Visalia
UNIFIED SCHOOL
DISTRICT

2023 Long-Range Facilities Master Plan



PBK

VISALIA UNIFIED SCHOOL DISTRICT

2023 Long-Range Facilities Master Plan // January 09, 2024

Prepared For: Visalia ISD

Prepared By: PBK Architects, Inc.

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PREFACE

This plan is the outcome of a 9 month process in collaboration with a multi-disciplinary team of planning and architectural professionals. With support from the Visalia Unified School District Board of Education and input from engaged community members, users and stakeholders; this plan reflects our vision for the alignment of our facilities with educational outcomes.

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ACKNOWLEDGMENTS

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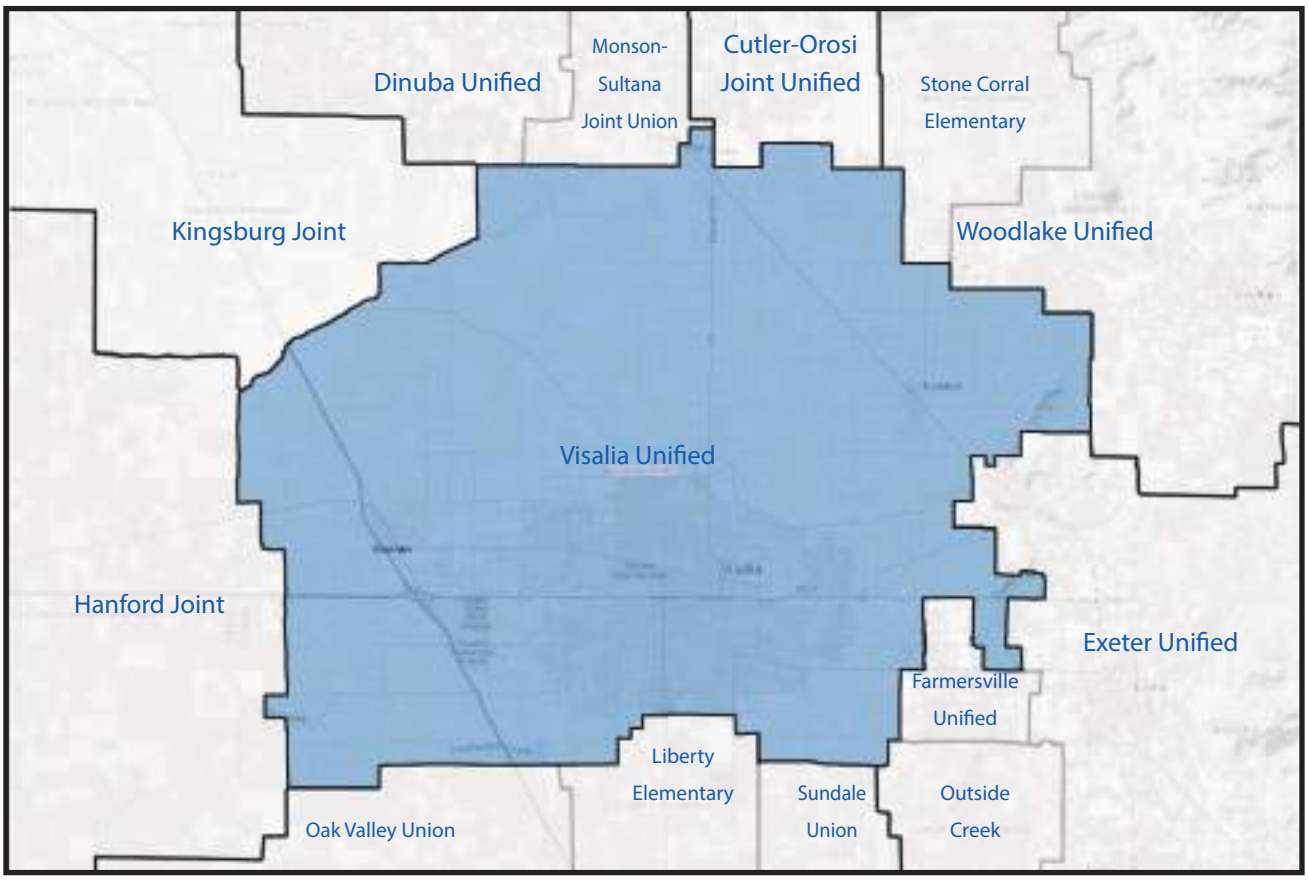
District Background

Section 1



COMMUNITY OF THE DISTRICT

District Background



Nestled close to the majestic Sierra mountains in the heart of California's San Joaquin Valley, the Visalia Unified School District is committed to providing students young and old with the tools and skills necessary to succeed in life.

