



OSPI Study & Survey

for Woodland Public Schools

ISSUED ON
05.29.2025

PREPARED FOR
Woodland Public Schools

PREPARED BY
LSW Architects
Esther Liu, AIA, LEED AP, NCARB | President & CEO / Principal-in-Charge



Photo: Woodland High School // Woodland, WA

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WOODLAND Public Schools

Study & Survey Executive Summary | Woodland Public Schools | June 2025

In May 2025, LSW Architects completed the required Office of Superintendent of Public Instruction (OSPI) Study and Survey for Woodland Public Schools. Woodland Public Schools is located in southwest Washington and serves residents from the City of Woodland and from two counties, Clark and Cowlitz. The school district is bordered on the north by the Kalama School District and on the south by four school districts: Ridgefield, La Center, Green Mountain, and Battle Ground.

Overview of Capital Facilities Needs

Woodland Public Schools delivers educational services at one comprehensive high school, one middle school, three elementary schools, and two alternative schools. The school district currently serves a total student population of 2,368 (October 2024 headcount) distributed as follows:

- **Elementary (K-4):** 873 students
- **Middle School (5-8):** 775 students
- **High School (9-12):** 720 students

Prior to the COVID-19 Pandemic, the District was poised to experience significant and consistent growth, however, instead there was a slight decline in enrollment. With new housing being built in several neighborhoods, the school district expects to see an increase in enrollment over time. Much of the land in the urban growth boundaries has yet to be developed.

Future K-12 enrollment is projected to increase by as much as 8%, or an estimated 305 students over the next 6 years. Of the 305 students, the school district estimates roughly 140 will be in grades K-5. Woodland Public Schools current has the capacity to accommodate the growth over the next 6 years but will need to plan for additional capacity beyond that.

Addressing Growth and Future Planning

To accommodate future growth, the Woodland Public Schools will need to acquire property to build a fourth elementary school and/or add capacity at the existing elementary schools. The addition of a fourth elementary school would permit fifth-grade students to move to the elementary level, which would allow additional capacity at the middle school level for the growing population. The high school, which opened in 2015, should continue to offer sufficient capacity for the school district.

**SCHOOL BOARD RESOLUTION
ADOPTING THE STUDY AND SURVEY**

Chapter 1

Inventory, Area Analyses, Condition Assessments

1.1 Building Area Analyses

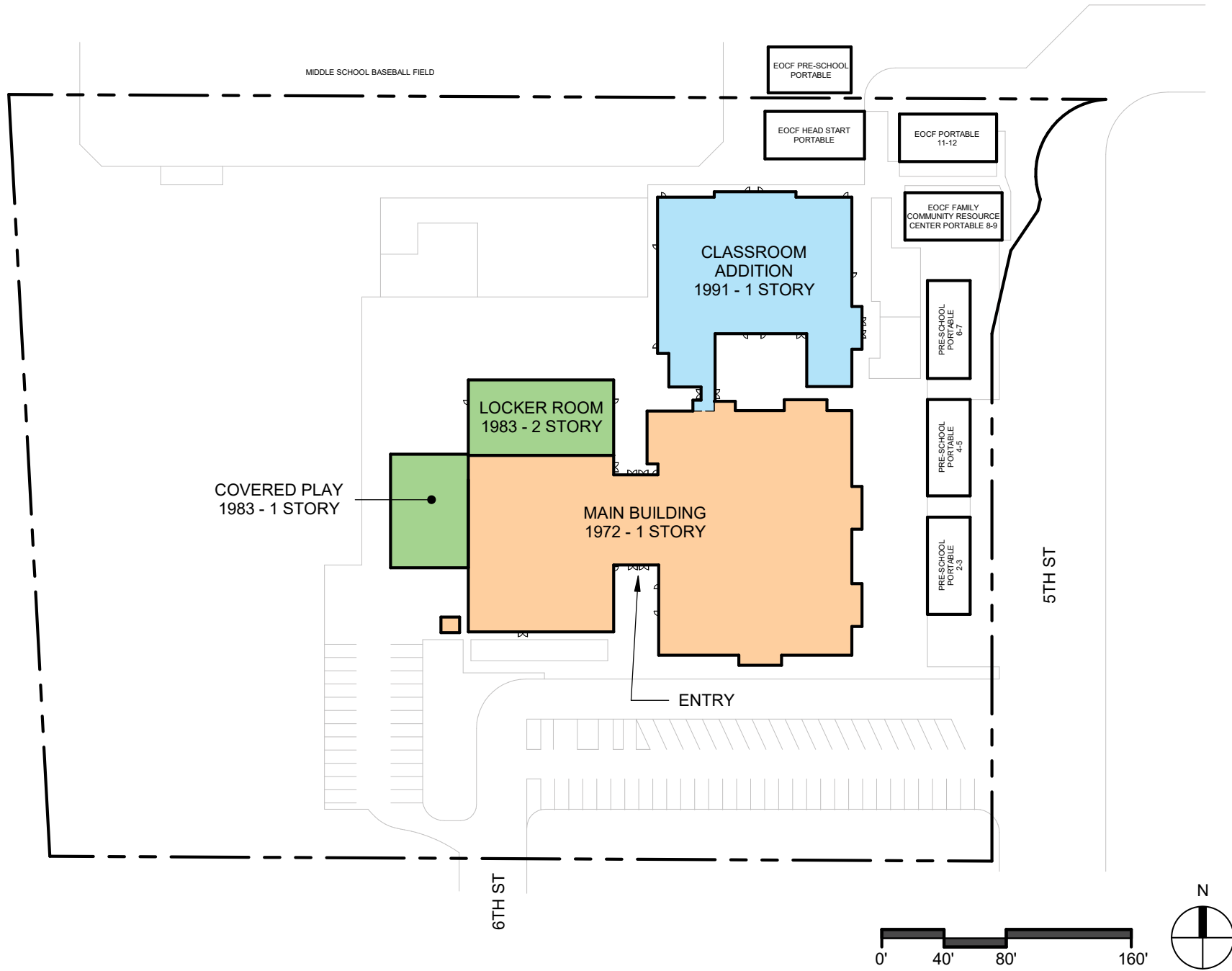
Columbia Elementary School
North Fork Elementary School
Yale Elementary School
Woodland Middle School
Woodland High School

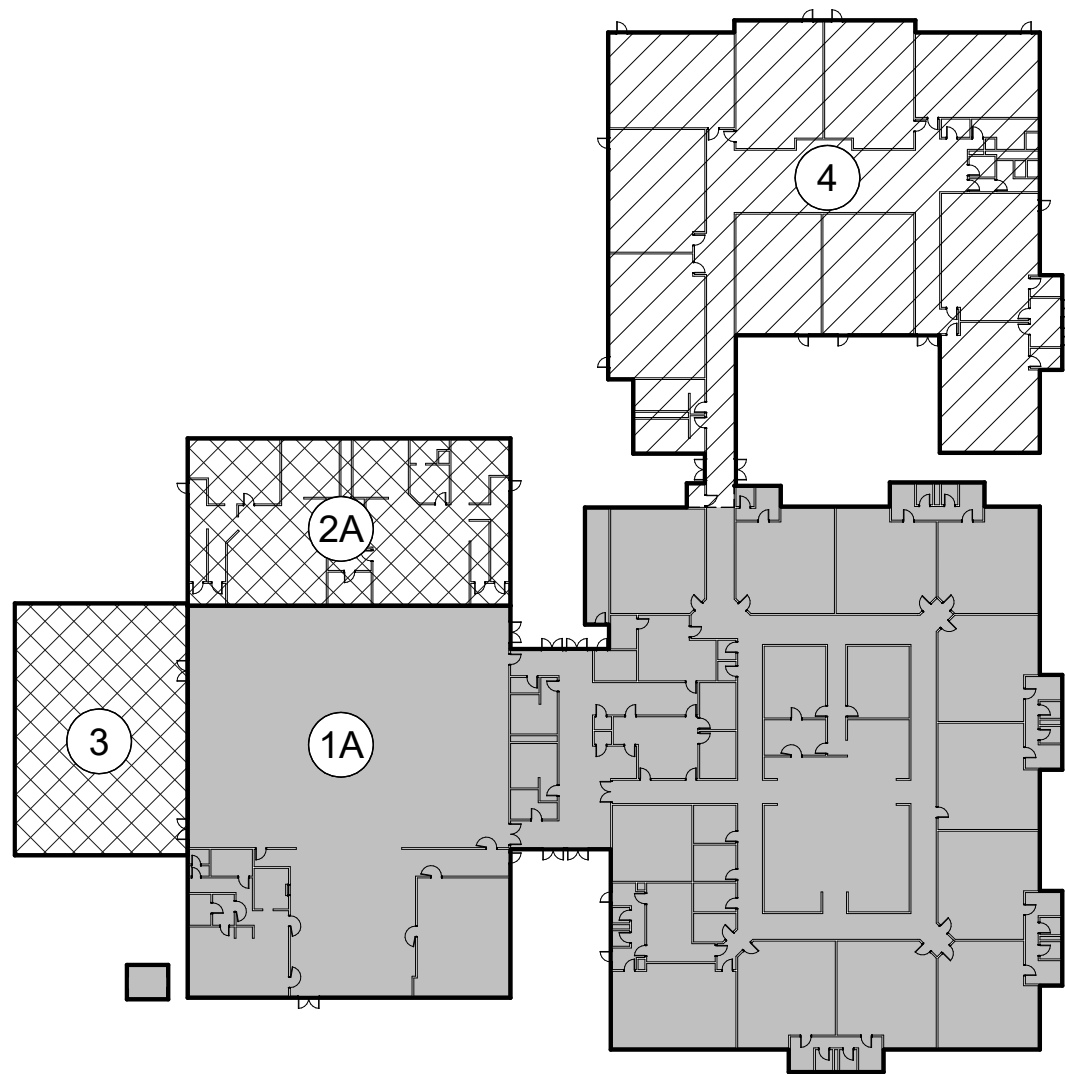
1.2 Building Condition Assessments

Inventory of Sites and Buildings
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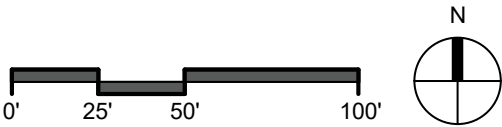


