

WCDC/Island High School

500 Pacific Avenue

School Data

Date School Opened:	1942, 1951
2013 - 2014 School Year Enrollment:	403
Standard Classrooms:	18
Modular Classrooms:	1
Portable Classrooms:	1
Classrooms Used for Other Programs:	10
Building Area:	33,480 sq. ft.
Site Area:	2.79 acres

WCDC/Island High School - Background Information

The original 1942 Longfellow buildings consist of three single story buildings at the east end of the site. The original administration and classroom wings are almost identical to the Edison Elementary School buildings and similarly constructed. The multi-purpose building was seismically retrofitted at an unknown date and serves as the cafeteria and gym.

The two-story buildings along the south edge of the site were constructed in 1951 and appear to have been seismically upgraded in 2001 when the elevator was added. Other modernization improvements included accessible barrier removal, restroom and fire alarm upgrades, play structure addition, and campus wide repainting.

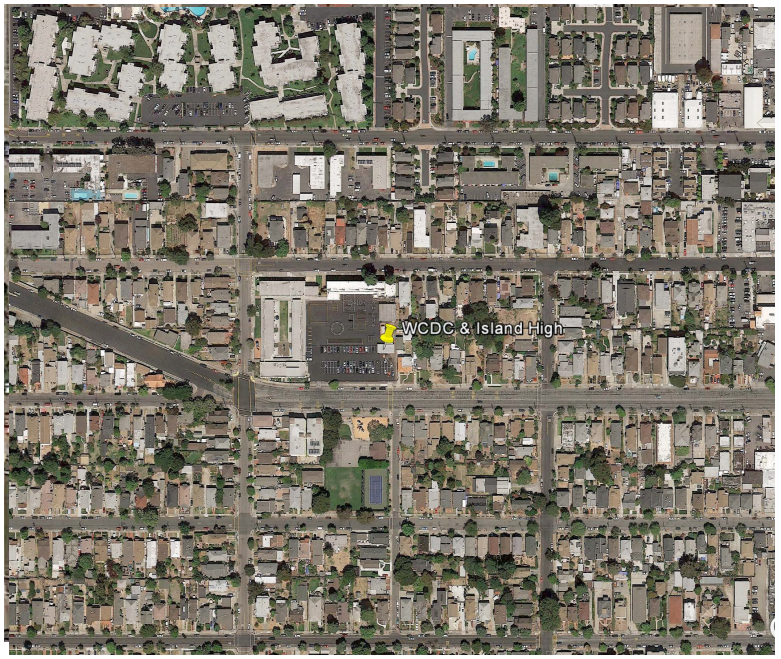
In 1991, the Building F modular was added as a library/media center, but currently serves as a district conference room. There is also a portable building on site that appears to be used as meeting and storage space.

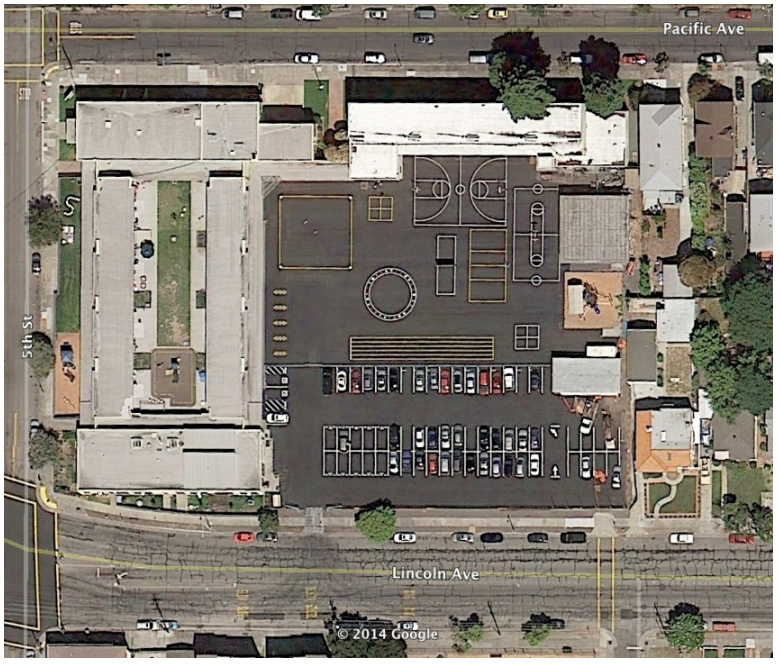
Currently this campus houses both the Woodstock Child Development Center(WCDC) and the Nea Community Learning Center, which is a district public charter school. Beginning in the fall of the 2014-15 Nea will be moving to another location and Island High School will be moving into the vacated spaces.