Established in 1885, VUSD is the oldest school district in Tulare County. Our services span 214 square miles with a population base of over 135,000. Our family of schools includes 26 elementary schools, a newcomer language center, five middle schools, four comprehensive high schools, a continuation high school, an adult school,a charter independent study school, a K-8 charter home school, and a charter technical early college high school. Over 32,000 students Pre-K to adult are served through Visalia Unified School District.

Our outstanding workforce is comprised of 3,000 certificated and classified staff. They make our district the jewel of the Central Valley. Our district motto is "WE CREATE FUTURES".

97%	OVER ACTUAL DAILY ATTENDANCE RATE
4,200	STUDENTS SERVED IN AFTERSCHOOL PROGRAMS IN K-8
92%	OF ALL HS STUDENTS ARE ENROLLED IN THREE OR MORE COLLEGE PREP. COURSES
1 M+	MILES OUR BUSES DRIVE EACH YEAR
3.75 M	SQUARE FEET: OUR CUSTODIAL CREWS CLEAN EACH DAY
4 M+	MEALS WE SERVE EACH YEAR

DISTRICT SCHOOL MAP

District Background

ELEMENTARY SCHOOLS

1. **ANNIE R. MITCHELL**
2121 East Laura Street
Visalia, CA 93292
622-3195

2. **COMPASS PROGRAM**
1800 North Lovers Lane
Visalia, CA 93292
730-7851

3. **CONYER**
814 South Sowell Street
Visalia, CA 93277
730-7751

4. **COTTONWOOD CREEK**
4222 South Dans Street
Visalia, CA 93277
735-3539

5. **CRESTWOOD**
3001 West Whitendale Ave.
Visalia, CA 93277
730-7754

6. **CROWLEY**
214 East Ferguson Avenue
Visalia, CA 93291
730-7758

7. **DENTON**
2231 North Denton Street
Visalia, CA 93291

8. **ELBOW CREEK**
32747 Road 138
Visalia, CA 93292
730-7766

9. **FOUR CREEKS**
1844 North Burke Street
Visalia, CA 93292
622-3115

10. **GLOBAL LEARNING CHARTER**
1051 Robin Drive
Visalia, CA 93291
730-7768

11. **GOLDEN OAK**
1700 North Lovers Lane
Visalia, CA 93292
730-7851

12. **GOSHEN**
6505 Avenue 308
Goshen, CA 93227
730-7847

13. **HIGHLAND**
701 North Stevenson St.
Visalia, CA 93291
730-7769

14. **HOUSTON**
1200 North Giddings Street
Visalia, CA 93291
730-7772

15. **HURLEY**
6600 West Hurley Avenue
Visalia, CA 93291
730-7905

16. **IVANHOE**
16030 Avenue 332
Ivanhoe, CA 93235
730-7849

17. **LINWOOD**
3129 South Linwood Street
Visalia, CA 93277
730-7776

18. **MANUEL F. HERNANDEZ**
2133 North Leila Street
Visalia, CA 93291
622-3199

19. **MINERAL KING**
3333 East Kaweah Avenue
Visalia, CA 93292
730-7779

20. **MOUNTAIN VIEW**
2021 South Encina Street
Visalia, CA 93277
730-7783

21. **OAK GROVE**
4445 West Ferguson Avenue
Visalia, CA 93291
622-3015

22. **PINKHAM**
2200 East Tulare Avenue
Visalia, CA 93292
730-7853

23. **RIVERWAY**
1341 West Glendale Avenue
Visalia, CA 93291
622-3350

24. **ROYAL OAKS**
1323 South Clover Drive
Visalia, CA 93277
730-7787

25. **SHANNON RANCH**
3637 North Ranch Street
Visalia, CA 93291
622-3258

26. **VEVA BLUNT**
1119 South Chinowth Street
Visalia, CA 93277
730-7793

27. **WASHINGTON**
500 South Garden Street
Visalia, CA 93277
730-7795

28. **WILLOW GLEN**