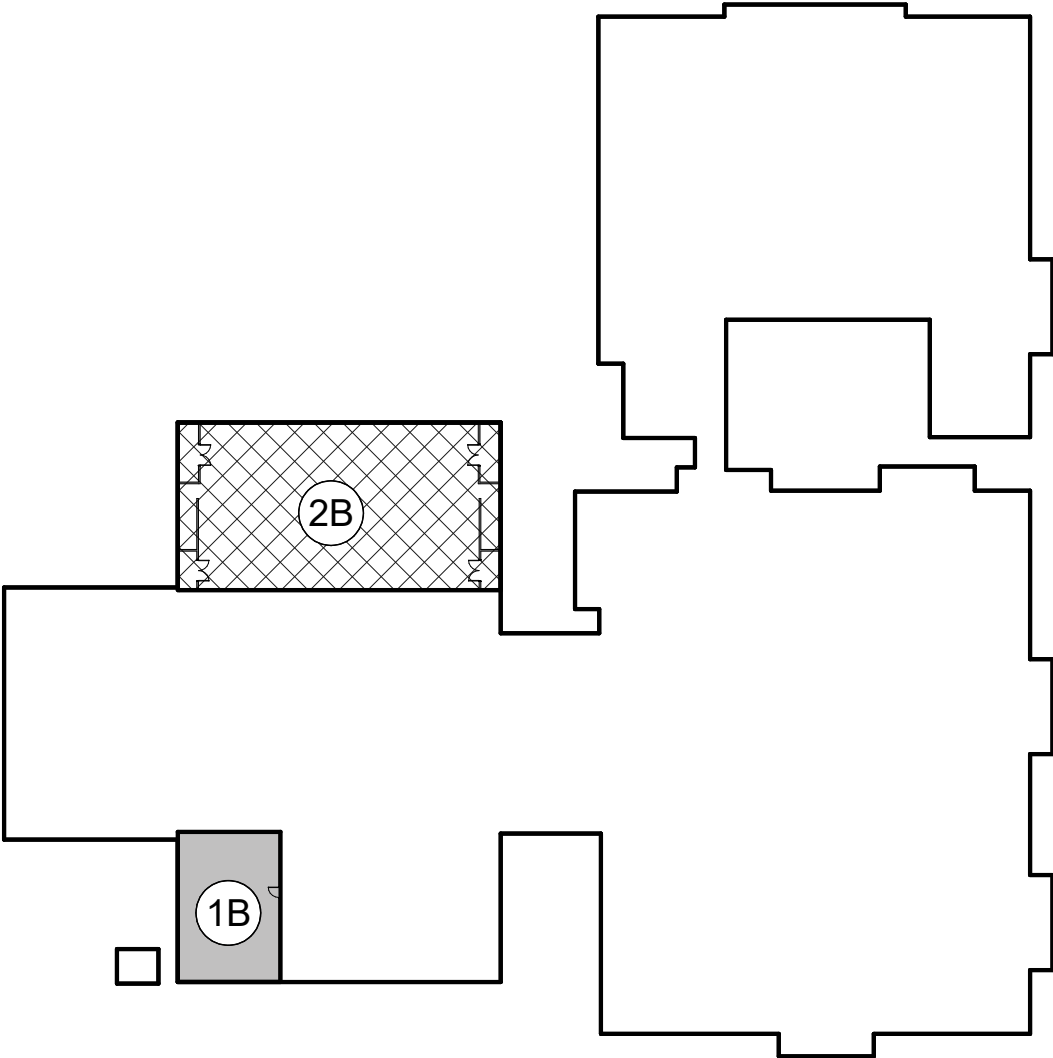
BUILDING AREA ANALYSIS | SITE PLAN



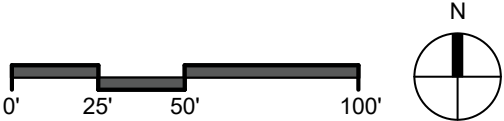


MAIN BUILDING
FIRST FLOOR PLAN





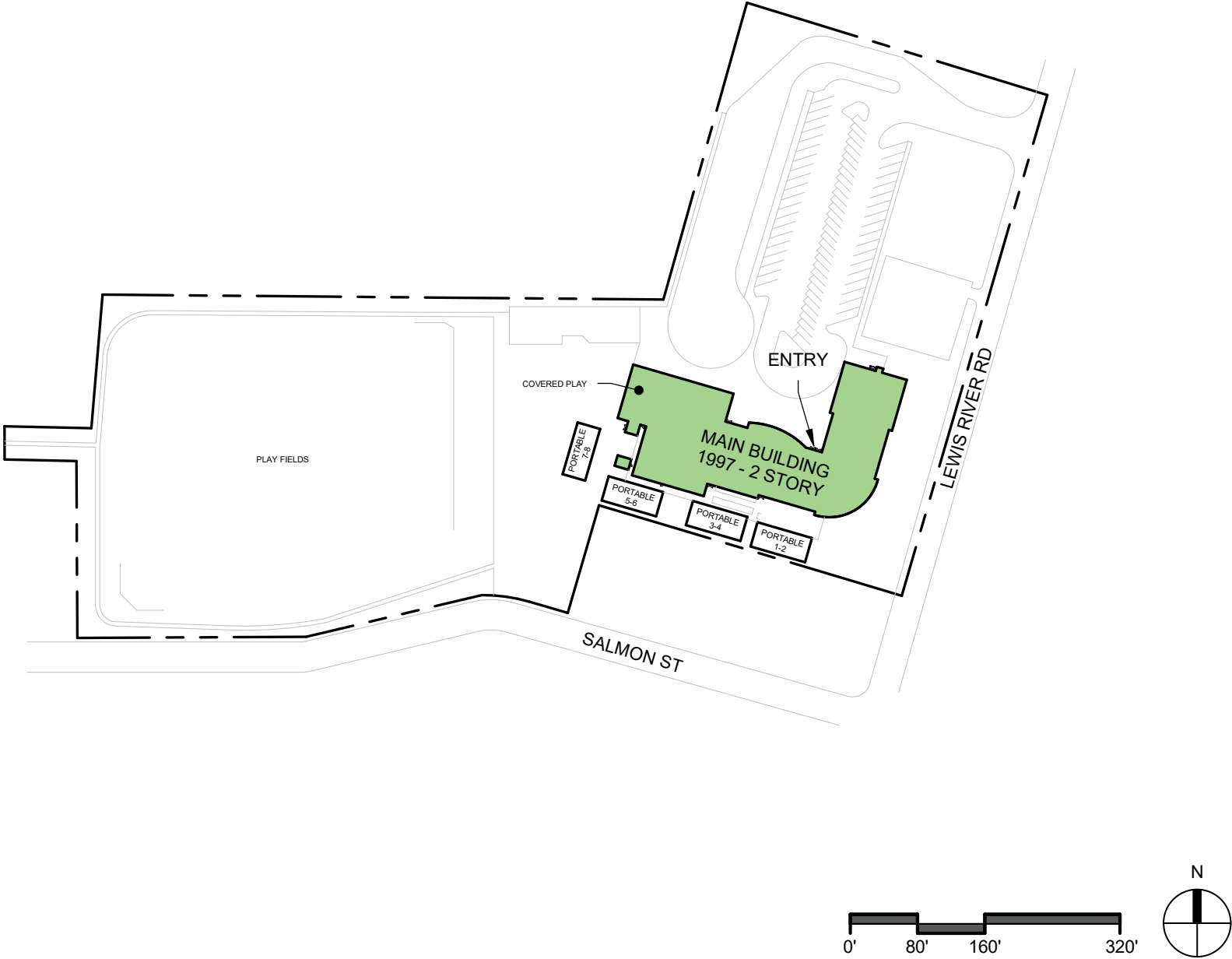
MAIN BUILDING
SECOND FLOOR PLAN

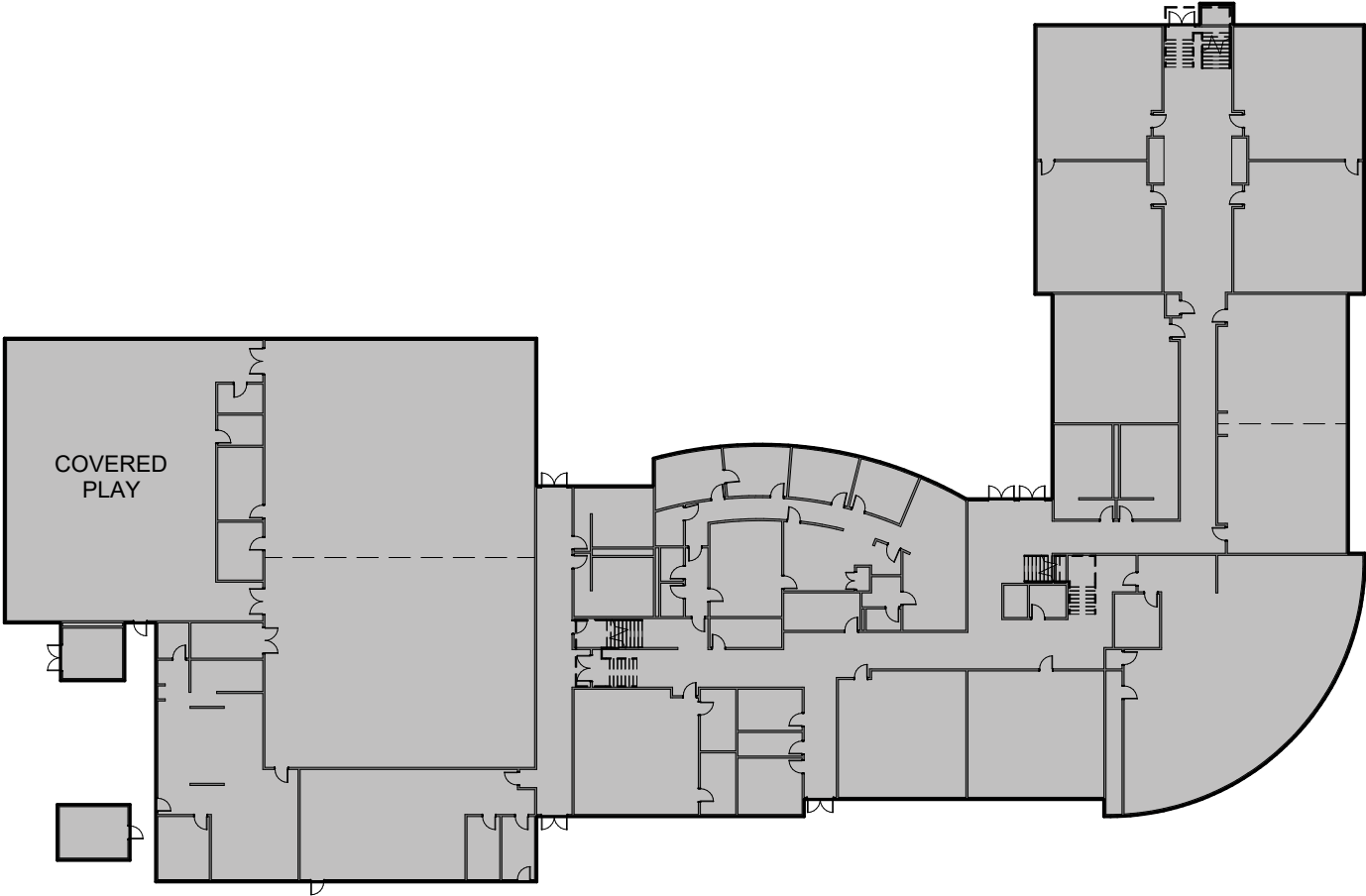


Area Analysis - Columbia Elementary School - Main Building									
Building Name	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction (See Note 1)	SCAP-Funded Original Construction? (Y/N/DK- See Note 2)	Year or Board-Accept Date of Modernization (See Note 1)	SCAP-Funded Modernization? (Y/N/DK - See Note 2)	Non-Recognized SF (Optional)	SCAP-Recognized SF
Main Building		Main Building - First Floor	1A	1972	DK	1995	Y	0	34,229
		Main Building - Mezzanine	1B	1972	DK	1995	Y	1,293	0
							Subtotal	1,293	34,229
		Locker Room - First Floor	2A	1983	DK	1995	Y	0	4,800
		Locker Room - Second Floor	2B	1983	DK	1995	Y	0	4,731
							Subtotal	0	9,531
		Covered Play	3	1983	DK	1995	Y	1,825	1,825
							Subtotal	1,825	1,825
		Classroom Addition	4	1991	DK			0	13,711
							Subtotal	0	13,711
		OSPI						1,825	59,296

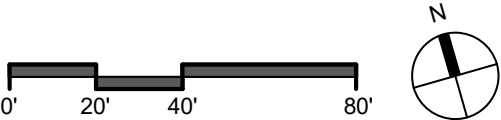
Notes

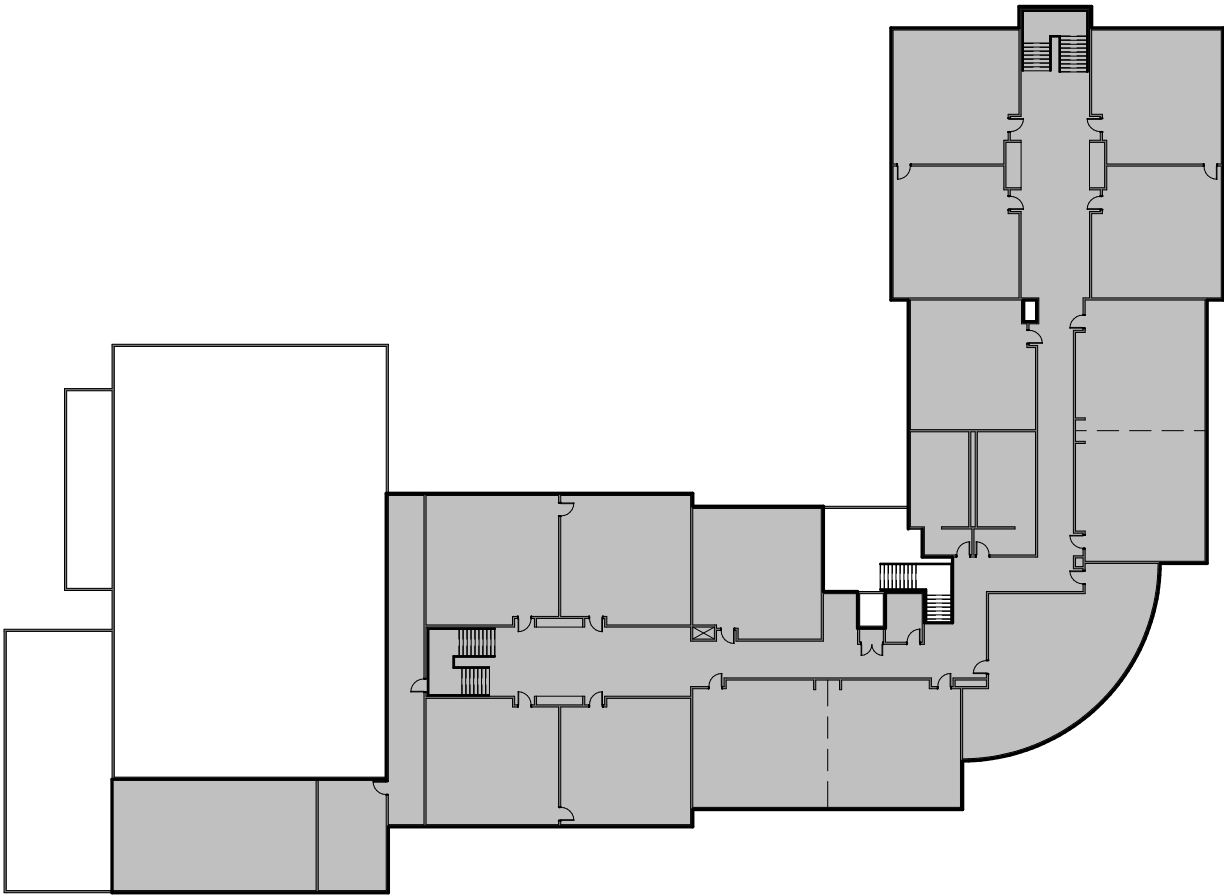
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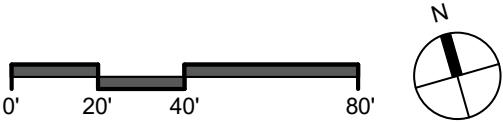


MAIN BUILDING
FIRST FLOOR PLAN





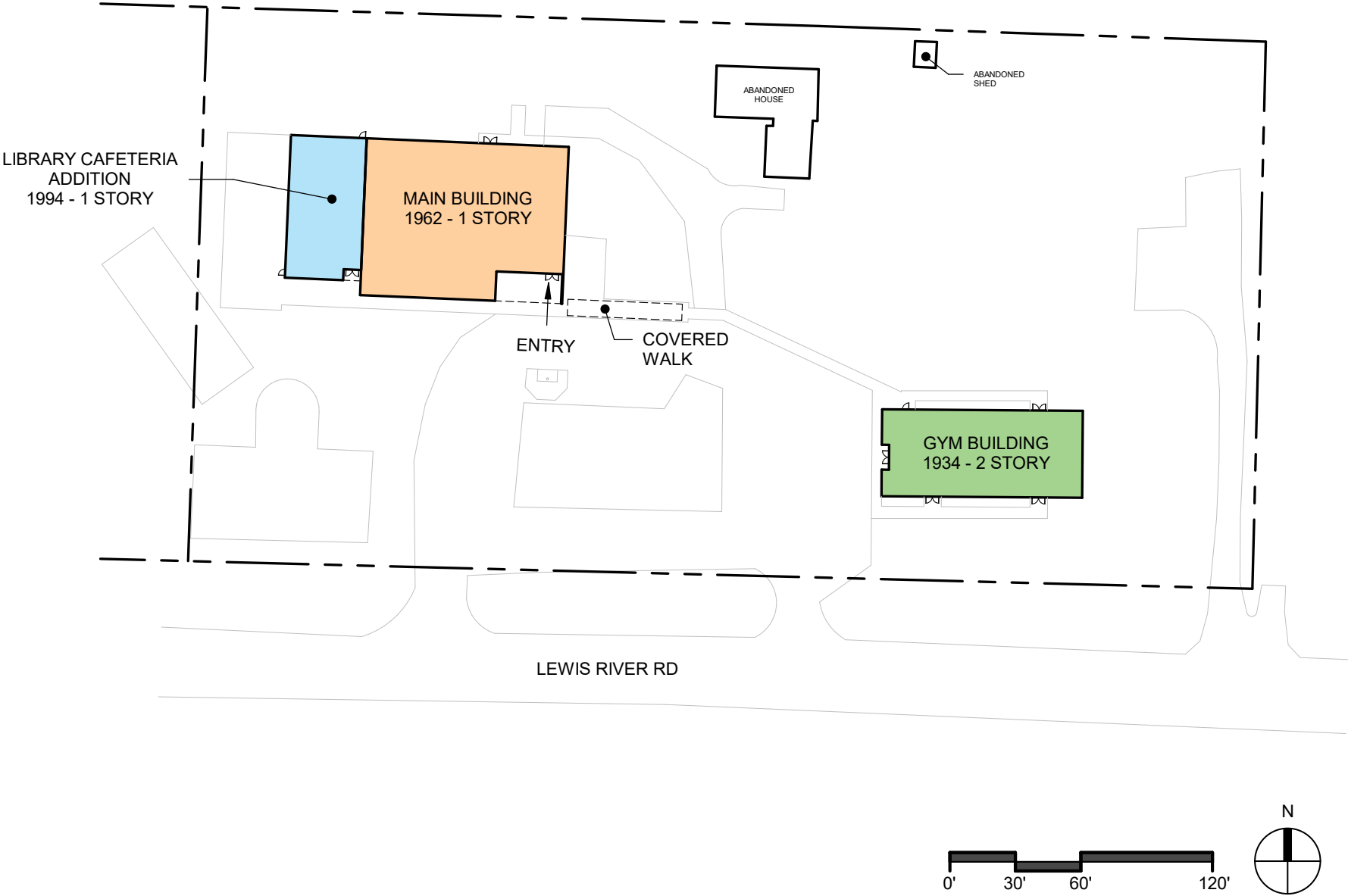
MAIN BUILDING
SECOND FLOOR PLAN

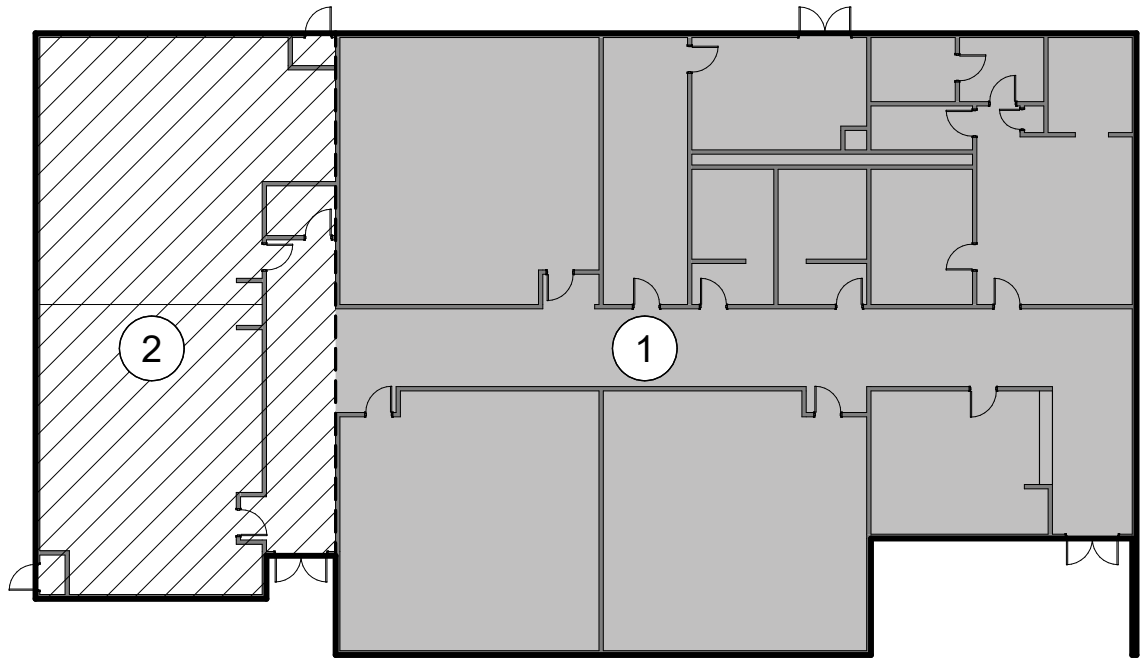


Area Analysis - North Fork Elementary School - Main Building									
Building Name	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction (See Note 1)	SCAP-Funded Original Construction? (Y/N/DK- See Note 2)	Year or Board-Accept Date of Modernization (See Note 1)	SCAP-Funded Modernization? (Y/N/DK - See Note 2)	Non-Recognized SF (Optional)	SCAP- Recognized SF
Main Building		First Floor		1997	DK			0	31,870
		Second Floor		1997	DK			0	19,565
		Covered Play		1997	DK			1,642	1,642
							Subtotal	1,642	53,077
		OSPI						1,642	53,077

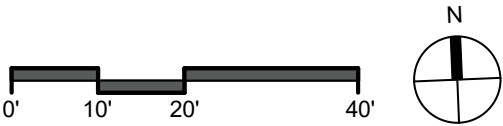
Notes

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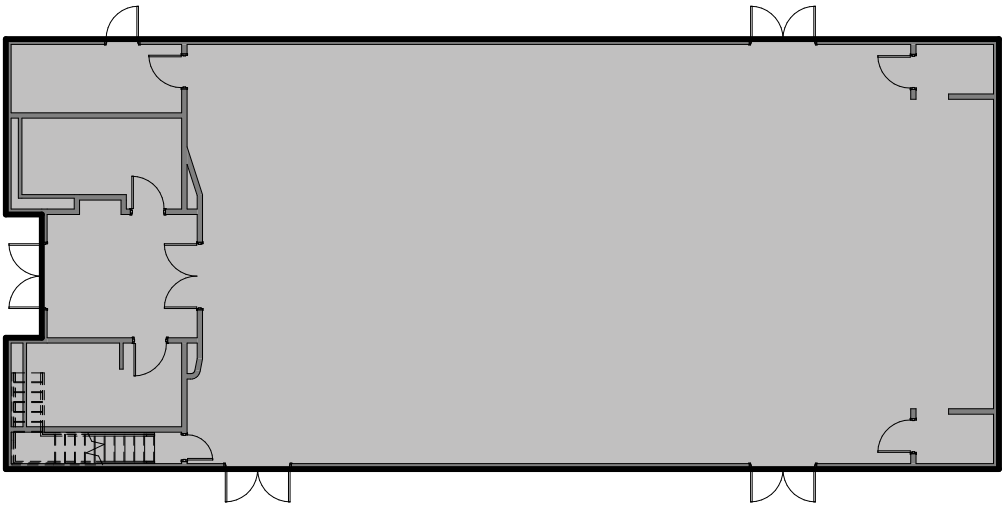