The WCDC has been a continuous District program since 1943, to serve special needs students ranging from 18-months to 11 years of age on a year round basis. It currently serves 210 children. Previous to its current location at Longfellow, WCDC was housed at 240 Singleton Ave. The facility on Singleton Avenue was specifically designed as a preschool facility.

Island High School

Island High School is currently housed at the Woodstock campus and serves 193 students. It was previously housed at the old Miller School at 250 Singleton Avenue.





WCDC/Island High School - Existing Conditions Summary

Facilities Assessment Needs

- Playground and parking lot asphalt is seriously deteriorated and needs repair.
- Severe plaster cracking at multi-purpose room requires repair.
- Interconnected nature of fire area requires addition of fire sprinklers.
- Exterior windows, doors, and finishes have exceeded their service life.
- Interior floor and wall finishes have exceeded their service life.
- Mechanical and plumbing fixtures have exceeded their service life.

Educational Program Needs - WCDC

- Safety requirements dictate fenced play yards at all classrooms.
- Toilet rooms are needed at all classrooms.
- Adequately sized administration and meeting spaces are required.
- Provide a clear and secure point of entrance.
- Need adequate parking and drop off space.

Educational Program Needs - Island High School

- Need adequately sized administration and meeting spaces, centrally located with visibility of campus.
- Flexible lab spaces are required for vocational training.
- Need a Cal-SAFE classroom and adjacent outdoor play area.
- Need outdoor learning areas.
- Provide state of the art security system.

Unique Opportunities

- Diverse programs at shared campus
- Vocational training at Island High School
- Partnership with local trade unions at Island High School







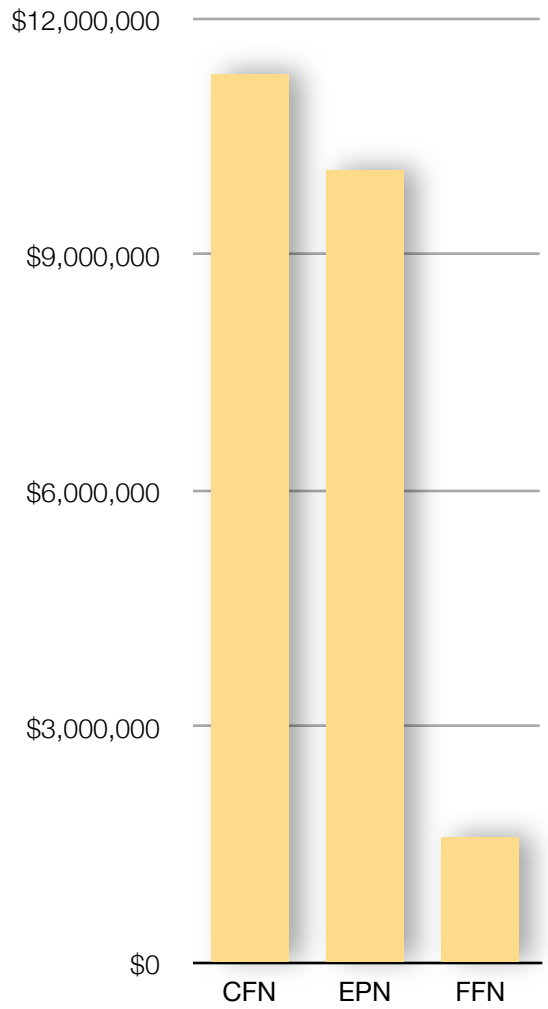
WCDC/Island High School - Master Plan Summary

Master Plan Features

- Clear division of the site is between the two entities required for logistics and security.
- Specific sized outdoor play area per WCDC classroom are required per state licensing.
- Island High School has a Cal-SAFE room and outdoor play area requirement and it should be housed adjacent to the WCDC spaces.
- There are acoustic separation issues due to the nap time schedule of WCDC and the outdoor eating and learning schedules of Island High School.
- Island High School administration needs to be centrally located with good visual contact to all of campus.
- Separate parking areas are required.
- Additional classroom space is required for Island High School.