310 North Akers Street
Visalia, CA 93291
730-7798



Updated 5/2022

INDEPENDENT CHARTER SCHOOLS

29 BLUE OAK ACADEMY
28050 Road 148
Visalia, CA 93292
730-7422

30 SYCAMORE VALLEY ACADEMY
6832 Avenue 280
Visalia, CA 93277
622-3236

MIDDLE SCHOOLS

31 DIVISADERO
1200 South Divisadero Street
Visalia, CA 93277
730-7664

32 GREEN ACRES
1147 North Mooney Boulevard
Visalia, CA 93291
730-7673

33 LA JOYA
4711 West La Vida Avenue
Visalia, CA 93277
730-7921

34 RIDGEVIEW
3315 North Akers Street
Visalia, CA 93291
622-3308

35 VALLEY OAK
2000 North Lovers Lane
Visalia, CA 93292
730-7681

HIGH SCHOOLS

36 EL DIAMANTE
5100 West Whitendale Avenue • Visalia, CA 93277
735-3501

37 GOLDEN WEST
1717 North McAuliff Street • Visalia, CA 93292
730-7801

38 MT. WHITNEY
900 South Conyer Street • Visalia, CA 93277
730-7610

39 REDWOOD
1001 West Main Street • Visalia, CA 93291
730-7701

40 FUTURE HS SITE
Roeben/Sedona • Visalia, CA 93291

41 HIGH SCHOOL FARM
523 South McAuliff • Visalia, CA 93277



EDUCATIONAL OPTIONS

42 CHARTER HOME SCHOOL ACADEMY/YMCA
211 West Tulare Avenue • Visalia, CA 93292
622-3273

43 CREEKSIDE COMMUNITY DAY SCHOOL
901 North Mooney Boulevard • Visalia, CA 93291
730-7491

44 SEQUOIA HIGH SCHOOL
1040 N. Woodland Street • Visalia, CA 93291
730-7649

45 VISALIA ADULT SCHOOL
3110 East Houston Avenue • Visalia, CA 93292
730-7655

46 VISALIA CHARTER INDEPENDENT STUDY (VCIS EAST)
1821 West Meadow Lane • Visalia, CA 93277
735-8055

47 VISALIA CHARTER INDEPENDENT STUDY (VCIS WEST)
649 South County Center Drive • Visalia, CA 93277
735-8055

48 VISALIA TECHNICAL EARLY COLLEGE/FARM (VTEC)
2245 South Linwood Street • Visalia, CA 93277
622-3212

ADMINISTRATION/FACILITIES

49 FAMILY AND COMMUNITY RESOURCE CENTER
505 N. Court Street • Visalia, CA 93291
730-7566

50 DISTRICT OFFICE
5000 West Cypress Avenue • Visalia, CA 93277
730-7300

51 EAST UNION
28600 Road 156 • Visalia, CA 93292

52 ELBOW STORAGE FACILITY
31411 Road 160 • Visalia, CA 93291
730-7491

53 OPERATIONS I
801 North Mooney Boulevard • Visalia, CA 93291
Maintenance: 730-7589
Nutritional Services: 730-7871
Tech. Services: 730-7631
Transportation: 730-7593

54 OPERATIONS II
2100 N. Lovers Lane • Visalia, CA 93292
Custodial: 730-7590

55 THE OAKS PROFESSIONAL BUILDING
4930 West Kaweah Avenue • Visalia, CA 93277
Print Shop 730-7542
Music Dept 622-3293

56 TEXTBOOK WAREHOUSE
7403 West Sunnyview • Visalia, CA 93291

57 VISALIA LEARNING CENTER
630 South Atwood • Visalia, CA 93277
730-7688

LOCAL CONTROL ACCOUNTABILITY PLAN (LCAP)

District Background

Most of the district's students reside in the city of Visalia, but a significant number live in surrounding unincorporated areas that typify the county's rural roots. Students attend preschool/elementary schools in their community and then move into middle schools and high schools located in Visalia. Student population data depicts 68% of the K-12th grade students and over 85% of preschool students as Socioeconomically Disadvantaged.