MAIN BUILDING
FLOOR PLAN

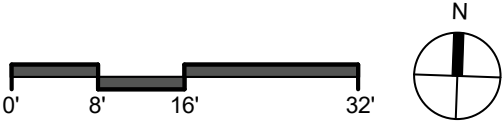


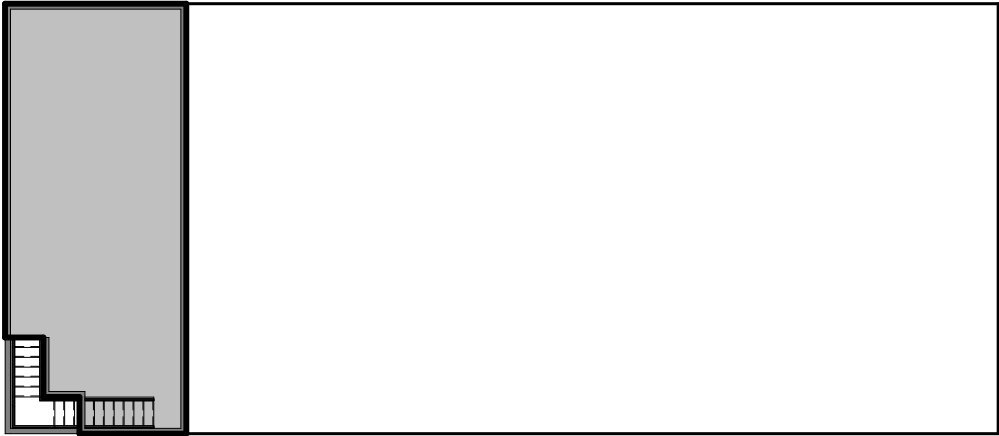
Area Analysis - Yale Elementary School - Main Building									
Building Name	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction (See Note 1)	SCAP-Funded Original Construction? (Y/N/DK- See Note 2)	Year or Board-Accept Date of Modernization (See Note 1)	SCAP-Funded Modernization? (Y/N/DK - See Note 2)	Non-Recognized SF (Optional)	SCAP-Recognized SF
Main Building		Main Building	1	1962	DK	1994	DK	0	6,400
							Subtotal	0	6,400
		Library Cafeteria Addition	2	1994	DK			0	2,303
							Subtotal	0	2,303
		OSPI						0	8,703

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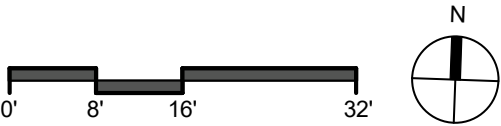


GYM BUILDING
FIRST FLOOR PLAN



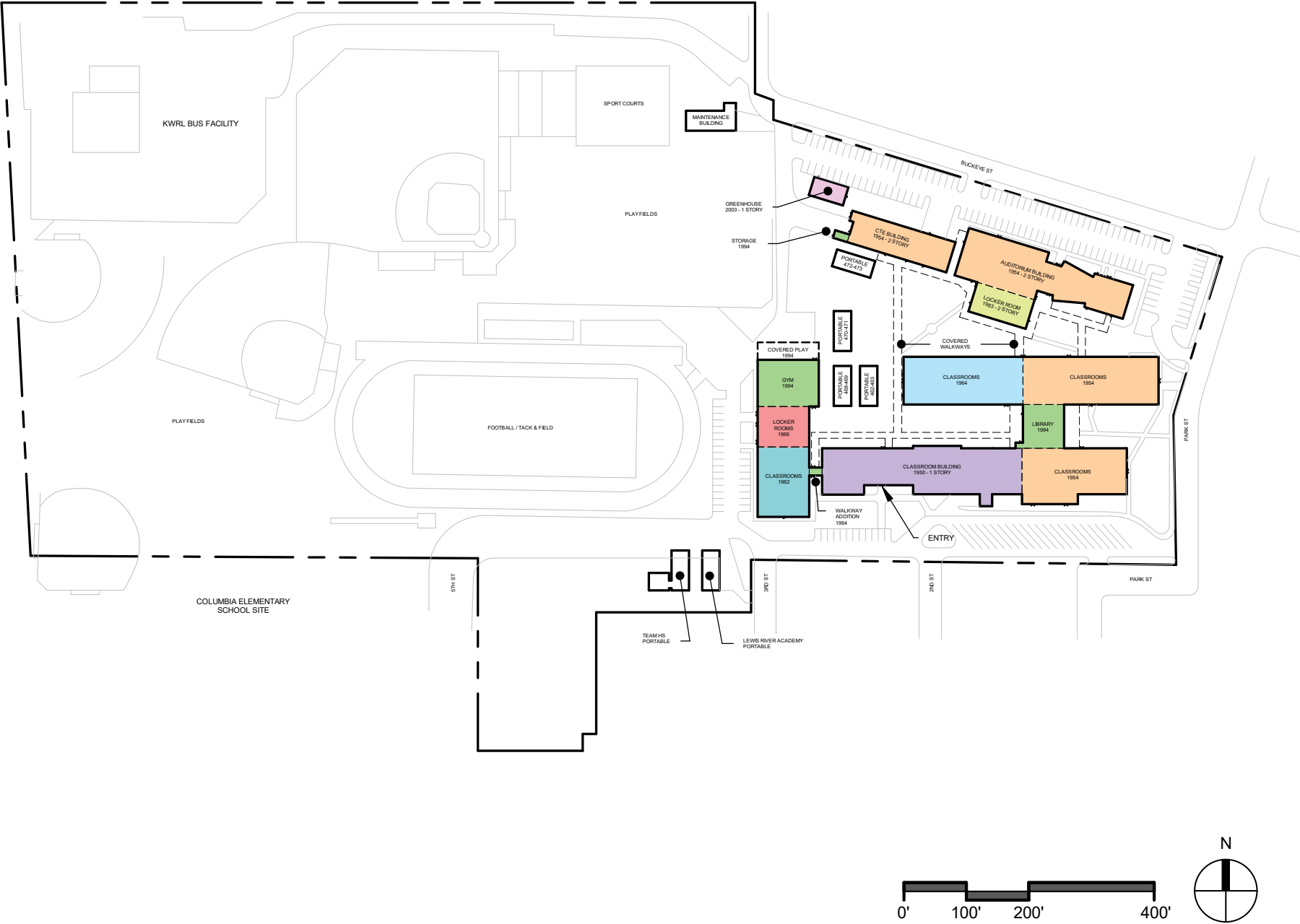


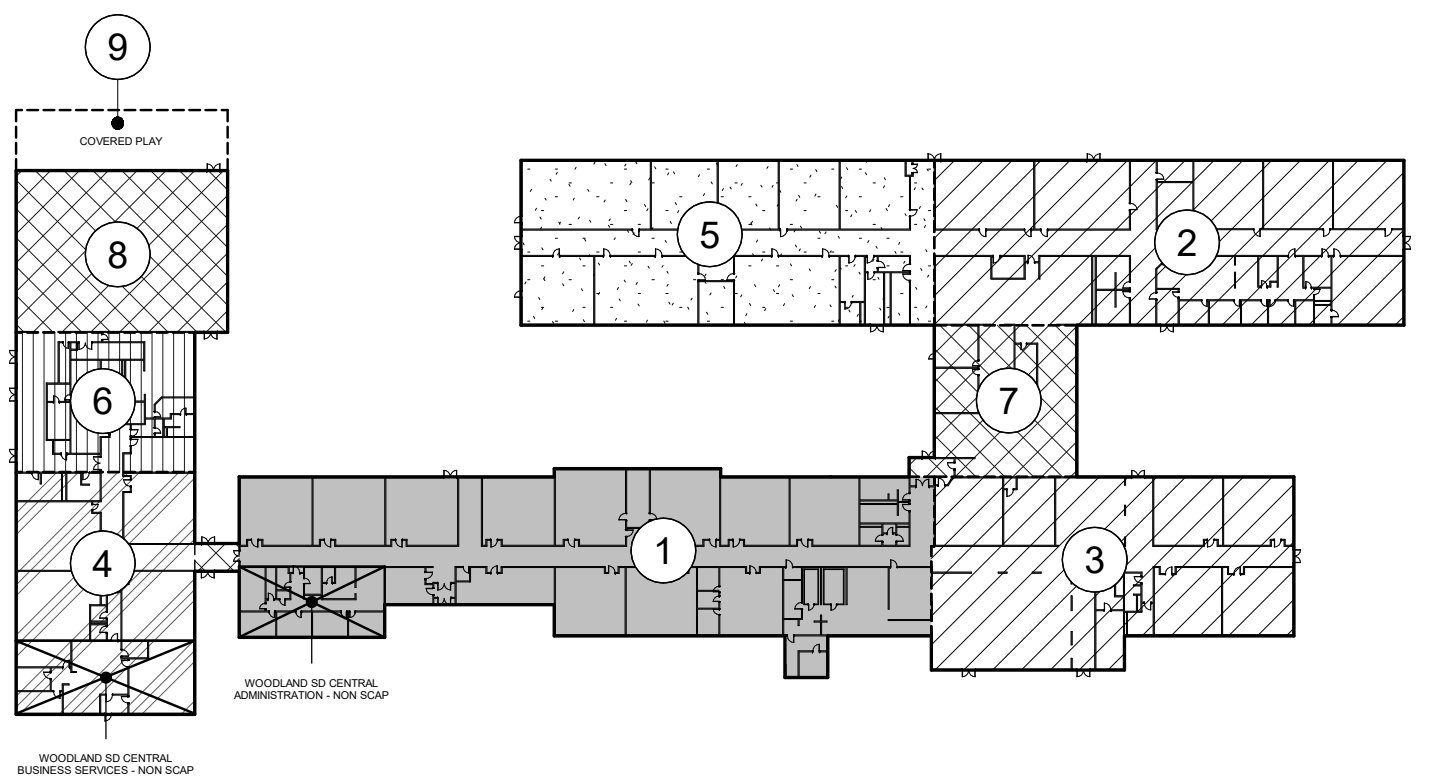
GYM BUILDING
SECOND FLOOR PLAN



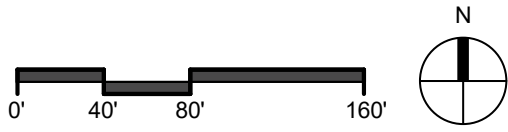
Area Analysis - Yale Elementary School - Gym Building									
Building Name	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction (See Note 1)	SCAP-Funded Original Construction? (Y/N/DK- See Note 2)	Year or Board-Accept Date of Modernization (See Note 1)	SCAP-Funded Modernization? (Y/N/DK - See Note 2)	Non-Recognized SF (Optional)	SCAP-Recognized SF
Gym Building		First Floor		1934	DK	2014	DK	0	3,680
		Mezzanine		1934	DK	2014	DK	629	0
							Subtotal	629	3,680
		OSPI						629	3,680

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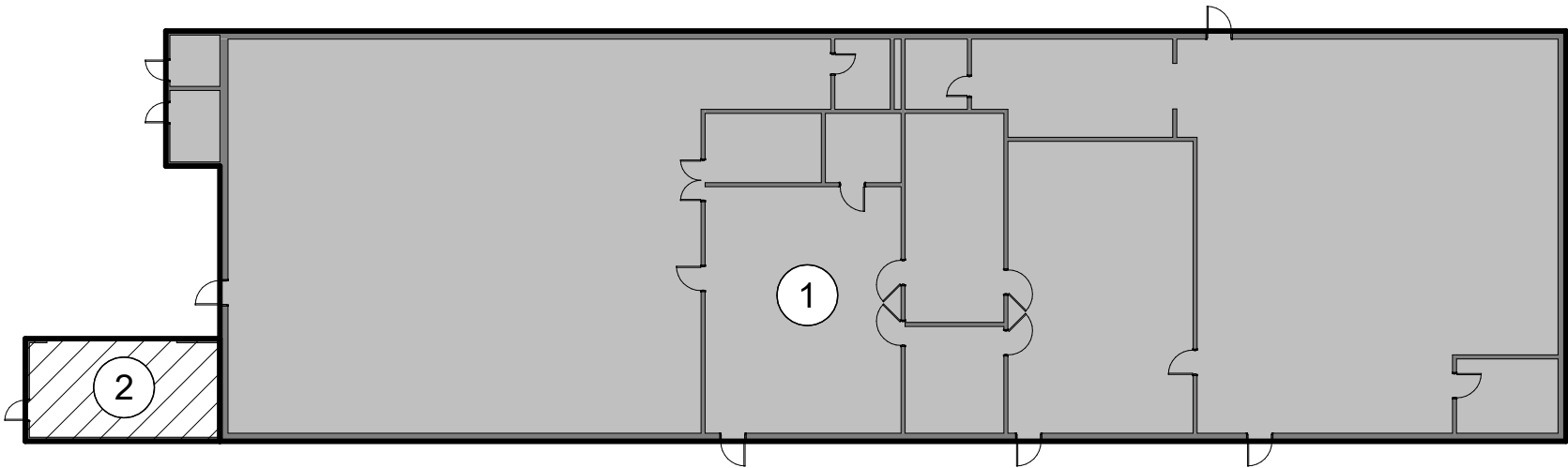
CLASSROOM BUILDING
FLOOR PLAN



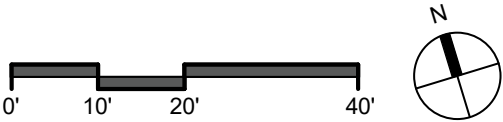
Area Analysis - Woodland Middle School - Classroom Building									
Building Name	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction (See Note 1)	SCAP-Funded Original Construction? (Y/N/DK- See Note 2)	Year or Board-Accept Date of Modernization (See Note 1)	SCAP-Funded Modernization? (Y/N/DK - See Note 2)	Non-Recognized SF (Optional)	SCAP-Recognized SF
Classroom Building		Main Classroom Building	1	1950	DK	1994	Y	2,075	19,930
							Subtotal	2,075	19,930
		Classrooms North East	2	1954	DK	1994	Y	0	16,086
							Subtotal	0	16,086
		Classrooms South East	3	1954	DK	1994	Y	0	13,828
							Subtotal	0	13,828
		Classrooms West	4	1962	DK	1994	Y	2,417	5,661
							Subtotal	2,417	5,661
		Classrooms North West	5	1964	DK	1994	Y	0	14,109
							Subtotal	0	14,109
		Locker Rooms	6	1966	DK	1994	Y	0	4,741
							Subtotal	0	4,741
		Library	7	1994	Y			0	4,827
							Subtotal	0	4,827
		Gym	8	1994	Y			0	7,190
							Subtotal	0	7,190
		Covered Play	9	1994	Y			1,361	1,361
							Subtotal	1,361	1,361
		OSPI						5,853	73,905

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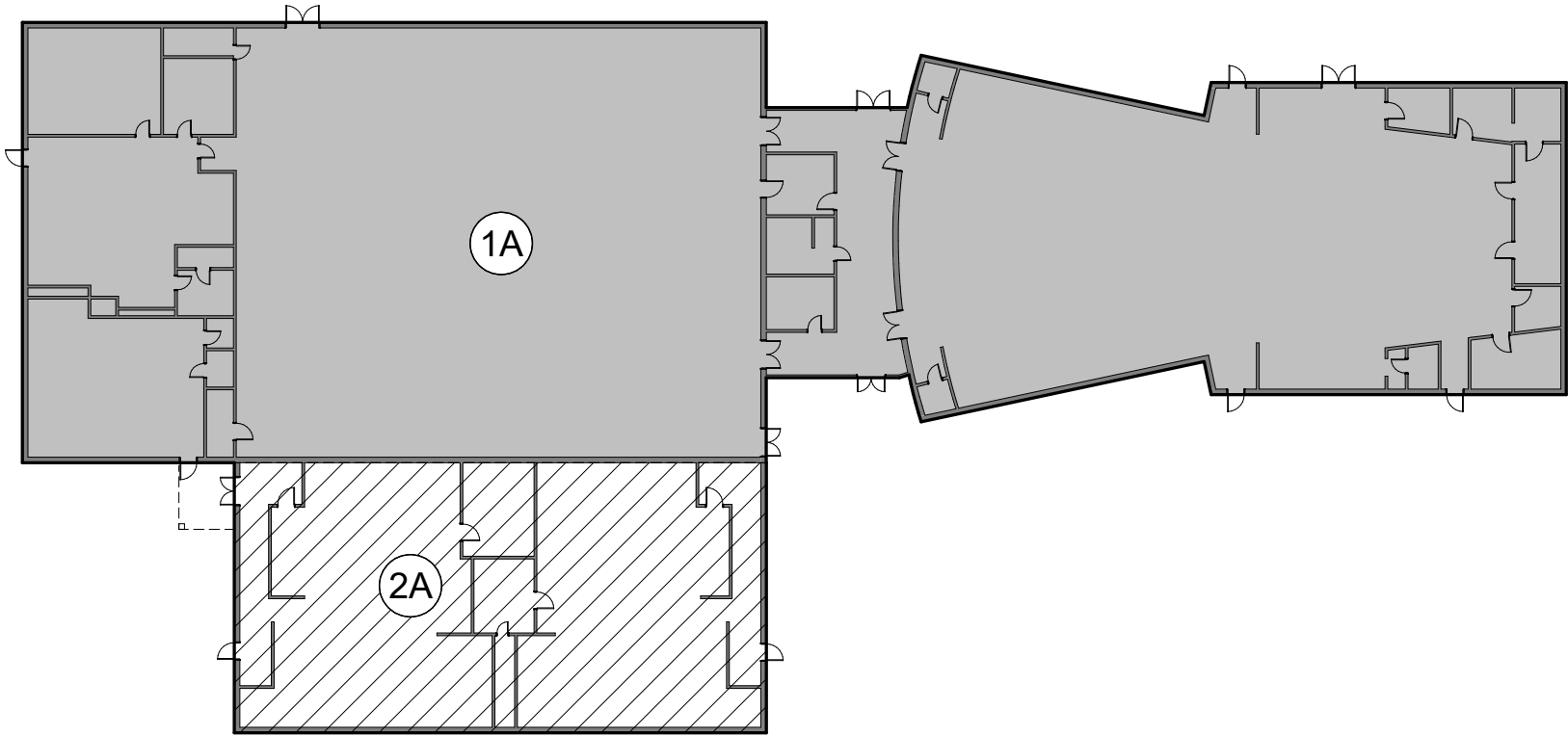