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Repair and extend perimeter fencing, provide inner fencing at WCDC, improve site lighting, provide dedicated and clearly marked primary entrances for each school, reposition administration with physical and visual connection to primary site entrance and improve parking and vehicular circulation.
	Accessibility	Improve site accessible paths of travel and building entrances.
	Technology	Improve wireless coverage and performance, updated audio visual and presentation capabilities for Island High School.
	Science, Technology, Engineering, Art, Mathematics	Provide vocational technology classrooms, a science classroom and an art classroom.
	Facilities Infrastructure	Provide new administration and classroom building for Island High School, expand WCDC administration space to provide meeting and conference rooms, add toilet rooms to each WCDC classroom.

Improvements by Category



Critical Facility Needs (CFN)	$11,301,959
Educational Program Needs (EPN)	$10,074,242
Future Facility Needs (FFN)	$1,602,055

WCDC/Island High School - Committee Facilities Improvement Categories

Attendees of the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

- Playground and parking lot asphalt is seriously deteriorated.
- Severe plaster cracking at multi-purpose room
- Interconnected nature of fire area requires the addition of fire sprinklers.
- Exterior windows, doors, and finishes have exceeded their service life.
- Interior floor and wall finishes have exceeded their service life
- Mechanical and plumbing fixtures have exceeded their service life.
- Security and safety measures (security cameras, key cards)

Educational Program Needs (EPN) - WCDC

- Fenced play yards at classrooms are necessary.
- Toilet rooms at classrooms are necessary.
- Maintain number and size of playground spaces.
- Need adequately sized administration and meeting spaces.
- Clear and secure point of entrance
- Teacher workroom is needed.
- Nurses station is needed.
- Adequate parking and drop off is required.

Educational Program Needs (EPN) - Island HS

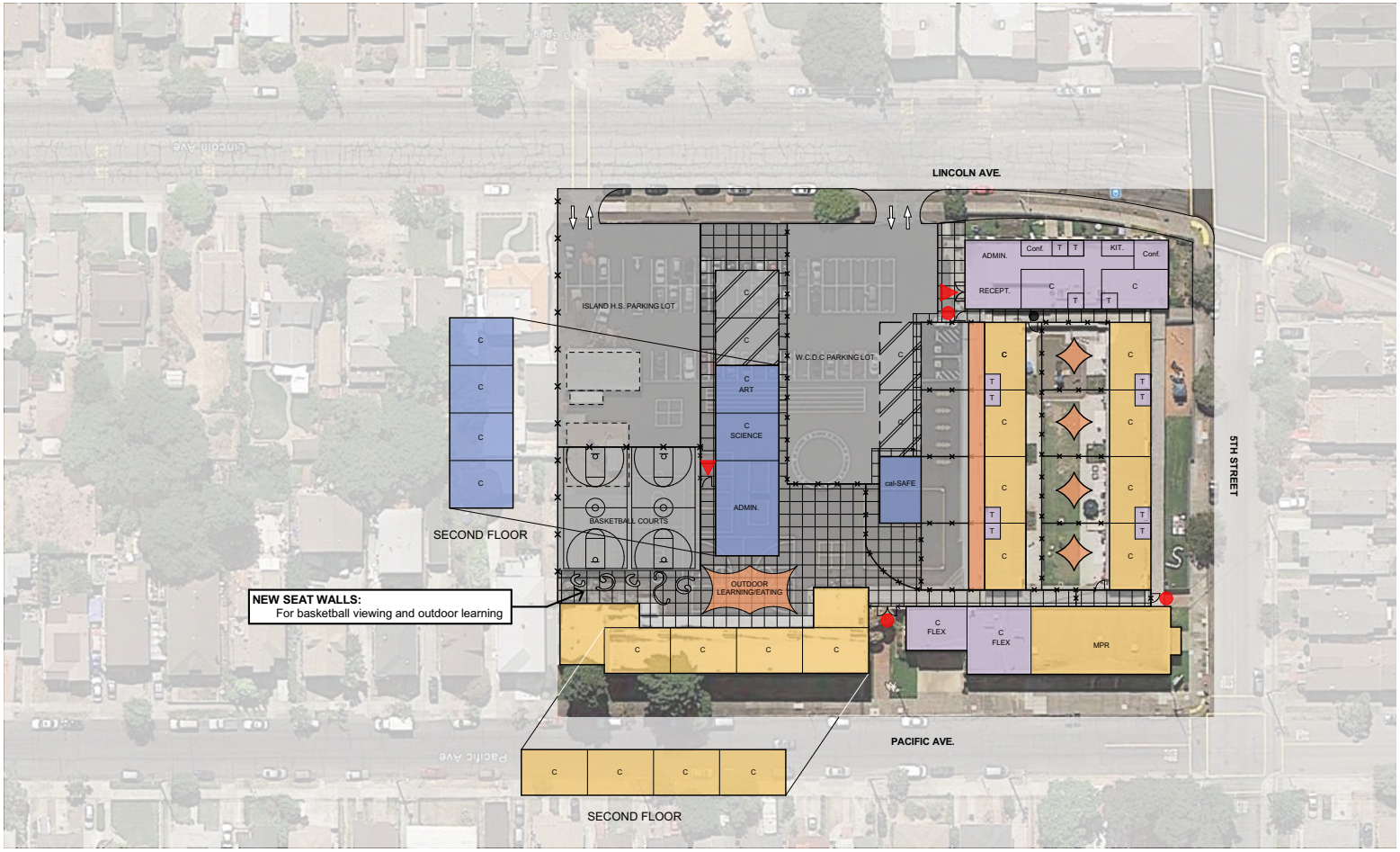
- Adequately sized administration and meeting spaces, centrally located with plenty of visibility
- Flex lab spaces for vocational training
- Science and art classrooms
- Cal-SAFE classroom and outdoor play area is required.
- Outdoor learning areas are needed.
- State of the art security systems are necessary.
- Adequate parking
- Need the required program classroom spaces.

