
| 2014 | Mechanical - Level 2 | 8,665 | 0 | 0 | | 6/26/2017 |
| Building Totals | | 162,502 | 153,837 | 153,837 | | |

Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|----------------|-------------------------|----------------|----------------------|------------------|
| Foundations | Standard Foundation | A1010 | | 90.00% Good |
| Slabs on Grade | Standard Slabs on Grade | A4010 | | 90.00% Good |



Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---------------------------------------|--|--|----------------------|------------------|
| Slabs on Grade | Pits and Bases | A4040 | | 90.00% Good |
| Water and Gas Mitigation | Building Subdrainage | A6010 | | 90.00% Good |
| Superstructure | Floor Construction | B1010 | | 90.00% Good |
| | Roof Construction | B1020 | | 90.00% Good |
| | Stairs | B1080 | | 90.00% Good |
| Exterior Vertical Enclosures | Exterior Walls | B2010 | Medium | 62.00% Fair |
| | <i>Deficiencies:</i> | Efflorescence and Staining | | |
| | <i>Causes:</i> | Other | | |
| | <i>Comments:</i> | The building is now ~10 years old and the exterior needs cleaning. There are stains on the masonry walls which could be dirt or efflorescence but its hard to say. Birds are nesting at top of walls and staining the walls. | | |
| | Exterior Windows | B2020 | Low | 90.00% Good |
| <i>Comments:</i> | These need cleaning and sealant inspection | | | |
| Exterior Horizontal Enclosures | Exterior Doors and Grilles | B2050 | Low | 90.00% Good |
| | <i>Comments:</i> | These need cleaning and caulking inspection. High use doors could use paint touch up | | |
| | Exterior Louvers and Vents | B2070 | | 90.00% Good |
| Exterior Horizontal Enclosures | Roofing | B3010 | | 90.00% Good |
| | Roof Appurtenances | B3020 | High | 62.00% Fair |
| | <i>Deficiencies:</i> | Gutters/Downspouts Not Draining, Leaking, Other | | |
| <i>Causes:</i> | Flashing Failure, Surface Weathering | | | |



Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|--------------------------------|--------------------------------|---|----------------------|------------------|
| Exterior Horizontal Enclosures | <i>Comments:</i> | Gutters are leaking at nearly every single joint splice. water runoff is staining the concrete sidewalk and building. Inspect downspouts | | |
| | Horizontal Openings | B3060 | | 90.00% Good |
| | <i>Comments:</i> | Some skylights over the gymnasium have bags over them which suggest user discomfort, district should investigate. No physical damage was observed | | |
| Interior Construction | Overhead Exterior Enclosures | B3080 | | 90.00% Good |
| | Interior Partitions | C1010 | | 90.00% Good |
| | Interior Windows | C1020 | | 90.00% Good |
| | <i>Comments:</i> | Interior window shades are taking damage from users | | |
| | Interior Doors | C1030 | | 90.00% Good |
| | Interior Grilles and Gates | C1040 | | 90.00% Good |
| | Suspended Ceiling Construction | C1070 | | 90.00% Good |
| Interior Finishes | Wall Finishes | C2010 | Low | 62.00% Fair |
| | <i>Deficiencies:</i> | Corner Guards, Surface Appearance | | |
| | <i>Causes:</i> | Maintenance | | |
| | <i>Comments:</i> | In high traffic areas, there is drywall damage and touch up painting is needed | | |
| | Interior Fabrications | C2020 | | 90.00% Good |
| | Flooring | C2030 | | 90.00% Good |
| | Stair Finishes | C2040 | Low | 62.00% Fair |
| <i>Deficiencies:</i> | Stains, Discoloration | | | |
| <i>Causes:</i> | Sealing | | | |



Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|--------------------------|--------------------------------------|--|----------------------|------------------|
| Interior Finishes | <i>Comments:</i> | Precast concrete stair treads have significant staining. These need cleaning and sealer | | |
| | Ceiling Finishes | C2050 | | 90.00% Good |
| Conveying | Vertical Conveying Systems | D1010 | | 90.00% Good |
| Plumbing | Domestic Water Distribution | D2010 | | 90.00% Good |
| | Sanitary Drainage | D2020 | | 90.00% Good |
| | Building Support Plumbing Systems | D2030 | | 90.00% Good |
| | General Service Compressed-Air | D2050 | | 90.00% Good |
| HVAC | Facility Fuel Systems | D3010 | | 90.00% Good |
| | Heating Systems | D3020 | | 90.00% Good |
| | Cooling Systems | D3030 | | 90.00% Good |
| | <i>Comments:</i> | System issues appear to have improved since last assessment per conditions observed and comments from Staff. | | |
| | Facility HVAC Distribution Systems | D3050 | | 90.00% Good |
| | Ventilation | D3060 | | 90.00% Good |
| Fire Protection | Fire Suppression | D4010 | | 90.00% Good |
| | Fire Protection Specialties | D4030 | | 90.00% Good |
| Electrical | Electrical Services and Distribution | D5020 | | 90.00% Good |
| | General Purpose Electrical Power | D5030 | | 90.00% Good |
| | Lighting | D5040 | | 90.00% Good |
| | <i>Comments:</i> | Driver faults appear to have been resolved. | | |



Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---------------------------------------|---|---|----------------------|------------------|
| Communications | Data Communications | D6010 | | 90.00% Good |
| | Voice Communications | D6020 | | 90.00% Good |
| | <i>Comments:</i> | | | |
| | Audio-Video Communications | D6030 | | 90.00% Good |
| | Distributed Communications and Monitoring | D6060 | | 90.00% Good |
| | <i>Comments:</i> | | | |
| Electronic Safety and Security | Access Control and Intrusion Detection | D7010 | Medium | 62.00% Fair |
| | <i>Deficiencies:</i> | Other | | |
| | <i>Causes:</i> | Equipment Obsolescence | | |
| | <i>Comments:</i> | District wide access control system and security system is obsolete. No additional licenses can be obtained, I was told | | |
| | Electronic Surveillance | D7030 | | 90.00% Good |
| | <i>Comments:</i> | | | |
| | Detection and Alarm | D7050 | | 90.00% Good |
| Integrated Automation | Integrated Automation Facility Controls | D8010 | | 90.00% Good |
| Equipment | Vehicle and Pedestrian Equipment | E1010 | | 90.00% Good |
| | Commercial Equipment | E1030 | | 90.00% Good |
| | Institutional Equipment | E1040 | | 90.00% Good |
| | Entertainment and Recreational Equipment | E1070 | | 90.00% Good |
| | Other Equipment | E1090 | | 90.00% Good |
| Furnishings | Fixed Furnishings | E2010 | | 90.00% Good |



Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---------------------|---------------------|-----------------------|-----------------------------|-------------------------|
| Furnishings | Movable Furnishings | E2050 | | 90.00% Good |