CTE BUILDING
FLOOR PLAN

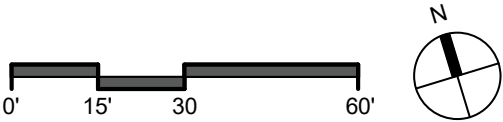


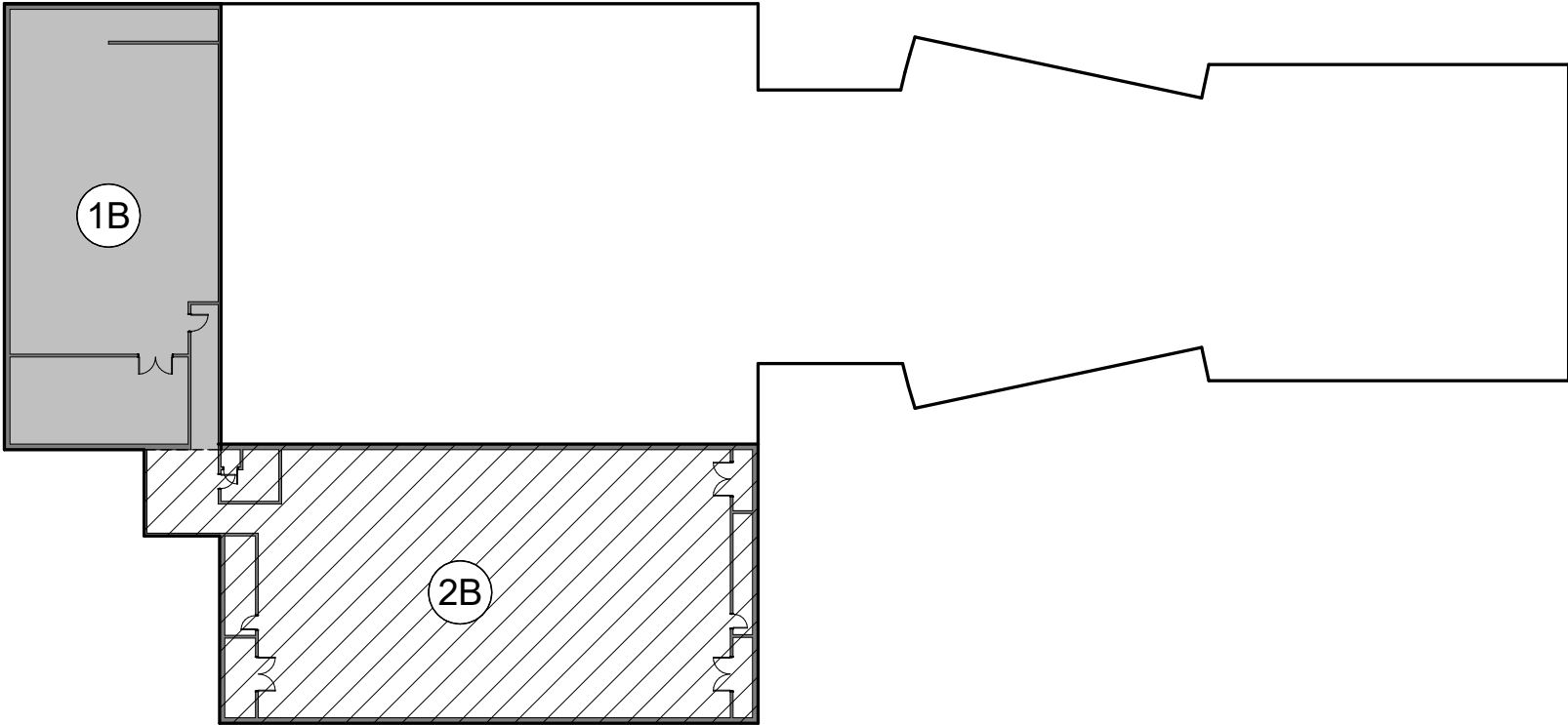
Area Analysis - Woodland Middle School - CTE Building									
Building Name	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction (See Note 1)	SCAP-Funded Original Construction? (Y/N/DK- See Note 2)	Year or Board-Accept Date of Modernization (See Note 1)	SCAP-Funded Modernization? (Y/N/DK - See Note 2)	Non-Recognized SF (Optional)	SCAP- Recognized SF
CTE Building		CTE Building	1	1954	DK	1994	Y	0	8,163
							Subtotal	0	8,163
		Storage	2	1994	Y			272	0
							Subtotal	272	0
		OSPI						272	8,163

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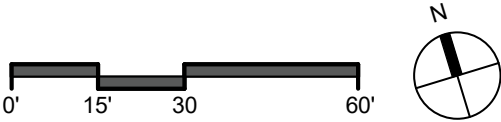


AUDITORIUM BUILDING
FIRST FLOOR PLAN



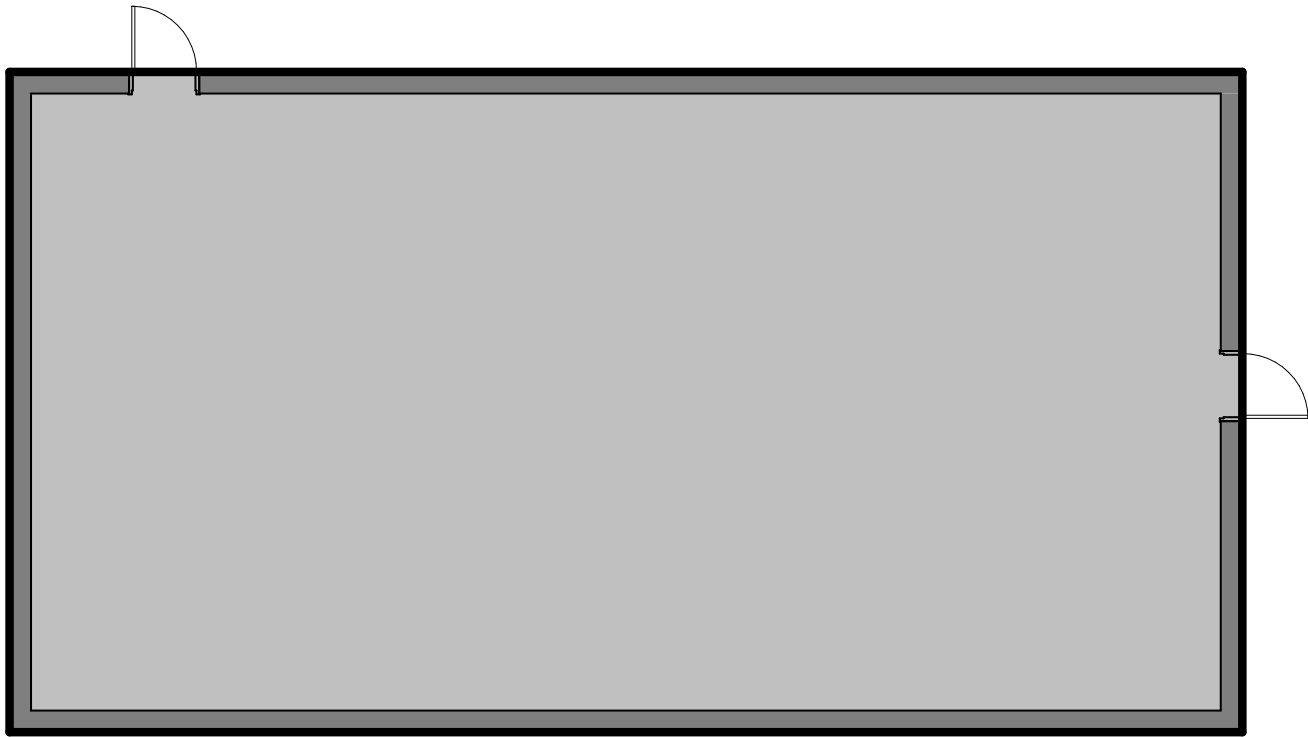


AUDITORIUM BUILDING
SECOND FLOOR PLAN



Area Analysis - Woodland Middle School - Auditorium Building									
Building Name	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction (See Note 1)	SCAP-Funded Original Construction? (Y/N/DK- See Note 2)	Year or Board-Accept Date of Modernization (See Note 1)	SCAP-Funded Modernization? (Y/N/DK - See Note 2)	Non-Recognized SF (Optional)	SCAP-Recognized SF
Auditorium Building		Auditorium / Gym - First Floor	1A	1954	DK	1994	Y	0	10,474
		Weight Room - Second Floor	1B	1954	DK	1994	Y	0	2,938
							Subtotal	0	13,412
		Locker Room - First Floor	2A	1983	DK	1994	Y	0	4,769
		Mezzanine - Second Floor	2B	1983	DK	1994	Y	0	4,909
							Subtotal	0	9,678
		OSPI						0	23,090

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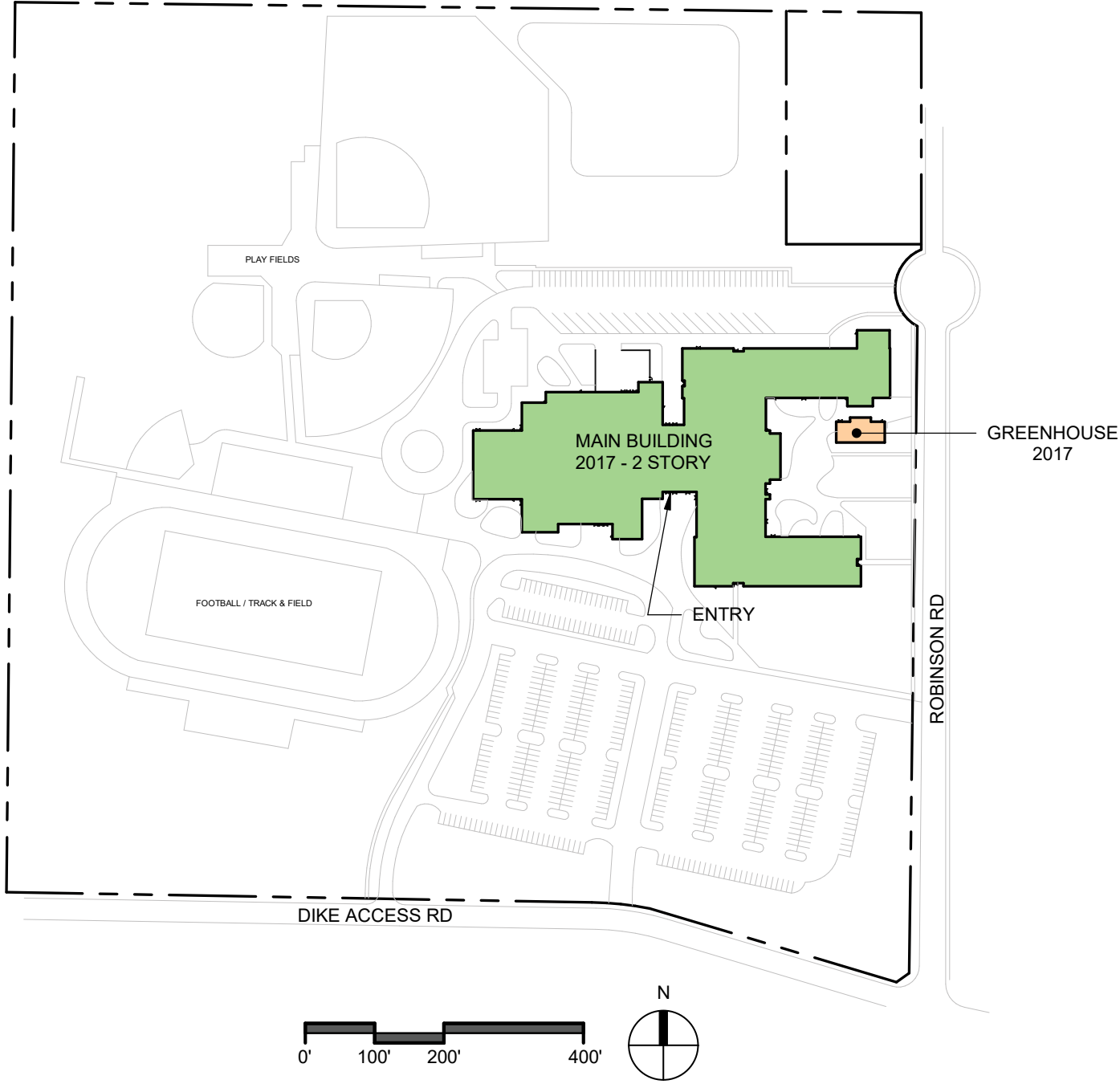