Future Facility Needs (FFN) - WCDC

- Additional storage space
- Water in playgrounds for wash sinks, to hose off messes, etc.
- Additional special education classroom

Future Facility Needs (FFN) - Island High School

- Vocational training center
- On-site health clinic
- Kiln room for the art class



KEY

- NEW STRUCTURE
- REPURPOSED/ RECONFIGURED
- MODERNIZED
- NEW / RECONFIGURED SITE WORK
- NEW SHADE STRUCTURE
- NEW LANDSCAPED AREA
- POSSIBLE FUTURE GROWTH
- NEW FENCE
- DEMOLITION
- MAIN ENTRY POINT
- OUTER PERIMETER ENTRY POINT
- INNER PERIMETER ENTRY POINT
- C CLASSROOM
- T TOILET

NORTH 0 30' 60'

QUATTROCCHI KWOK ARCHITECTS

WCDC /ISLAND HIGH SCHOOL SITE PLAN

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	Parallel ADA stall on Fifth Street has excessive cross slope, out of date signage, and lacks required unloading zone flush with pavement. Remove approximately 26 feet of curb and gutter, and 5 feet width of sidewalk. Install new 5 foot paved unloading zone flush with pavement, and new 6 inch curb, with pedestrian ramp at north end per Caltrans standard. Update signage to current standards. Remove existing curb ramp at north end of ADA stall and replace with standard curb, gutter, and walk.	130	SF	23.8	$927	$4,015
CFN	FA	Designated ADA student drop-off zone lacks unloading zone flush with pavement, has out of date signage, noncompliant pedestrian ramp, and excessive cross slope (public street). Remove approximately 26 feet of curb and gutter, and 5 feet width of sidewalk. Install a new 5 foot paved unloading zone flush with pavement, and new 6 inch curb, with pedestrian ramp at south end per Caltrans standard. Update signage to current standards. No practical fix for excessive cross slope in public street.	260	SF	23.8	$1,853	$8,031
CFN	FA	Existing ramp to classroom level slopes at 6.8% and has no railings. Add railings to existing ramp.	100	LF	34.6	$1,037	$4,493
CFN	FA	Existing walkways fronting classroom doors have 2.7% cross slope. At classroom doors, noncompliant 4% cross slope landings have been provided. Remove sidewalks and landings and reconstruct with 2% maximum cross slope starting at door thresholds. In some locations, it may be possible to address this issue with a leveling compound in lieu of removal and replacement.	3,360	SF	15.1	$15,241	$66,044

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Existing ramp slopes at 9.4% which is in excess of code tolerances. Remove and replace ramp and handrails to reduce ramp slope to 8.3% maximum. There appears to be space to lengthen ramp towards building to reduce its slope.	400	SF	23.8	$2,851	$12,355
CFN	FA	Landing at doors has 4.3% cross slope. Remove landing and stairs. Replace with landing at 2% maximum and new stairs with equal riser height. Replace stair railings.	400	SF	27.0	$3,240	$14,040
CFN	FA	Ramp slope at exit is a consistent 17% from threshold of doors to back of public sidewalk. Remove existing ramp and railings. Construct new 5 foot level landing at exit doors, and new ramp at 1code compliant slope with railings, to the west along the face of the building. Construct level landing at bottom of ramp to connect to existing public sidewalk.	144	SF	23.8	$1,026	$4,448
CFN	FA	This below street level area is reported to flood during heavy rain events, resulting in water entering the boiler room on the lower level of the school. Clean and video inspect the storm drain, replace any line deficiencies. Convert existing sump to a storm drain pumping station with a force main connection to the gravity main.	56,053	SF	1.1	$18,161	$78,698
CFN	FA	Chain link fence: east (18 feet) and south (6 feet) property line fencing is very rusted and unsafe. Replace chain link fencing to match existing heights.	2,600	SF	7.6	$5,897	$25,553

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Below grade waste piping has failed beyond repair, throughout entire site. Replace all sewer below grade, campus wide.	33690	SF	4.3	$43,662	$189,203
CFN	FA	Inadequate exterior lighting provided and the walkways are dark as noted by staff. Add 16 foot pole fixtures for parking and play yard areas.	10	EA	17,280.0	$51,840	$224,640
CFN	FA	Inadequate exterior parking lot lighting. Add exterior walkway fixtures and replace existing.	65	EA	810.0	$15,795	$68,445
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	40	EA	405.0	$4,860	$21,060
CFN	FMP	Island High School and WCDC require their own parking lots. Existing parking lot paving is failing. Provide two brand new parking lots, one for Island High School and one for WCDC. Each to include proper entrance signage, striping, handicapped parking stall striping, and signage.	27806	SF	25.0	$208,544	$903,692
CFN	FMP	WCDC requires 3 foot tall open (chain link) fenced play yards outside each of the eight classrooms with gates. Provide and install 3 foot tall open (chain link) fenced play yards outside each of the eight classrooms with gates.	12435	SF	27.0	$100,722	$436,464

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	WCDC and Island High School require clear and secure visitor entry points. Provide new concrete flatwork and fencing at each administration space.	5460	SF	25.0	$40,950	$177,450
EPN	FMP	Island High School requires a ball court area. Provide paving striping and backstops for two basketball courts.	7200	SF	17.0	$36,720	$159,120
EPN	FMP	Island High School requires outdoor learning and eating areas, and a sense of a quad for students. Provide new concrete seat walls, concrete flat work, and a shade structure.	10906	SF	49.0	$160,323	$694,733
EPN	FMP	There needs to be a clear separation barrier between Island High School and WCDC. Provide new 6 foot tall chain link fencing with privacy slats between the portion of the campus that is allotted to Island High School and that allotted to WCDC.	542	LF	51.0	$8,293	$35,935
EPN	FMP	WCDC requires dedicated play yards for each of the eight classrooms. Convert existing parking/blacktop area into play areas including rubberized ground surfaces and play equipment.	5100	SF	6.8	$10,328	$44,753
EPN	FMP	WCDC requires shade at existing play areas between classroom wings. Install shade structures at each play yard between classroom wings.	4	EA	57,000.0	$68,400	$296,400

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	No trash enclosure at this site. Install a two-bin trash enclosure per Health Department standards.	1	LS	16,200.0	$4,860	$21,060
					Subtotal		$3,490,631
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior doors have deteriorated and are at the end of its service life. Replace all exterior doors with metal jamb and FRP doors with new hardware and high security keying.	28	EA	4,752.0	$39,917	$172,973
CFN	FA	Exterior windows with Plexiglas are beyond service life. Replace all windows with aluminum frame and dual pane glass.	2,900	SF	62.0	$53,940	$233,740
CFN	FA	Exterior painted finish is deteriorated. Reseal and repaint all exterior walls, trims, fascia, etc.	35,182	SF	2.2	$22,798	$98,791
CFN	FA	Campus energy management system does not exist. Add campus wide DDC control and create district standard for energy control systems.	22,946	SF	2.2	$14,869	$64,432
CFN	FA	Several restrooms are not furnished with strobe devices. Staff reports that this campus only has heat detectors. Add strobes and smoke detectors in upgrade.	8	EA	405.0	$972	$4,212
CFN	FA	Add data distribution equipment, including fiber-optic panels, patch panels, switches and wireless data transmitters to accommodate new data outlets noted above. Add data distribution equipment to activate all data outlets.	22,946	SF	3.2	$22,028	$95,455