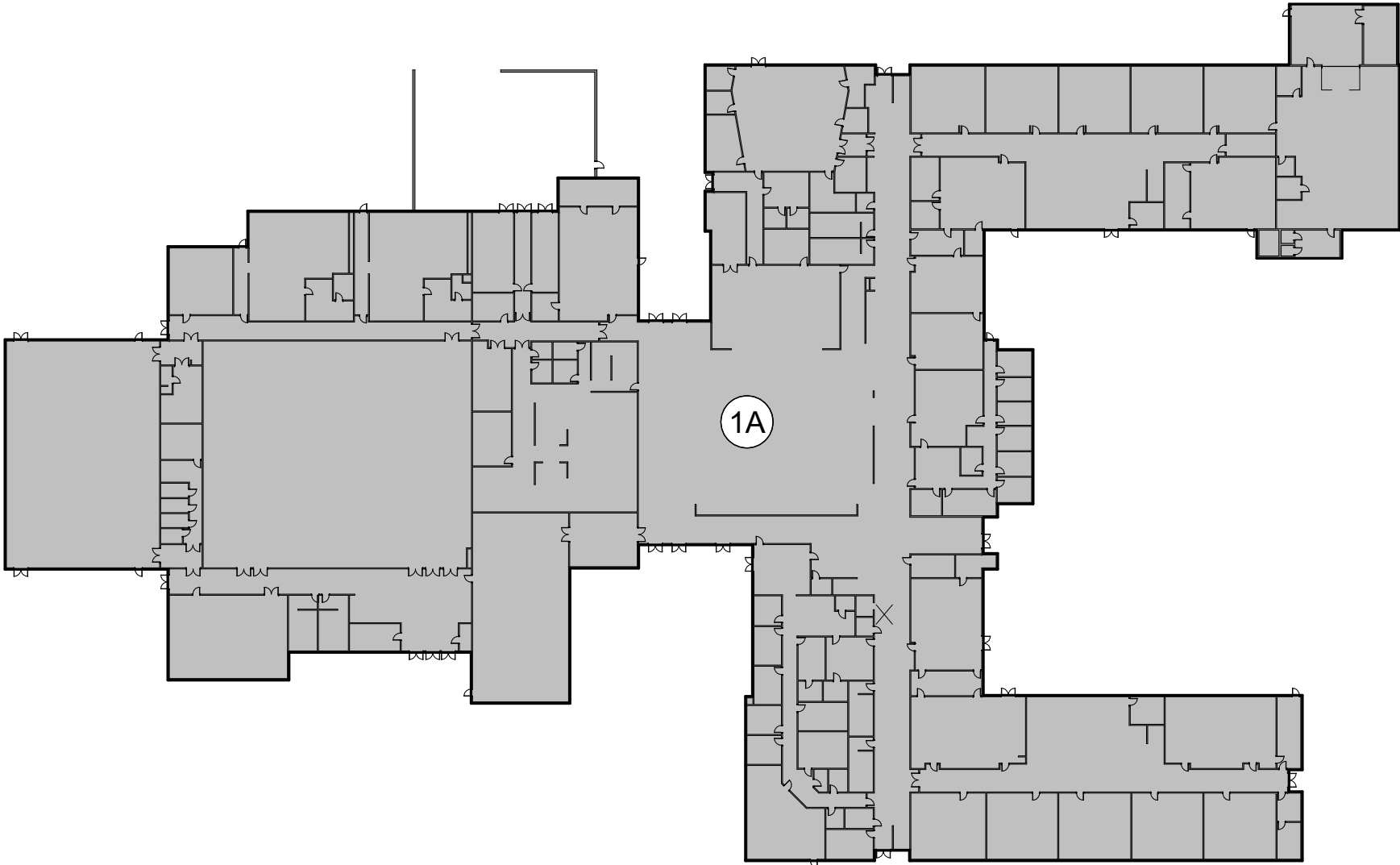
GREENHOUSE
FLOOR PLAN



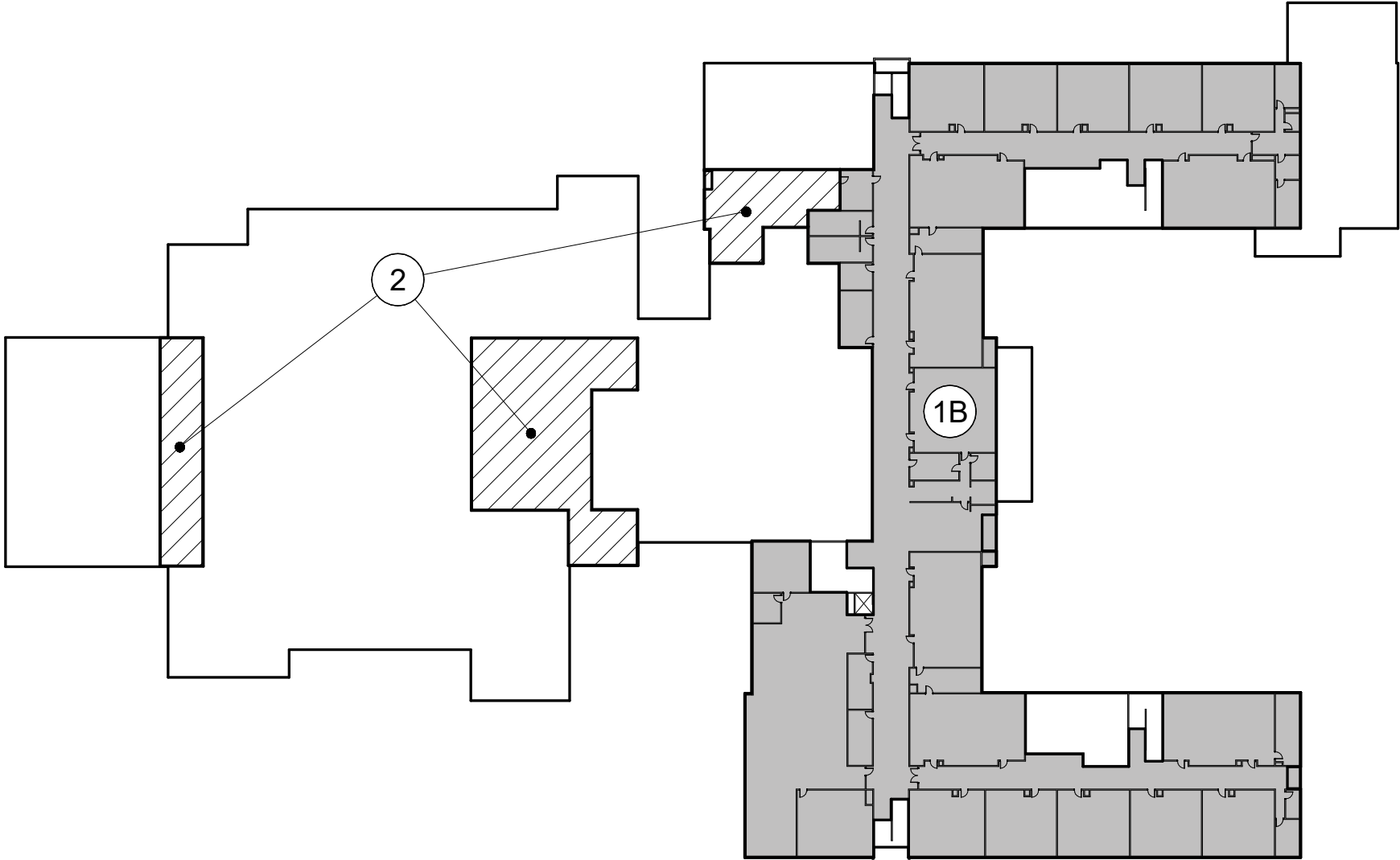
Area Analysis - Woodland Middle School - Greenhouse									
Building Name	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction (See Note 1)	SCAP-Funded Original Construction? (Y/N/DK- See Note 2)	Year or Board-Accept Date of Modernization (See Note 1)	SCAP-Funded Modernization? (Y/N/DK - See Note 2)	Non-Recognized SF (Optional)	SCAP-Recognized SF
Greenhouse		Greenhouse		2003	DK			0	1,680
		OSPI						0	1,680

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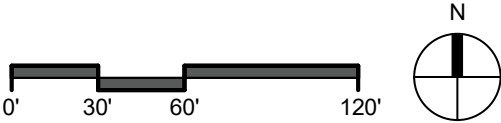




MAIN BUILDING
FIRST FLOOR PLAN



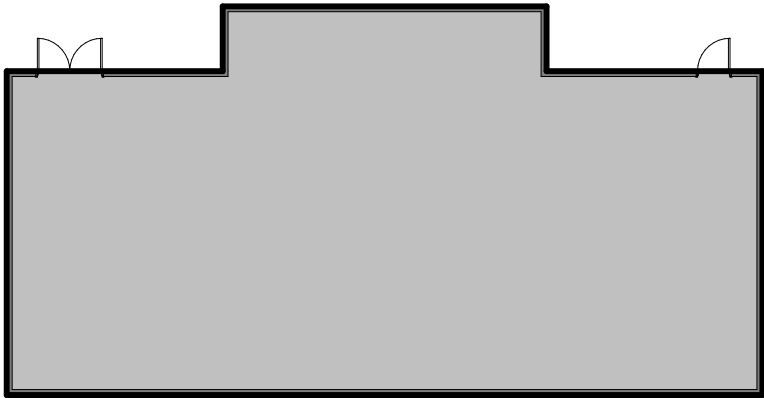
MAIN BUILDING
SECOND FLOOR PLAN



Area Analysis - Woodland High School - Main Building									
Building Name	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction (See Note 1)	SCAP-Funded Original Construction? (Y/N/DK- See Note 2)	Year or Board-Accept Date of Modernization (See Note 1)	SCAP-Funded Modernization? (Y/N/DK - See Note 2)	Non-Recognized SF (Optional)	SCAP-Recognized SF
Main Building		Main Building - First Floor	1A	2017	Y			0	112,921
		Main Building - Second Floor	1B	2017	Y			0	40,916
		Mechanical - Second Floor	2	2017	Y			8,665	0
							Subtotal	8,665	153,837
		OSPI						8,665	153,837

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GREENHOUSE
FLOOR PLAN



Area Analysis - Woodland High School - Greenhouse									
Building Name	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction (See Note 1)	SCAP-Funded Original Construction? (Y/N/DK- See Note 2)	Year or Board-Accept Date of Modernization (See Note 1)	SCAP-Funded Modernization? (Y/N/DK - See Note 2)	Non-Recognized SF (Optional)	SCAP-Recognized SF
Greenhouse		Greenhouse		2017	Y			0	2,280
							Subtotal	0	2,280
		OSPI						0	2,280

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School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Inventory of Sites and Buildings

WOODLAND

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
Columbia Elementary School	Main Building	1972	26	62,414	61,121	20,336	53.51%
	Portable 6-7	1988	1	1,820	1,820	0	69.89%
	EOCF FCRC Portable 8-9	1994	2	1,764	1,764	0	76.03%
	EOCF Portable 11-12	1994	2	1,560	1,560	0	71.16%
	EOCF Pre-School Portable	1998	2	1,200	1,200	0	76.48%
	EOCF Head Start Portable	1994	2	1,820	1,820	0	76.83%
	Portable 4-5	1994	2	1,820	1,820	0	72.20%
	Portable 2-3	2002	2	1,890	1,890	0	73.31%
Sub-Total			39	74,288	72,995	20,336	
North Fork Elementary School	Main Building	1997	28	79,209	77,567	54,718	71.06%
	Portable 1-2	2014	0	0	0	0	83.25%
	Portable 3-4	2014	0	0	0	0	85.01%
	Portable 5-6	2014	0	0	0	0	83.25%
	Portable 7-8	2025	0	0	0	0	100.00%
Sub-Total			28	79,209	77,567	54,718	
Woodland High School (new)	Main Building	2014	0	200,788	192,123	149,881	86.84%
	Greenhouse	2014	0	2,280	2,280	0	85.76%
Sub-Total			0	203,068	194,403	149,881	
Woodland Middle School (old HS)	Classroom Building	1950	1	93,586	87,733	15,718	61.10%
	Auditorium Building	1954	25	66,592	66,592	66,592	63.91%



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Inventory of Sites and Buildings

WOODLAND

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
Woodland Middle School (old HS)	Green House	2003	1	1,680	1,680	1,680	63.37%
	Portable 462-463	1996	2	0	0	0	73.80%
	Portable 470-471	2006	2	0	0	0	73.80%
	TEAM HS Portable	2010	1	0	0	0	80.32%
	Portable 472-473	2006	2	0	0	0	73.80%
	Maintenance Building	1997	0	2,568	0	0	Not Required
	Lewis River Academy Portable	2008	2	0	0	0	81.61%
	Portable 468-469	2003	0	0	0	0	73.80%
	CTE Building	1954	0	8,435	8,163	0	68.25%
Sub-Total			36	172,861	164,168	83,990	
Yale Elementary School	Main Building	1962	4	8,703	8,703	6,400	64.65%
	Gym Building	1934	1	4,309	3,680	0	84.16%
	Sub-Total		5	13,012	12,383	6,400	
GRAND TOTAL			108	542,438	521,516	315,325	



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Site Inventory (Report 3)

WOODLAND

SITE	GRADE SPAN	DIRECT INSTRUCTIONAL SPACES	PERMANENT BUILDINGS	PORTABLE BUILDINGS	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT
Columbia Elementary School	PK-4	34	1	7	74,288	72,995	20,336
North Fork Elementary School	PK-4	26	1	4	79,209	77,567	54,718
PK-4 Total:		60	2	11	153,497	150,562	75,054
Yale Elementary School	K-4	3	2	0	13,012	12,383	6,400
K-4 Total:		3	2	0	13,012	12,383	6,400
Woodland Middle School (old HS)	5-12	32	4	6	172,861	164,168	83,990
5-12 Total:		32	4	6	172,861	164,168	83,990
Woodland High School (new)	-	0	2	0	203,068	194,403	149,881
- Total:		0	2	0	203,068	194,403	149,881
Totals		95	10	17	542,438	521,516	315,325
Total # Sites	5						



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
History of SCAP Funding (Report 1)

WOODLAND

SITE	PROJECT NUMBER	PROJECT TYPE	FISCAL YEAR	RELEASE YEAR	PROJECT ACCEPTANCE DATE	PROJECT STATUS	PROJECT NAME	TOTAL SQ FT	STATE ASSISTED SQ FT	CONSTRUCTION COST PER SQ FT	CONSTRUCTION COST ALLOCATION
Columbia Elementary School	10901	Mod	1994	1993	6/21/1995	D10RC	WOODLAND JR/SR HIGH MOD	50,207	50,207	\$0.00	\$67.14
Woodland Middle School (old HS)	11001	Mod	1994	1993	6/21/1995	D10RC	WOODLAND JR/SR HIGH MOD	60,800	60,800	\$0.00	\$67.14
Woodland High School (new)	4619	New	2014	2013	6/26/2017	D10RC	New Woodland High School	156,349	83,276	\$278.11	\$194.26
							Mod	111,007	111,007		
							New	156,349	83,276		
							N/L	0	0		
							DISTRICT TOTAL:	267,356	194,283		



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

Woodland

53.51

Columbia Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied

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
1972	Main Building	35,522	34,229	0	9/4/1972	12/31/1972
1983	Locker Room Addition	9,531	9,531	4,800	9/4/1983	12/31/1983
1983	Covered Play Addition	3,650	3,650	1,825	9/4/1983	12/31/1983
1991	Classroom Addition	13,711	13,711	13,711	9/4/1991	12/31/1991
Building Totals		62,414	61,121	20,336		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
	Deficiencies:	Settlement		
	Causes:	Other		
	Comments:	Location: general		
		Deficiency: Age of the Building		
Slabs on Grade	Standard Slabs on Grade	A4010	Low	62.00% Fair
	Deficiencies:	Other, Settlement		
	Causes:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Comments:	General cracks or settling of the slab have telegraphed through to the flooring		
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Original 1971 drainage system but not particular issues noted. Newer construction has no issues noted.		
Superstructure	Floor Construction	B1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: age of building		
	Roof Construction	B1020	Medium	62.00% Fair
	Deficiencies:	Excessive Heat Loss, Other		
	Causes:	Moisture Intrusion		
Exterior Vertical Enclosures	Comments:	Covered play roof structure has been wet and shows mold. Construction dates back to 1983		
	Exterior Walls	B2010	Medium	30.00% Poor
	Deficiencies:	Cracking, Peeling, Flaking, Damaged Masonry, Efflorescence and Staining, Not Seismically Compliant		
	Causes:	Moisture Intrusion, Moisture Penetration, Structural and Frame Movement		
	Comments:	1971 and 1983 buildings have exterior walls in very poor shape. There is cracking throughout the masonry, efflorescence, and signs of leaking water. The 1991 construction appears to be fair shape.		
	Exterior Windows	B2020	Low	62.00% Fair
	Deficiencies:	Deficient Hardware/Operating Parts, Excessive Heat Loss		
	Causes:	Other, U-Value		
	Comments:	Windows are old, even the 1991 construction is dated and U-values are poor.		
	Exterior Doors and Grilles	B2050	Low	62.00% Fair
	Deficiencies:	Deficient Hardware/Operating Parts, Not ADA Compliant		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition, Other		
	<i>Comments:</i>	Doors and frames are old, peeling paint, and some hardware failures. Certain thresholds are non ADA compliant. Caulking failures are present.		
	Exterior Louvers and Vents	B2070	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		
Exterior Horizontal Enclosures	<i>Comments:</i>	Depending on location around the site, some louvers are in poor shape and others look ok.		
	Roofing	B3010	High	0.00% Unsatisfactory
	<i>Deficiencies:</i>	Faulty Material, Leaking, Other, Sagging		
	<i>Causes:</i>	Mechanical Damage, Other, Standing Water, Surface Weathering		
	<i>Comments:</i>	Roofing is, at its newest, done in 1991 from my best estimation. It was likely all replaced during the 1991 addition work. The covered play roof is at the point of failure and is blocked off with cones and caution tape. There is standing water throughout, clogged internal drains, etc.		
	Roof Appurtenances	B3020	Medium	30.00% Poor
	<i>Deficiencies:</i>	Faulty Material, Gutters/Downspouts Not Draining, Other, Roof Drains Not Draining		
	<i>Causes:</i>	Missing Drainage Components, Other, Standing Water, Surface Weathering		
	<i>Comments:</i>	Components are old, damaged, water is ponding, etc.		
	Horizontal Openings	B3060	Medium	30.00% Poor
	<i>Deficiencies:</i>	Cracked or Broken Glass, Other		
	<i>Causes:</i>	Other, Surface Weathering		
	<i>Comments:</i>	Materials are old and weathered. Flashing failures, poor caulk joints, etc.		
	Overhead Exterior Enclosures	B3080	Low	62.00% Fair
	<i>Deficiencies:</i>	Efflorescence and Staining, Peeling Paint, Rot or Corrosion		
	<i>Causes:</i>	Moisture Penetration, Surface Damage		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Comments:	Overhead coverings and soffits need some replacement paneling and an entire repainting.		
Interior Construction	Interior Partitions	C1010	Low	62.00% Fair
	Deficiencies:	Damaged or Missing Materials		
	Causes:	Other		
	Comments:	Walls and framing are older but in fair shape		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030	Low	62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Material Condition		
	Comments:	Some door thresholds are non ADA compliant. Many need paint work and hardware adjustments		
	Interior Grilles and Gates	C1040		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Grilles really just need cleaning and painting		
	Raised Floor Construction	C1060	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Raised floor structure appears servicable but is heaving or settling and causing floor finishes to crack through - specifically the cafeteria.		
	Suspended Ceiling Construction	C1070		90.00% Good
	Comments:			
Interior Finishes	Wall Finishes	C2010	Medium	30.00% Poor
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	Some masonry walls have cracking and most gypsum based walls are dented and require refinishing in the 1971 constructed parts. 1991 construction can use repaint at a minimum.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	Typical wear for its age		
	Flooring	C2030	Medium	30.00% Poor
	Deficiencies:	Broken or Loose Tiles, Stains, Discoloration		
	Causes:	Deterioration		
	Comments:	Flooring is worn and likely installed site wide in 1991.		
	Ceiling Finishes	C2050	Medium	30.00% Poor
	Deficiencies:	Cracking, Peeling, Flaking, Efflorescence and Staining, Surface Appearance		
Plumbing		Causes:	Moisture, Surface Damage	
		Comments:	Water staining throughout the original construction. Missing tiles in the cafeteria and gym. Classroom areas have dings and scuffs on lay in ceiling tiles.	
	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Discolored Fixtures, Mineral Build Up in Pipes, Water Leaking		
	Causes:	Excessive Wear		
	Comments:	Old but functional		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Old but functional		
HVAC	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Old but functional		
	Heating Systems	D3020		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Some equipment is newer and some is original.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	System Inefficient		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Most ductwork, plenums, and fans are original to the building		
	Ventilation	D3060		62.00% Fair
	<i>Deficiencies:</i>	Stuffy Areas		
Fire Protection	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Most is original to the building but functional		
	Fire Suppression	D4010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	1971 and 1983 construction has no fire suppression systems. The 1991 addition has fire sprinklers.		
Electrical	Fire Protection Specialties	D4030		90.00% Good
	<i>Comments:</i>			
	Electrical Services and Distribution	D5020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Original equipment to the building		
	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Original equipment to the building		
Lighting	Lighting	D5040	Low	30.00% Poor
	<i>Deficiencies:</i>	Uneven or Low light Levels, Water Stain on or Around Fixtures		
	<i>Causes:</i>	Mismatched Lights, Other, Physical Damage, T-12 Fluorescent Fixtures		
	<i>Comments:</i>	Fluorescent fixtures		
Communications	Data Communications	D6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	<i>Comments:</i>	Systems are older		
	Voice Communications	D6020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Systems are older		
	Audio-Video Communications	D6030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Systems are older		
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
Electronic Safety and Security	<i>Comments:</i>	Systems are older		
	Access Control and Intrusion Detection	D7010	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Access control is minimal but functions. District wide software licensing is capped due to software obsolescence.		
	Electronic Surveillance	D7030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Currently installed equipment is functional but older.		
	Detection and Alarm	D7050	High	30.00% Poor
	<i>Deficiencies:</i>	Devices Not Working, Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
Integrated Automation	<i>Comments:</i>	Fire alarm panel and components are 30 plus yrs. old. With frequent false alarms and system trouble signals this system should be slated for replacement.		
	Integrated Automation Facility Controls	D8010		90.00% Good
	<i>Comments:</i>	Building wide BMS system is functional		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		
	<i>Comments:</i>	Kitchen equipment is functional but older		
	Institutional Equipment	E1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Deterioration		
	<i>Comments:</i>	Equipment is old		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Some items have been replaced recently such as backboards in the gym. Bleachers are original and difficult for staff to deploy.		
Furnishings	Other Equipment	E1090	High	30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	The service yard, dumpster, loading dock, and freezer cooler shack are in bad condition. Loading dock is reinforced with plywood and the freezer cooler shack needs entire replacement.		
	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	furnishings are old, from 1991 at best but serviceable.		
	Movable Furnishings	E2050		90.00% Good
	<i>Comments:</i>	Moveable furnishings have been partially replaced and are functional		



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

Woodland

71.06

North Fork Elementary School - Main Building

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied
COMMENTS	The Woodland Intermediate School program was reported closed during the 2019 directory changes. The school code has been removed from the building.