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Light fixtures are obsolete with T8 or T12 lamps and magnetic ballasts. Replace with energy efficient T5 lamps and electronic ballast fixtures.	22,946	SF	18.0	$123,908	$536,936
CFN	FA	Exterior surface cracking observed in several locations at multi-story building. If this structure is to be renovated, further investigation of soil and structure should be done to limit future cracking. Additional analysis required. Allowance is for analysis and crack repair only.	14,400	SF	11.9	$51,322	$222,394
FFN	FA	The interconnected nature of the buildings will likely result in a large fire area, and correspondingly high required fire flows, which the surrounding hydrants may not be able to meet. Add fire sprinklers to existing buildings to reduce required fire flow.	22,946	SF	21.6	$148,690	$644,324
					Subtotal		$2,073,257
		CLASSROOMS					
CFN	FA	Existing two-story classroom buildings along south property line: BUR roof is at the end of its service life Replace roofs and corridors with new 30-year BUR with cool roof coating.	7,154	SF	17.3	$37,022	$160,428
CFN	FA	Two-story wing: handrails at stairs are noncompliant. Extend steel pipe handrail.	1	LS	6,480.0	$1,944	$8,424
CFN	FA	Two-story wing: plywood clad one-story wood frame addition is deteriorated. Reclad in cement board/trim.	1,600	SF	13.0	$6,221	$26,957

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Existing classrooms interior finishes are at the end of its service life. Electrical power and data distribution is lacking, accessibility issues exist, and lighting is not up to code. Modernize the classrooms campus wide with new finishes, fixtures, power, data infrastructure and distribution, audio visual, new HVAC as required by facility assessment and code compliant, plumbing fixtures, and new lighting.	19846	SF	210.0	$1,250,298	$5,417,958
EPN	FMP	Island High School requires a daycare classroom and play yard for the Cal-SAFE program. Provide a new classroom building with outdoor play area including rubber ground cover and play equipment with 4 foot tall fence around play yard.	1092	SF	390.0	$127,764	$553,644
EPN	FMP	Island High School requires six additional classrooms. Provide six new classrooms in new building. See below for new administration building which includes these classrooms.	7200	SF	370.0	$799,200	$3,463,200
EPN	FMP	Island High School requires flexible shop/lab type spaces for vocational training. Reconfigure the split level east wing of the multi-purpose building into a single story, at-grade facility to house two large, flexible, industrial arts type spaces.	2824	SF	240.0	$203,328	$881,088
					Subtotal		$10,511,699

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
RESTROOMS							
CFN	FA	Two-story classroom building (formerly Nea): toilet room fixtures are vintage with original equipment and are not ADA-compliant. Replace all plumbing fixtures, including, urinals (0.125 GPF), water closets (1.28 GPF), and lavatories (0.5 GPM) to bring into current code compliance and reduce water consumption.	820	SF	102.6	$25,240	$109,372
EPN	FMP	WCDC requires single occupancy toilet rooms to be added to each of the eight classrooms. WCDC requires single occupancy toilet rooms to be added to each of the eight classrooms. Plumbing fixtures to be preschool size and heights.	800	SF	425.0	$102,000	$442,000
FFN	FA	Most toilet rooms and drinking fountains have been upgraded to meet ADA requirements, although, they are showing signs of wear. Replace all fixtures.	38	EA	3,672.0	$41,861	$181,397
					Subtotal		$732,768
MULTI-PURPOSE BUILDING							
CFN	FA	Administration and multi-purpose room building: stucco cracking; moisture penetration; assume extensive framing dry-rot. Replace wall/plate framing (assume 20%); redesign exterior and apply metal cladding and new stucco.	1,600	SF	21.6	$10,368	$44,928

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Existing multi-purpose room building interior finishes are at the end of its service life. Electrical power and data distribution is lacking, accessibility issues exist, and lighting is not up to code. Modernize the multi-purpose room building (new finishes, fixtures, power data infrastructure and distribution, audio visual, and new HVAC as required by facility assessment, and new lighting).	3100	SF	265.0	$246,450	$1,067,950
CFN	FA	Existing multi-purpose room kitchen interior finishes are at the end of its service life. Electrical power and data distribution is lacking, accessibility issues exist, and lighting is not up to code. Reconfigure and modernize the multi-purpose room kitchen (new finishes, fixtures, power data infrastructure and distribution, plumbing fixtures, new HVAC as required by facility assessment, and new lighting).	1	LS	165,000.0	$49,500	$214,500
CFN	FA	Pump at two-story classroom building is failing. Replace pump and back check assembly.	1	LS	19,440.0	$5,832	$25,272
					Subtotal		$1,352,650
ADMINISTRATION							
CFN	FA	Building A at WCDC administration wing: boy's and girls' toilets - light well plaster damage; floor deterioration Replace skylight unit, repair wall damage, and repaint. Replace floor paint with epoxy flooring.	600	SF	59.4	$10,692	$46,332

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	WCDC administration space is too small without necessary meeting and office space. Reconfigure the administration wing entirely, creating a properly located reception space, administration, student support offices, conference rooms, toilet rooms, and a small warming kitchen. Maintain two classroom spaces with toilet rooms, reconfigured and modernized.	6240	SF	260.0	$486,720	$2,109,120
EPN	FMP	Island High School requires an adequately sized and properly located administration space. Provide a new building which includes properly located reception space, administration, student support offices, conference rooms, and toilet rooms. The new building will be two-stories and include six classroom spaces, including, a science and an art classroom.	2400	SF	390.0	$280,800	$1,216,800
					Subtotal		$3,372,252
OTHER FACILITIES							
CFN	FA	Boiler, (Raypack) and related equipment are in fair-good condition but are inefficient. Piping is not insulated and there is no expansion tank. Systems are a combination of steam and hot water. District has requested all boilers, pumps, piping, and related equipment be replaced with ductless split heat pumps. One system per room.	35,182	SF	8.6	$91,192	$395,164
CFN	FA	Two-story classroom building: steam boiler (Parker) is working but is old and inefficient. Piping is showing signs of leaking, no hartford loop, but low pressure, i.e., 5psi. Remove steam system completely, replace high efficiency roof mounted air conditioning units and controls throughout building.	1	LS	189,000.0	$56,700	$245,700

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Main panel switchboards: existing equipment is obsolete. Replace both main panels, switch gear, and sub-panels. Allow 20% for feeder replacement, replace existing 400amp, 120/208volt main switchboard with new 600amp, 120/208volt utility service, and main switchboard.	1	EA	17,280.0	$5,184	$22,464
CFN	FA	Main panel/switchboards: existing equipment is obsolete. Replace existing panel boards with new panel boards (42pole, 100amp, 120/208volt, 3phase, with transient voltage surge suppression) and new feeders from switchboard.	4	EA	5,076.0	$6,091	$26,395
FFN	FA	Rauland panel is not preferred manufacturer. Replace fire alarm panel with district preferred manufacturer (Firelite).	1	EA	19,440.0	$5,832	$25,272
FFN	FA	Rauland panel is not preferred manufacturer. Replace fire alarm panel with district preferred manufacturer (Firelite).	1	EA	19,440.0	$5,832	$25,272
FFN	FA	Rauland telephone system is faulty and is not preferred manufacturer. Replace Rauland system with district standard VOIP. One for WCDC and one for Island High School.	1	EA	59,400.0	$17,820	$77,220

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Rauland system has not been functioning properly and the clock/speaker are not working. Replace Rauland system with district standard VOIP. One for WCDC and one for Island High School.	35,182	SF	1.1	$11,610	$50,310
FFN	FMP	Island High School requires a health clinic with full health services located near their administration wing. Provide a facility, roughly the size of a classroom, for this purpose. Allot one of the possible future growth area shown on plan.	1,200	SF	370.0	$133,200	$577,200
					Subtotal		$1,444,998
					TOTAL COSTS		**$22,978,256**