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
1997	First Floor	56,360	56,360	54,718		
1997	Second Floor	19,565	19,565	0		
1997	Covered Play	3,284	1,642	0		
Building Totals		79,209	77,567	54,718		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
	Comments:			
Water and Gas Mitigation	Building Subdrainage	A6010	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Broken Pipe, Other		
	Comments:	many downspout to below grade connections are broken and need service. Standing water on site suggests plugged below grade drainage.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Floor Construction	B1010		90.00% Good
	Comments:			
	Roof Construction	B1020		90.00% Good
	Comments:			
Exterior Vertical Enclosures	Exterior Walls	B2010	Medium	62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Other		
	Causes:	Other		
	Comments:	Exterior walls need cleaning, repainting and recaulking. Masonry has minor cracks in a few spots		
	Exterior Windows	B2020	Medium	62.00% Fair
	Deficiencies:	Other		
	Causes:	Caulking/Weather Stripping, Frame/Molding Condition, Other		
	Comments:	Windows are corroding in some locations and retaining water in the exterior sills. Recaulking and cleaning recommended		
	Exterior Doors and Grilles	B2050		90.00% Good
	Comments:			
Exterior Horizontal Enclosures	Exterior Louvers and Vents	B2070		90.00% Good
	Comments:			
	Roofing	B3010	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	minor surface weathering. Needs cleaning		
	Roof Appurtenances	B3020	High	30.00% Poor
	Deficiencies:	Fastening Failure, Gutters/Downspouts Not Draining, Leaking, Other		
	Causes:	Flashing Failure, Mechanical Damage, Other, Surface Weathering		
	Comments:	Gutters are leaking at joints. Downspouts are broken throughout and leak water. Repairs have been made with corrugated plastic and are failing.		
	Horizontal Openings	B3060		90.00% Good
	Deficiencies:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: age of materials		
Interior Construction	Interior Partitions	C1010	Low	90.00% Good
	<i>Comments:</i>			
	Interior Windows	C1020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Windows and doors need repainting		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	windows and doors need repainting. Operable partition in the gym/cafeteria is too hard for staff to operate and needs repairs or replacement		
	Interior Grilles and Gates	C1040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: age of materials		
	Suspended Ceiling Construction	C1070		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: age of materials		
Interior Finishes	Wall Finishes	C2010	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Walls at student reach ranges are dinged up and need repainting. corner guards are worn out.		
	Interior Fabrications	C2020	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Wear from student abuse		
	Flooring	C2030	Medium	30.00% Poor
	<i>Deficiencies:</i>	Broken or Loose Tiles, Irregular Surface, Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Flooring throughout is worn and VCT tiles have cracks		
	Ceiling Finishes	C2050	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Painting and replacement of select ceiling tiles recommended		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	<i>Comments:</i>			
	Sanitary Drainage	D2020		90.00% Good
	<i>Comments:</i>			
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	<i>Comments:</i>			
	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050	Medium	90.00% Good
	<i>Comments:</i>			
	Ventilation	D3060		90.00% Good
Electrical	<i>Comments:</i>			
	Electrical Services and Distribution	D5020		90.00% Good
	<i>Comments:</i>			
	General Purpose Electrical Power	D5030		90.00% Good
	<i>Comments:</i>			
	Lighting	D5040	Low	30.00% Poor
	<i>Deficiencies:</i>	Uneven or Low light Levels		
Communications	<i>Causes:</i>	Mismatched Lights, T-12 Fluorescent Fixtures		
	<i>Comments:</i>	Fixtures are original and fluorescent		
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Access Control and Intrusion Detection	D7010	Medium	62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence, Other		
	Comments:	District wide there is a licensing issue with their obsolete access control / security system. no more licenses can be assigned and there fore access control is limited.		
	Electronic Surveillance	D7030		90.00% Good
	Comments:			
Integrated Automation	Detection and Alarm	D7050		90.00% Good
	Integrated Automation Facility Controls	D8010	Medium	62.00% Fair
	Deficiencies:	Other, Sensors Not Working Correctly		
	Causes:	Equipment Obsolescence, Programming Not Kept Up to Date		
	Comments:	HVAC is original and functional but not fully integrated into district wide BMS system like the rest of the district facilities are. Remotely controlling equipment is challenging for maintenance staff.		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	furnishings are 28 years old at this point and are worn from years of student use.		
	Movable Furnishings	E2050	Medium	30.00% Poor
	Deficiencies:	Will Not Operate		
	Causes:	Deterioration		
	Comments:	Operable partition in the gym / cafeteria has significant damage and is challenging for users to operate.		



Woodland High School (new) - Greenhouse

Building Details

PROFILE TYPE	Greenhouse
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

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	Greenhouse	2,280	2,280	0		6/26/2017
Building Totals		2,280	2,280	0		

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
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010	Medium	62.00% Fair
	Deficiencies:	Rot or Corrosion, Rusted Metal Finishes/Components		
	Causes:	Moisture Penetration		
	Comments:	Exterior walls at base have rust and corrosion beginning.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050	Medium	62.00% Fair
	Deficiencies:	Peeling Paint or Delamination, Rot or Corrosion		
	Causes:	Frame/Molding Condition		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Comments:	Base of door and frame have rust and corrosion beginning		
	Exterior Louvers and Vents	B2070		90.00% Good
	Comments:	These need cleaning		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Horizontal Openings	B3060	Low	62.00% Fair
	Deficiencies:	Leaking, Other		
	Causes:	Other		
	Comments:	Overhead operable motorized vents need adjustment as some do not close fully		
Plumbing	Domestic Water Distribution	D2010	Medium	62.00% Fair
	Deficiencies:	Discolored Fixtures, Water Contamination, Water Leaking		
	Causes:	Improper Water Treatment, Other		
	Comments:	The "non potable" water source piping for the evaporative cooling system has massively corroded near the slab.		
HVAC	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		62.00% Fair
	Deficiencies:	Extinguishers Missing		
	Causes:	Code Compliance		
	Comments:	Provide additional fire extinguishers		
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Institutional Equipment	E1040		90.00% Good
Furnishings	Movable Furnishings	E2050		90.00% Good



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

Woodland

86.84

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	Incomplete

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	Not Reviewed	Incomplete	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	149,881	149,881	149,881		6/26/2017
2014	Main Building - Level 2	42,242	42,242	0		6/26/2017
2014	Mechanical - Level 2	8,665	0	0		6/26/2017
Building Totals		200,788	192,123	149,881		

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
	Pits and Bases	A4040		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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
	Deficiencies:	Efflorescence and Staining		
	Causes:	Other		
	Comments:	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
	Comments:	These need cleaning and sealant inspection		
	Exterior Doors and Grilles	B2050	Low	90.00% Good
	Comments:	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
	Deficiencies:	Gutters/Downspouts Not Draining, Leaking, Other		
	Causes:	Flashing Failure, Surface Weathering		
	Comments:	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
	Comments:	Some skylights over the gymnasium have bags over them which suggest user discomfort, district should investigate. No physical damage was observed		
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Windows	C1020		90.00% Good
	Comments:	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
	Deficiencies:	Corner Guards, Surface Appearance		
	Causes:	Maintenance		
	Comments:	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
	Deficiencies:	Stains, Discoloration		
	Causes:	Sealing		
	Comments:	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
	Facility Fuel Systems	D3010		90.00% Good
HVAC	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Comments:	System issues appear to have improved since last assessment per conditions observed and comments from Staff.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	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
	Comments:	Driver faults appear to have been resolved.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Comments:			
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Comments:			
	Access Control and Intrusion Detection	D7010	Medium	62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	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
	Comments:			
Integrated Automation	Detection and Alarm	D7050		90.00% Good
	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

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



Woodland Middle School (old HS) - Auditorium Building

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied

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
1954	Auditorium / Gym - First Floor	24,033	24,033	24,033		
1954	Weight Room - Second Floor	16,086	16,086	16,086		
1983	Locker Room - First Floor	14,109	14,109	14,109		
1983	Mezzanine - Second Floor	9,678	9,678	9,678		
1993	Phil Delete Me	2,414	2,414	2,414		
1994	Phil Delete Me Too	272	272	272		
Building Totals		66,592	66,592	66,592		

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
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Water and Gas Mitigation	Comments:	Age		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010	Medium	62.00% Fair
	Deficiencies:	Efflorescence and Staining, Other		
	Causes:	Moisture Penetration		
	Comments:	Exterior walls at non-brick areas need cleaning, repainting, and recaulking. Masonry areas are in good condition except for one area on the North side of the gym which has a major moss outbreak around an exterior conduit - water leaking into the wall cavity is very likely here.		
	Exterior Windows	B2020	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Windows were likely replaced in the 1993 renovations. There are signs mildew around the edges and recaulking is needed. One window in the corridor between the gym and auditorium has failed and is leaking water inside - the insulated glass seal has also failed.		
	Exterior Doors and Grilles	B2050	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Caulking/Weather Stripping, Other		
	Comments:	Doors are original construction, hardware looks to be updated in the 1993 renovation work. Recaulking and repainting is needed. Astragals at pair doors need replacement		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Age		
Exterior Horizontal Enclosures	Roofing	B3010	Medium	30.00% Poor
	Deficiencies:	Sagging		
	Causes:	Flashing Failure, Standing Water, Surface Weathering		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Comments:	Roofing appears to be old membrane type. Possibly from the 1990s or 2000s. Standing water was observed and partially clogged drains. Rust staining and flashing failures were observed. Portions of roof structure above the stage have been replaced which suggests leaks.		
	Roof Appurtenances	B3020	Medium	30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Rust, weathering, age. Elevated gas lines and/or conduits are the roof are 100% rusted and setting on rotting wood blocks.		
	Horizontal Openings	B3060	Medium	30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Flashing failures and joints need recaulking. Rust and weathering. Loose wires running through roof top doghouses		
	Overhead Exterior Enclosures	B3080	Medium	30.00% Poor
	Deficiencies:	Peeling Paint, Rot or Corrosion, Rusted Metal Finishes/Components		
	Causes:	Moisture Intrusion, Moisture Penetration		
	Comments:	Structural columns and beams seem to be in good condition but metal decking is rusting out. Standing water on top of roofing, poor condition flashing.		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Typical wear for their age.		
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Deficient Hardware/Operating Parts, Peeling Paint or Delamination		
	Causes:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Comments:	Doors need repainting throughout. Hardware was likely replaced in the 1993 renovation work but some hardware has been modified or is deficient.		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Maintenance, Other		
	Comments:	Masonry walls are in good shape but need painting. Drywall areas are in worse condition needed drywall work in some areas and repainting.		
	Interior Fabrications	C2020		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Plates, corner guards, trims, edgings are in bad shape. refinishing or repainting are needed at a minimum		
	Flooring	C2030	Low	30.00% Poor
	Deficiencies:	Broken or Loose Tiles, Missing Grout, Stains, Discoloration		
	Causes:	Missing Material, Moisture, Sealing		
	Comments:	Gym floor is in good shape aside from some water staining. Locker room area tile base is damaged in many areas. Stage wood floor has damaged boards and steel edge trims. Band room carpeting needs replacement. Auditorium concrete flooring needs cleaning and crack sealing.		
	Ceiling Finishes	C2050	Medium	30.00% Poor
	Deficiencies:	Other		
	Causes:	Moisture, Other		
	Comments:	Water stains are apparent in many areas. Gym ceiling tiles have fallen off and been glued back on, some areas are missing and others are mismatched. Exposed structure needs repainting.		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Typical wear for their age		
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Typical wear for its age		
	Building Support Plumbing Systems	D2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
HVAC	<i>Comments:</i>	Typical wear for its age		
	Facility Fuel Systems	D3010		90.00% Good
	<i>Comments:</i>	Gas heating systems appear to be newer		
	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Gas heating equipment is recent and in good shape. Other systems look to be much older.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Ducts, fans, and other systems look to be older		
	Ventilation	D3060		62.00% Fair
	<i>Deficiencies:</i>	Other		
Fire Protection	<i>Causes:</i>	Other		
	<i>Comments:</i>	Systems appear to be older		
	Fire Protection Specialties	D4030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	<i>Comments:</i>	Comment from previous BCA: Fire panel system is from 1993 and is in need of replacement. Constant issues with system. no longer supported. Current review: fire extinguishers are infrequent, more are recommended.		
Electrical	Electrical Services and Distribution	D5020	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Systems are old. Main service disconnects and panels are from the 1950s or 1960s.		
	General Purpose Electrical Power	D5030	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Most systems are old and appear to be from original construction		
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	T-12 Fluorescent Fixtures		
	<i>Comments:</i>	Fixtures are fluorescent		
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
Communications	Distributed Communications and Monitoring	D6060		90.00% Good
	Access Control and Intrusion Detection	D7010		90.00% Good
Electronic Safety and Security	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Access control systems are recent but are limited in quantity around the site		
	Electronic Surveillance	D7030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Camera system is older and there are licensing issues, but quantity is acceptable to the district, I am told		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	In the stage, bell system is old and wires are loose with electrical taped joints. System in general needs an overall inspection		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
	<i>Comments:</i>	BMS is a district wide system		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components are worn from age and use		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components are worn from age and use		



Woodland Middle School (old HS) - Classroom Building

Building Details

PROFILE TYPE	Junior/Senior High School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

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
1950	Main Classroom Building	22,005	19,930	4,832		
1954	Classrooms North East	16,086	16,086	3,027		
1954	Classrooms South East	13,828	13,828	2,755		
1962	Classrooms West	8,078	5,661	1,141		
1964	Classrooms North West	14,109	14,109	412		
1966	Locker Rooms	4,741	4,741	3,551		
1994	Library	4,827	4,827	0		
1994	Gym	7,190	7,190	0		
1994	Covered Play	2,722	1,361	0		
Building Totals		93,586	87,733	15,718		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
	Comments:			
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	<i>Deficiencies:</i>	Settlement		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	some settling has telegraphed through and cracked floor finishes		
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Broken Pipe, Other		
	<i>Comments:</i>	Many downspout to grade connections have come loose. Site drainage is fair condition. East side of the media center addition has localized flooding during rain.		
Superstructure	Roof Construction	B1020		90.00% Good
	<i>Comments:</i>	Roof construction was entirely reworked in 1993. Condition is good.		
Exterior Vertical Enclosures	Exterior Walls	B2010		30.00% Poor
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Efflorescence and Staining		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Moisture Intrusion		
	<i>Comments:</i>	Masonry walls need cleaning, minor repointing and probably a sealer. The cement plaster and EIFS walls need cleaning and paint - some areas need patching. In particular, the west wing of the building needs the most attention. Areas with metal panels on the west side of the gym addition are scratched and graffiti covered. All joints need recaulking and most walls need paint. Roof top dormers (added in 1993) are starting to rot.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Windows were replaced in the 1993 renovation work. Most are in ok condition and only need cleaning / recaulking. Some have efflorescence and signs of standing water in the sills		
	Exterior Doors and Grilles	B2050		30.00% Poor
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Not ADA Compliant		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Doors are old, hardware was retrofit in 1993 renovation work. Some are not ADA compliant, others are dented and need repainting. Joints between walls and frames need recaulking.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Leaking, Other		
	<i>Causes:</i>	Material Condition		
Exterior Horizontal Enclosures	<i>Comments:</i>	Typical wear for their age. Louvers within reach range of occupants are dented.		
	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Flashing Failure, Other, Standing Water		
	<i>Comments:</i>	Flat roofs have standing water and patch work, age is unknown. Shingled roofing was installed in 1993 and its unclear if it has been re-roofed at all. Condition of shingled areas "fair".		
	Roof Appurtenances	B3020	Medium	30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Downspouts have failed at ground connections. They have been patched together in some areas with corrugated plastic but that has failed. Other rooftop gear has rust, weathered finishes is in fair condition at best. Fascia boards are rotten.		
	Horizontal Openings	B3060	Low	30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Flashings metal surfaces are in poor condition. Rust, caulking failures		
	Overhead Exterior Enclosures	B3080	Low	30.00% Poor
	<i>Deficiencies:</i>	Efflorescence and Staining, Peeling Paint		
	<i>Causes:</i>	Moisture Intrusion, Surface Damage		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Comments:	Exterior canopy steel columns and beams are in good condition but metal decking is rusting through. There are water leaks, rust, plants growing in the framing, and peeling paint evident.		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Comments:			
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Frame/Molding Warped, Other, Peeling Paint or Delamination		
	Causes:	Frame/Molding Condition, Other		
	Comments:	doors and frames have some dents from users. Hardware looks to be redone in the 1993 renovation work. Paint is needed. Relites have wire glass		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Typical wear for its age		
	Suspended Ceiling Construction	C1070		90.00% Good
	Deficiencies:	Acoustical Transference, Missing Tiles		
	Causes:	Other		
	Comments:	Location: general Deficiency: age of materials Corrective Actions: repair and replace		
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Maintenance		
	Comments:	Interior walls need repainting. Drywall might need occasional patching		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Typical wear for their age		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Broken or Loose Tiles, Stains, Discoloration		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Causes:</i>	Deterioration, Settlement		
	<i>Comments:</i>	Carpeting is from the 1990s and is worn. VCT and sheet flooring has cracks from slab settlement.		
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Ceilings were redone around 1993 during major renovations. They are in ok shape for their age.		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Mix of old and new systems. Some PEX has been added		
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	No reported issues. Typical wear for its age.		
	Building Support Plumbing Systems	D2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	No reported issues. Typical wear for its age.		
HVAC	General Service Compressed-Air	D2050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	No reported issues. Typical wear for its age.		
	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	A mix of new and older systems. The new gear is within the last 5-10 years.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	A mix of new and old equipment. Typical wear for its age.		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
Fire Protection	Comments:	No reported issues. Typical wear for its age		
	Fire Suppression	D4010		30.00% Poor
	Deficiencies:	Other		
	Causes:	Pipe Deterioration		
	Comments:	From previous BCA reviewer: Pipe and heads are aging out. Occasional pipe failures. Fire panel is failing from 1992. No additional comments.		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Electrical gear is a mix of newer and older equipment.		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		30.00% Poor
	Deficiencies:	Other		
Communications	Causes:	T-12 Fluorescent Fixtures		
	Comments:	Fixtures are fluorescent and some are in poor condition.		
	Data Communications	D6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Some low voltage equipment has been updated in the attic space.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Voice Communications	D6020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Systems are older		
	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Systems are older		
	Distributed Communications and Monitoring	D6060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Older systems but no failures have been noted.		
Electronic Safety and Security	Electronic Surveillance	D7030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence, Insufficient Equipment		
	Comments:	Cameras are installed around the building. I am told that the software system is obsolete and that no new licenses can be obtained to add more cameras.		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	All buildings district wide are on the same system. It appears to be from around 2012-2014 but is functional.		
Equipment	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Use Deterioration		
	Comments:	The outdoor walk in freezer cooler looks to be at least 20 to 30 years old - Wear from age. Other kitchen equipment housed indoors is in better shape.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Institutional Equipment	E1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Equipment likely from early 1990s renovation work. Older but no noted complaints		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Gym equipment and outdoor play equipment is from the 1993 renovation but is functional. Outdoor play area needs cleaning and looks to be in worse shape.		
	Other Equipment	E1090		62.00% Fair
	Deficiencies:	Other		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Newest equipment is from 1993 renovation work. Typical wear for their age. Gym bleachers are the older style solid wood. Classroom and Library casework is in good shape but design is dated.		
	Movable Furnishings	E2050		90.00% Good
	Comments:			



Woodland Middle School (old HS) - CTE Building

Building Details

PROFILE TYPE	Skills Center
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied

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
1954	CTE Building	8,163	8,163	0		
1994	Storage	272	0	0		
Building Totals		8,435	8,163	0		

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
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Wet areas with poor drainage around the perimeter of the building		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010	Medium	62.00% Fair
	Deficiencies:	Other, Warped/Delaminating Finishes		
	Causes:	Moisture Penetration		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Exterior walls appear structurally sound but finishes need cleaning and inspection. Peeling caulking is evident.		
	Exterior Windows	B2020	Low	62.00% Fair
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	Caulking/Weather Stripping, Frame/Molding Condition		
	<i>Comments:</i>	Exterior windows may have been replaced in the 1993 renovation work. Some glass panes are fogged up from failed seals. recaulking is needed.		
	Exterior Doors and Grilles	B2050	Low	62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Peeling Paint or Delamination		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		
	<i>Comments:</i>	Some doors are dented, many need repainting. Hardware looks to be replaced in the 1993 renovation work		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Some louvers are in great shape and others are dented, repainting is needed		
Exterior Horizontal Enclosures	Roofing	B3010	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other, Standing Water		
	<i>Comments:</i>	Roofing is a white membrane material. standing water was observed with loose wires running over the deck. the roofing needs cleaning and at a minimum is from the 2000's but maybe older.		
	Roof Appurtenances	B3020	Low	62.00% Fair
	<i>Deficiencies:</i>	Blisters/Wrinkles, Roof Drains Not Draining		
	<i>Causes:</i>	Standing Water		
	<i>Comments:</i>	Rusty and weathered, some flashing failures were noted. roof drains have partial clogs and need cleaning. joints need recaulking		
	Horizontal Openings	B3060	Low	62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	rusty, weathered, caulking failures.		
	Overhead Exterior Enclosures	B3080	Medium	30.00% Poor
	<i>Deficiencies:</i>	Other, Peeling Paint, Rot or Corrosion, Rusted Metal Finishes/Components		
	<i>Causes:</i>	Moisture Intrusion, Moisture Penetration		
	<i>Comments:</i>	structural columns and beams look good, but paint is peeling, rust is evident on the decking, and standing water is observed.		
Interior Construction	Interior Partitions	C1010	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Partitions in the office spaces are in good shape but in the shop spaces are fair/poor.		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	In the office spaces, the doors are in good conditions but in the shop areas they are in fair/poor shape. Some shop area doors are missing hardware.		
	Interior Grilles and Gates	C1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age, likely original in the 1960s		
Interior Finishes	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Maintenance, Other		
	<i>Comments:</i>	finishes in the shop areas need cleaning and repainting. The offices are in good shape		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Interior Fabrications	C2020	Low	30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Fabricated items are in poor shape, damaged, loose, need maintenance, etc.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Office spaces have good condition flooring tiles, but the shops have an epoxy coating of some sort that needs recoating.		
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Efflorescence and Staining, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Staining on the ceiling finishes in the offices. Shop areas need cleaning and painting.		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	no complaints about functionality but fixtures are old		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Heating Systems	D3020	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Systems are old, possibly from renovation work in the 1980s or 1990s		
	Cooling Systems	D3030	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	Systems are old, possibly from renovation work in the 1980s or 1990s		
	Facility HVAC Distribution Systems	D3050	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Systems are old, possibly from renovation work in the 1980s or 1990s		
	Ventilation	D3060	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Systems are old, possibly from renovation work in the 1980s or 1990s		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Electrical gear looks to be original to the building		
	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	No complaints but systems appear to be original to the building		
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other		
Communications	<i>Causes:</i>	T-12 Fluorescent Fixtures		
	<i>Comments:</i>	Fluorescent fixtures		
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020	Low	62.00% Fair
	<i>Deficiencies:</i>	Static on Lines		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Systems are old		
	Distributed Communications and Monitoring	D6060		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Systems are old		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Most doors are not on access control systems, the ones that are controlled are in good shape		
	Electronic Surveillance	D7030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Coverage seems adequate but I hear that there the software is obsolete and there are licensing issues.		
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
	<i>Comments:</i>	all facilities are on a district wide BMS system		
Equipment	Vehicle and Pedestrian Equipment	E1010		90.00% Good
	Institutional Equipment	E1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Equipment is older and has seen abuse by users		
	Other Equipment	E1090		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Equipment is older and has seen abuse by users		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age and abuse		

Building Components

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



Woodland Middle School (old HS) - Green House

Building Details

PROFILE TYPE	Greenhouse
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

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
2003	Greenhouse	1,680	1,680	1,680		
Building Totals		1,680	1,680	1,680		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		62.00% Fair
	Deficiencies:	Cracking		
	Causes:	Soils		
Exterior Vertical Enclosures	Exterior Walls	B2010	Medium	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Walls appear ok. Cleaning is needed and fastener inspection.		
	Exterior Doors and Grilles	B2050	Medium	30.00% Poor
	Deficiencies:	Frame/Molding Warped, Missing or Non-Compliant Threshold, Peeling Paint or Delamination		
	Causes:	Flashing Failure, Material Condition		
	Comments:	Doors are in bad shape. Hardware failures, dents, paint needed.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Louvers and Vents	B2070	Medium	30.00% Poor
	Deficiencies:	Faulty Material, Sagging		
	Causes:	Material Condition		
	Comments:	Louver blades are damaged and some are missing		
Exterior Horizontal Enclosures	Roofing	B3010	Medium	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Needs cleaning and fastener inspection. Downpouts are failing and/or gone		
Plumbing	Domestic Water Distribution	D2010	Medium	30.00% Poor
	Deficiencies:	Other, Water Contamination, Water Leaking		
	Causes:	Other		
	Comments:	Fixtures/valves are leaking. evaporative cooling system needs maintenance as the water system looks to be running inside of a 5 gallon bucket.		
	Building Support Plumbing Systems	D2030	Medium	30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Same issues as "domestic water" listed above		
HVAC	Heating Systems	D3020	Low	62.00% Fair
	Deficiencies:	Insufficient Heat, Uneven Zone Coverage		
	Causes:	Other		
	Comments:	Insufficient heating is provided. Units in place are old		
	Ventilation	D3060	Medium	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Air supply is via a fabric sock duct and it needs cleaning/inspection		
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040	Medium	62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Deficiencies:	Other, Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Lighting is via incandescent bulbs, lighting coverage appears minimal. no grow lights were found		
Equipment	Institutional Equipment	E1040		90.00% Good
Furnishings	Movable Furnishings	E2050	Low	90.00% Good



Yale Elementary School - Gym Building

Building Details

PROFILE TYPE	Gymnasium
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied

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
1934	First Floor	3,680	3,680	0		
1934	Mezzanine	629	0	0		
Building Totals		4,309	3,680	0		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: age of building		
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: age of building		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: age of building		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Roof Construction	B1020		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: age of building		
Exterior Vertical Enclosures	Exterior Walls	B2010	Medium	62.00% Fair
	Deficiencies:	Rot or Corrosion		
	Causes:	Moisture Intrusion, Surface Damage		
	Comments:	Siding is beginning to rot at base of wall. Lack of gutters is probably a contributing factor		
	Exterior Windows	B2020		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: age of building		
	Exterior Doors and Grilles	B2050		90.00% Good
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: age of building		
	Exterior Louvers and Vents	B2070		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: age of building		
Exterior Horizontal Enclosures	Roofing	B3010	Medium	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other, Surface Weathering		
	Comments:	Building is missing gutters and causing siding damage.		
	Horizontal Openings	B3060		90.00% Good
	Deficiencies:	Other		
	Causes:	Hazardous Materials, Mechanical Damage, Other		
	Comments:	Deficiency: age of building		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	<i>Comments:</i>	Deficiency: age of materials		
	Interior Doors	C1030		90.00% Good
	<i>Deficiencies:</i>	Not ADA Compliant		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: age of materials		
	Interior Grilles and Gates	C1040		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: age of materials		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: age of system		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: age of system		
	Sanitary Drainage	D2020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: age of system		
	Building Support Plumbing Systems	D2030		90.00% Good
	<i>Deficiencies:</i>	Other		
HVAC	<i>Causes:</i>	Other		
	<i>Comments:</i>	septic system is recent - within the past 10 years according to permitting records		
	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Deficiencies:</i>	Inadequate Water Flow, Insufficient Air Flow, Other, System Inefficient		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Deficiency: age of equipment		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: age of systems		
	Ventilation	D3060		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
Fire Protection	<i>Comments:</i>	Deficiency: age of equipment		
	Fire Protection Specialties	D4030		90.00% Good
	<i>Deficiencies:</i>	Other		
Electrical	<i>Causes:</i>	Code Compliance		
	Electrical Services and Distribution	D5020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: age of equipment		
	General Purpose Electrical Power	D5030		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: age of equipment		
	Lighting	D5040	Low	62.00% Fair
Communications	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	T-12 Fluorescent Fixtures		
	<i>Comments:</i>	Fluorescent fixtures		
Communications	Voice Communications	D6020		90.00% Good
Equipment	Entertainment and Recreational Equipment	E1070		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Deterioration, Equipment Obsolescence, Physical Damage		
	<i>Comments:</i>	Deficiency: age of equipment		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration		
	Comments:	Deficiency: age of equipment		



Yale Elementary School - Main Building

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

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
1962	Main Building	6,400	6,400	6,400		
1994	Library Cafeteria Addition	2,303	2,303	0		
Building Totals		8,703	8,703	6,400		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: age of building		
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
Superstructure	Floor Construction	B1010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Roof Construction	B1020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Deficiencies:	Other		
	Causes:	Other		
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	needs cleaning, painting and masonry repointing		
	Exterior Windows	B2020	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other, U-Value		
	Comments:	Old and not energy efficient		
	Exterior Doors and Grilles	B2050	Low	62.00% Fair
	Deficiencies:	Not ADA Compliant, Other, Peeling Paint or Delamination		
	Causes:	Caulking/Weather Stripping, Other		
	Comments:	Some of the exteriors are older and need refinishing, threshold work to meet ADA.		
	Exterior Louvers and Vents	B2070	Medium	30.00% Poor
	Deficiencies:	Other, Ventilation		
	Causes:	Material Condition, Other		
	Comments:	Some exterior louvers are covered with plastic sheeting.		
Exterior Horizontal Enclosures	Roofing	B3010	High	0.00% Unsatisfactory
	Deficiencies:	Faulty Material, Sagging		
	Causes:	Cracks, Tears, Holes, and Breaks, Standing Water		
	Comments:	Roofing is old and ponding water. Potential leaks around masonry chimney.		
	Roof Appurtenances	B3020	High	30.00% Poor
	Deficiencies:	Blisters/Wrinkles, Faulty Material, Gutters/Downspouts Not Draining, Other		
	Causes:	Flashing Failure, Mechanical Damage, Other, Standing Water, Surface Weathering		
	Comments:	Masonry chimney is leaking and capped with a tarp. Internal gutters and downspouts appear to be leaking. fascia boards have rot.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Horizontal Openings	B3060	Medium	30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Masonry chimney is leaking and capped with a tarp. Internal gutters and downspouts appear to be leaking. fascia boards have rot.		
	Overhead Exterior Enclosures	B3080	Low	62.00% Fair
	Deficiencies:	Other, Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Moisture Penetration, Other		
	Comments:	needs paint, roofing is old, potential rust as base of columns		
Interior Construction	Interior Partitions	C1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	original equipment from 1962		
	Interior Windows	C1020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	original equipment from 1962		
	Interior Doors	C1030	Low	62.00% Fair
	Deficiencies:	Not ADA Compliant, Other		
	Causes:	Other		
	Comments:	original equipment from 1962. Needs updating to current standards		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	original equipment from 1962		
	Suspended Ceiling Construction	C1070		90.00% Good
	Deficiencies:	Other		
	Causes:	Need to Replace Components, Other		
	Comments:	original equipment from 1994		
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Causes:</i>	Other		
	<i>Comments:</i>	Needs painting		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	original equipment from 1962		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Other, Stains, Discoloration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Most flooring is from 1962 or the 1994 remodel. Could use replacement		
	Ceiling Finishes	C2050	Low	30.00% Poor
	<i>Deficiencies:</i>	Other, Surface Appearance, Warped/Delaminating Finishes		
	<i>Causes:</i>	Defective Material, Other, Surface Damage		
	<i>Comments:</i>	Many ceiling tiles have been pulled off and glue back on, physical damage, etc.		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	A portion of domestic water supply has been updated to PEX		
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	Building Support Plumbing Systems	D2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
HVAC	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	<i>Comments:</i>	HVAC updated to mini split systems within the past 5 years or so. Oil furnace and oil tank (buried outside) are abandoned in place.		
	Ventilation	D3060		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>			
Fire Protection	Fire Protection Specialties	D4030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Electrical within the 1962 portion is aging.		
	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	original equipment from 1962 and is aging.		
	Lighting	D5040	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other, T-12 Fluorescent Fixtures		
	<i>Comments:</i>	Fluorescent fixtures		
Communications	Data Communications	D6010		90.00% Good
	<i>Comments:</i>	Basic systems but functional		
	Voice Communications	D6020		90.00% Good
	<i>Comments:</i>	Basic systems but functional		
	Audio-Video Communications	D6030		90.00% Good
	<i>Comments:</i>	Basic systems but functional		
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Electronic Surveillance	D7030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	District wide security and access control system is obsolete		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Looseness of Fasteners, Other, Physical Damage		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	<i>Comments:</i>	Built-in furnishings are original from 1962 and casework in the 1994 additions are dated		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Moveable casework is dated.		

Chapter 2

Long-Range Educational and Facilities Plan

- 2.1 *Report 1049 – Enrollment projection*
- 2.2 *Form 1066 – Count of Disabled Students*
- 2.3 *Financial Summary*
- 2.4 *School Housing Emergency*
- 2.5 *Capital Facilities Plan*





School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

WOODLAND

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2019	2020	2021	2022	2023	2024		2025	2026	2027	2028	2029	2030
Kindergarten	185	154	187	175	162	181		173	173	173	173	172	172
Grade 1	197	160	160	179	170	163	96.76%	175	167	167	167	167	166
Grade 2	185	194	167	173	185	178	103.80%	169	182	173	173	173	173
Grade 3	187	173	194	174	173	181	99.10%	176	167	180	171	171	171
Grade 4	201	181	169	212	176	168	100.39%	182	177	168	181	172	172
Grade 5	166	174	174	178	215	176	97.88%	164	178	173	164	177	168
Grade 6	180	155	176	180	171	221	99.36%	175	163	177	172	163	176
K-6 Sub-Total	1,301	1,191	1,227	1,271	1,252	1,268		1,214	1,207	1,211	1,201	1,195	1,198
Grade 7	211	179	163	184	191	182	104.33%	231	183	170	185	179	170
Grade 8	169	206	176	168	183	189	99.48%	181	230	182	169	184	178
7-8 Sub-Total	380	385	339	352	374	371		412	413	352	354	363	348
Grade 9	218	160	216	178	176	188	101.62%	192	184	234	185	172	187
Grade 10	191	209	165	210	182	182	100.37%	189	193	185	235	186	173
Grade 11	171	169	179	156	185	162	89.15%	162	168	172	165	210	166
Grade 12	172	175	173	183	150	169	98.88%	160	160	166	170	163	208
9-12 Sub-Total	752	713	733	727	693	701		703	705	757	755	731	734
DISTRICT K-12 TOTAL	2,433	2,289	2,299	2,350	2,319	2,340		2,329	2,325	2,320	2,310	2,289	2,280

- start renumbering sheets here after the building condition assessments!

Notes: Specific subtotalling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Apr 23, 2025



	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
	SPECIAL EDUCATION ENROLLMENT COUNT 2024-25				

School District Woodland Public Schools

1. ENROLLMENT REPORT AS OF LATEST OCTOBER 1 COUNT

Enter the number of students with developmental 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. References: WAC 392-343-035, RCW 48.01.035.

Grade	October Enrollment per above definition
Pre-Kindergarten	21
Kindergarten	24
1	21
2	28
3	27
4	30
5	26
6	37
7	30
8	24
9	24
10	26
11	34
12	32
Total	384




 SIGNATURE OF SUPERINTENDENT DESIGNEE

4/28/25
 DATE

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

FINANCIAL SUMMARY

 Study and Survey Workbook - Chapter 2 - Tab 2 - Financial Status	
This table provides an overview of the District's ability to obtain capital funds to provide the local share required for state funding assistance. Listed below is the assessed valuation of the District, outstanding bonded indebtedness, current bonding capacity, information on current bond status, and information on capital levies and other non-debt sources of funds for proposed capital	
District: Woodland School District	Date: 4/2/2025
Financial Summary	
Bond Assessed Value and Year:	\$3,359,641,943
	Collection Year: 2025
Total General Obligation Debt Capacity:	\$167,982,097
	% of Assessed Valuation: 5.000%
Less: Outstanding Unlimited Tax General Obligation Bonds:	\$38,270,000
	Enter as positive value
Less: Anticipated Bonds and Year:	\$0
	Collection Year: 0
Less: Other	\$0
	Enter as positive value
Less: Other	\$0
	Enter as positive value
Plus: Cash and Investments in Debt Service Fund	
	Enter as positive value
Plus: Other	\$0
	Enter as positive value
Plus: Other	\$0
	Enter as positive value
Remaining Total Debt Capacity	\$129,712,097
Non-Voted General Obligation Debt Capacity:	\$12,598,657
	% of Assessed Valuation: 0.00375
Less: Outstanding Non-voter approved debt	\$0
	Enter as positive value
Less: Other	\$0
	Enter as positive value
Plus: Other	\$0
	Enter as positive value
Remaining Non-Voted Debt Capacity	\$12,598,657
Notes: (e.g.: Basis of Bond Assessed Value, anticipated bond sales, exemptions)	
	The district bond assessed value is a combination of the assessed valuation of Clark and Cowlitz Counties, provided by the Assessor's Office. The district does not have any authorized but unissued bonds and does not have any bond issues anticipated in the next few years.
2	
3	
4	
5	
Bond Status Narrative	
Brief Narrative: For bonds referred to in statement above, provide information in the space below on anticipated bond sales and total estimated cost of projects to be funded. If District is currently in bond planning status, provide information on anticipated election date and estimated amount of bond if known. (Expand row height as needed.)	
As mentioned above, the district does not have any anticipated bond sales or project costs to be funded in the near future.	
Capital Levy Narrative	
Brief Narrative: In some cases, Districts will opt not to use bonded indebtedness to fund projects and will instead rely on capital levies. If that is the case for the applicant District, then in the space below provide information on the capital levy strategy. Include date that capital levy passed or date of upcoming levy election, how many years levied (typically 1-6 years), anticipated total levy rate. (Expand row height as needed.)	
The district has never run a capital levy and I am not anticipating a capital levy in the next few years.	
Other Non-Bond Sources	
Brief Narrative: Provide information in the space below on other anticipated funding sources such as impact fees, non-voted debt financing, and existing capital fund balance. (Expand row height as needed.)	
The district does collect impact fees and I anticipate approximately \$1M in impact fee collections in the next 2 years. The district does	

Rev 2/1/2023

SCHOOL HOUSING EMERGENCY

 OSPI	Study and Survey Workbook - Chapter 2 - Tab 4 - School Housing Emergency		
A school housing emergency is defined in RCW 28A.525.166(5)(a) as an emergency resulting from the destruction of a school building by fire or other natural disaster, the condemnation of a school building by properly constituted authorities, a sudden excessive projected increase in school population, or other conditions similarly emergent in nature.			
District:	Woodland School District. #404	03/07/2025	
Does your district have a school housing emergency? (Yes/No) =>		NO	
If the answer is yes, then in the space below please describe the emergency. Provide financial information to demonstrate that the district is unable to address the situation without significant assistance, referring as appropriate to the financial information in Tab 2. Upload into ICOS supporting documentation providing evidence of the emergency (photographs, newspapers articles, reports, etc.). (Expand row height as needed.)			

Rev 2/1/2023

WOODLAND SCHOOL DISTRICT CAPITAL FACILITIES PLAN

2025-2031

BOARD OF DIRECTORS

**Sarah Stuart, District #1
Paul McLendon, District #2
Stephen Blum, District #3
Trish Huddleston, District #4
Tom Guthrie, District #5**

SUPERINTENDENT

Asha Riley

Adopted by the Woodland School District Board of Directors May 22, 2025

SECTION 1 INTRODUCTION AND SUMMARY

A. Introduction

The Washington State Growth Management Act (GMA) includes schools in the category of public facilities and services. The Woodland School District (District) is preparing and adopting this Capital Facility Plan (CFP) to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of projected enrollment growth for a six-year period. The CFP will be filed with the City of Woodland (City) and Clark County (County) for their review, adoption and incorporation into their Comprehensive Land Use Plans.

The District's CFP provides the City and County with a schedule and financing program for capital improvements over the next six years and contains the following elements:

- The District's standard of service (Section 2)
- An inventory of existing capital facilities owned by the District, including functional capacities and locations (Section 3)
- Future enrollment projections for each grade span (K-4, 5-8, and 9-12) (Section 4)
- A forecast of future needs for capital facilities and school sites, including proposed capacities of expanded or new capital facilities and a plan for financing capital facilities within projected funding sources (Section 5)
- A calculation of impact fees based on the formula in the City and County impact fee (Section 6)

B. Summary

The Woodland School District is located in southwest Washington and serves residents from the City of Woodland and from two counties, Clark and Cowlitz. The District is bordered on the north by Kalama School District and on the south by four school districts--Ridgefield, La Center, Green Mountain, and Battle Ground School Districts. The Washougal School District is to the east.

The District is financially and academically sound, and delivers educational services at one comprehensive high school, one middle school, three elementary schools, and two alternative schools. There currently is capacity in the schools to serve 2,559 students.

On October 1, 2024, there were 2368 students (headcount) enrolled in the District. Of the 2368 students, 873 are elementary students, 775 are middle school students, and 720 are high school students. Students that are enrolled in excess of capacity are served in portables.

Prior to the COVID-19 Pandemic, the District was poised to experience significant and consistent growth. However, instead there was a slight decline in enrollment. The District expects to continue to see an increase in enrollment over time with new housing being built in several neighborhoods. Much of the

land in the urban growth boundaries has yet to be developed. Future K-12 enrollment is projected to increase by as much as 8%, or an estimated 305 students over the next 6 years. Of the 305 students, the District estimates roughly 140 will be in grades K-5 and the District has enough capacity to accommodate the growth in the next 6 years, but will need to acquire property to build a fourth elementary school in the future and/or add capacity at the existing elementary schools. With the addition of a fourth elementary school, the District would move their fifth-grade students to the elementary level in order to provide sufficient capacity at the middle school level. The high school, which opened in 2015, continues to offer sufficient capacity to serve forecast growth at the high school for the next six years.

Impact fees have been calculated using the formula in the City of Woodland and Clark County School Impact Fee Ordinances. See Appendix A. The District is requesting \$1,213.61 per single family and \$1,572.50 per multifamily unit.

SECTION 2 DISTRICT EDUCATIONAL PROGRAMS AND STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's educational program. The educational program components which drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of modular classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. In addition to basic education programs, other programs such as special education, bilingual education, pre-school, and art and music must be accommodated. These programs can have a significant impact on the available student capacity of school facilities.

The District educational program guidelines, which directly affect school capacity, are outlined below for elementary, middle, and high school grade levels.

- **Elementary Schools:** The average class size for elementary classrooms is estimated at 21 students. The District provides full-day kindergarten. The actual number of students in an individual classroom depends on the above factors. Elementary school capacity is calculated utilizing only classroom spaces containing a basic education teacher and his/her complement of students. Students may be pulled out to attend additional programs (which may also be held in classrooms if there is no designated space available). Working building capacity calculations do not include classrooms used for these special programs, such as resource rooms, learning support centers, computer labs, and self-contained special education classrooms.
- **Middle Schools:** The average class size for middle school classrooms is estimated at 26 students. The actual number of students in an individual classroom depends on the above factors. Middle school capacity is calculated utilizing the number of basic education teaching stations and applying a

CAPITAL FACILITIES PLAN

utilization factor of 85.7%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.

- High Schools: The average class size for high school classrooms is estimated at 26 students. The actual number of students in an individual classroom depends on the above factors. High school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 83.3%. Capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.

SECTION 3 CAPITAL FACILITIES INVENTORY

This section identifies the capital facilities owned and operated by the District including schools, modular buildings, undeveloped land, and support facilities. In the fall of 2019 the elementary schools of Woodland Public School District were reconfigured to serve K-4 students from three different attendance areas.

A. Elementary Schools

Elementary School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Columbia Elementary School (K-4)	600 Bozarth Avenue Woodland, WA 98674	1972	59,296	399	19 ¹
Yale Elementary School (K-4)	11842 Lewis River Road Ariel, WA 98603	1962	8,703	63	3
North Fork Elementary School (K-4)	2250 Lewis River Road Woodland, WA 98674	1997	54,718	441	21
TOTALS:				903	43

The District provides full day kindergarten at all elementary schools.

¹ This elementary school was originally a junior high school. It had two locker rooms that have been converted to serve as small classrooms to the teaching of art and music. Because of substandard lighting and air quality, these spaces are not suitable for regular classroom use and are therefore not counted as teaching stations.

CAPITAL FACILITIES PLAN

B. Middle School

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Woodland Middle School (5-8)	755 Park Street Woodland, WA 98674	1950	86,271	846	38

Middle school capacity is based on class size and the utilization factor.

C. High School

High School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Woodland High School (9-12)	1500 Dike Access Road Woodland, WA 98674	2015	152,830	866	40

High school capacity is based on class size and a utilization factor.

D. Alternative Schools

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Lewis River Academy (K-8)	761 Third Street Woodland, WA 98674	2008	1,700	60	2
TEAM High (9-12)	757 Park Street Woodland, WA 98674	2011	2,550	75	3

Students attending alternative programs are counted in the District's enrollment, but they are served in non-traditional settings (like the TEAM double classroom portable). For purposes of planning for future growth, and existing capacity, the District does not anticipate expanding alternative program facility capacity and is not including existing capacity in the capacity that exists for forecast growth.

E. Portable Inventory

Facility Type	No. of Portable Classrooms*	No. of Portables used as Interim Teaching Stations	Interim Capacity
Elementary Schools	20	6	336
Middle School	8	1	260
High Schools	3 (TEAM)	3	75
TOTALS:	31	10	671

CAPITAL FACILITIES PLAN

*The District owns a total of 31 portables. Many have been refurbished to extend their useful life. If the District's growth exceeds the capacity that can be provided in current facilities, students may be temporarily served in portables.

F. Support Facilities

Type	Location
School District Offices	Woodland Middle School Campus
Technology and Maintenance Facilities	Woodland Middle School Campus
Transportation Center (KWRL)	989 Frazier Lane Woodland, WA 98674
Satellite Transportation Center (Paradise Point)	32407 NW 31st Ave, Ridgefield, WA 98642

G. Land Inventory

The District owns 10 acres of property located at 11842 Lewis River Road in Ariel Washington. This land is currently being leased to the Cowlitz-Skamania County Fire Dist. #7, and the Yale Valley Library District.

SECTION 4 STUDENT ENROLLMENT PROJECTIONS

The District's six-year enrollment projections are based on estimates calculated by the District using current enrollment, housing information from Clark County and the City of Woodland and student generation rates. The District contracted with Flo Analytics to provide student generation rates based on the past 10 years (2014-2024) of housing and enrollment history. Enrollment projections include projected new housing, both single family and multi-family, in the District for the next 6 years and multiplied by the calculated student generation growth rates in each grade level. Total growth projections were spread equally over the next six years. The District will monitor enrollment and growth and may update this plan when the anticipated residential development occurs, should growth occur at a more accelerated rate than analyzed by the District using this method.

Projected Enrollment (District calculated as described above) 2025-2031

Grade	2025	2026	2027	2028	2029	2030	2031
K-4	893	913	933	953	973	993	1013
5-8	786	798	809	821	832	843	855
9-12	732	745	757	769	781	794	806
TOTALS:	2412	2455	2499	2542	2586	2630	2673

CAPITAL FACILITIES PLAN

As shown above, the District anticipates an increase of 305 students over the next six years. Of the 305 students, 140 are projected to be elementary school students, 80 are projected to be middle school students, and 85 are projected to be high school students. The facility needs to serve this growth are discussed in Section 5.

SECTION 5 CAPITAL FACILITY NEEDS

The District's facility needs are determined by subtracting the existing capacity from the 2031 projected student enrollment. The resulting deficit is the number of students who cannot be housed in permanent facilities, or the facility needs.

A. Projected Facility Capacity Needs

Type of Facility	2024 Capacity	2031 Projected Enrollment	2031 Facility Need
Elementary	903	1013	110
Middle	846	855	9
High	866	806	0

In 2015 the District completed construction of a new high school that has capacity to serve 866 students. This additional capacity will address the high school needs over the next six years. To serve forecast growth at the elementary and middle school level, the District will need to purchase property to construct a fourth elementary school and reconfigure grades so fifth grade students attend elementary schools, which will provide more capacity at the middle school. Because future growth will require acquisition of real property for an additional school site, and the temporary use of portables, these improvements are listed as facility capacity needs.

B. 6-Year Plan – Facility Capacity Needs

Project Description	Capacity	Cost
Real Property*	450	\$2,500,000
Portables	0**	\$500,000
TOTAL:	450	\$3,000,000

* A site has not been currently selected.

** Because the portables provide interim or temporary capacity, the District is not including the cost of these improvements in the impact fee calculation.

To accommodate growth on a short-term and immediate basis, the Woodland School District may purchase and utilize portable classrooms and this plan incorporates those facilities and the equipment

CAPITAL FACILITIES PLAN

and furniture necessary to equip these classrooms in the District's facility plan. Impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

Added Facility Capacity	Total	Impact Fees	State Construction Funds	Bonds
Unsecured	\$2,500,000	\$2,150,000*	\$0**	\$0

*Assumes collection of future impact fees plus current balance in an amount equal to the amount of unsecured funds the District must have.

** Assumes the District will not qualify or seek funds from the state construction assistance program.

C. Six-Year Financing Plan

Impact Fees

The collection of school impact fees generates partial funding for the construction of public facilities needed to accommodate new development. The full amount of the expected cost of the property purchase is included in the impact fee calculation since public funding will be used to construct the school (a new school, including the land, will not be funded 100% by impact fees, consistent with the law). School impact fees are collected by the City of Woodland and Clark County on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools. The District has approximately \$350,000 in impact fees in its capital projects fund and needs approximately \$2,500,000 to cover the costs to purchase property that will serve forecasted growth.

SECTION 6 SCHOOL IMPACT FEES

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development.

Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with the jurisdiction's formula, which is based on school facility costs to serve new growth.

The District's impact fees have been calculated utilizing the formula in the Clark County and the City of Woodland Impact Fee Ordinances. The resulting figures, in the attached Appendix A, are based on the District's cost per dwelling unit to build the new facilities, which add capacity that is needed to serve new development. Credits have also been applied in the formula to account for state match funds the District receives and projected future property taxes that will be paid by the owner of the dwelling unit.

The District recommends collection of school impact fees in the following amounts:

Single Family: \$1,213.61
Multi Family: \$1,572.50



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