The district continues to support current programs written in the 2022-2023 Local Control Accountability Plan (LCAP). The district continues with support for programs by allocating additional teachers to schools, counselors, social workers, school psychologists and other behavior support personnel. In addition to site personnel, the district continues to fund additional district office support to monitor and implement various programs. Other key features of the 2023-2024 LCAP are allocation to transportation for Visual and Performing Arts, sports, and the Linked Learning Academies. The 2023-2024 LCAP also address concerns regarding communication by continuing supporting the communication team and providing opportunities for staff, parents, and students to learn about student supports.

Six primary goals were identified in Visalia USD's LCAP, with specific actions articulated for each goal:



Goal 1: VUSD will increase academic achievement for all students including the following student groups: English Learners, Foster Youth, Socioeconomically Disadvantaged Students, Students with Disabilities, and African American and American Indian students.

Actions

- Library Support
- Supplemental Materials
- Intervention
- Extended Year
- Expanded Learning Opportunity Program
- Early Childhood
- Instructional Technology
- Support of English Learners
- Visual & Performing Arts
- Course Access
- Linked Learning & CTE



Goal 2: To support student success the district will continue to develop a culture of collaboration for students, staff, parents, and the community.

Actions

- Family & Community Resource Center
- Building Futures Program
- American Indian Federal Grant
- Community Outreach



Goal 3: VUSD will increase student engagement for all students including the following student groups: Foster Youth, Students with Disabilities, and African American and American Indian students.

Actions

- School Attendance
- Systems of Support
- Counselors
- TCOE-Learning Communities for School Success Program (LCCSSP)
- School Climate Transformation Federal Grant
- School Social Workers
- Transportation
- School Psychologist Support

LOCAL CONTROL ACCOUNTABILITY PLAN (LCAP)

District Background



Goal 4: Teachers will be provided the opportunity to participate in professional learning in the areas of: content standards, English language development, student engagement, and instructional materials.

Actions

- Teacher Induction and Clear Administrative Services Credential Program
- Professional Learning



Goal 5: Effectively manage resources to strengthen our fiscal foundations, maintain prudent reserves, and meet the needs of all students.

Actions

- Site Funds
- District Support



Goal 6: VUSD will increase academic achievement and student engagement for all special education students.

Actions

- Professional Development
- Inclusive Service Delivery Model
- Special Education Preschool
- Curriculum
- Educational Consultant Review

BOND MEASURE HISTORY

District Background

Visalia's voters have supported the District with three general obligation bonds in the last 25 years: Measure G in 1999 ($49M), Measure E in 2012 ($60.1M) and Measure A in 2018 ($105.3M). Each of these bonds has allowed Visalia to increase capacity to meet enrollment, and has equipped the district with the portfolio of campuses in controls today.

Visalia has strategically leveraged bond funds by using state matching funds to extend investment extensively.

Measure G
Year: 1999
Taxpayer Funding: $49M
Total funding with state matching grants: $120M
Projects: New schools
New multi-purpose rooms
Modernization projects
Energy savings



El Diamante High School

Measure E
Year: 2012
Taxpayer Funding: $60.1M
Total funding with state matching grants: $120M
Projects: New middle school
New high school classroom building
Modernization projects
Energy savings
Security updates



Ridgeview Middle School / Photo by 4Creeks

Measure A
Year: 2018
Taxpayer Funding: $105.3M
Total funding with state matching grants: $225M
Projects: Portable replacements
Athletic facilities
Modernization projects
Energy savings
Security updates
Technology



Divisadero Middle School

Enrollment & Capacity

Section 2



Enrollment and Capacity

EDUCATIONAL VISIONING



INTRODUCTION

Visalia Unified School District serves a diverse and evolving student population across its elementary, middle, and high schools. The District's enrollment and capacity data were developed by School Works, Inc., serving as the foundational source for this analysis. PBK interpreted these findings and translated them into visual formats to illustrate system-wide trends. The data reflects both regional housing growth and demographic shifts that influence school utilization across the District. The analysis highlights campuses that are operating above or below optimal capacity and identifies emerging enrollment patterns by region. Collectively, this information provides a clear, data-driven foundation for future facility planning, boundary considerations, and grade configuration discussions within Visalia Unified School District. District-wide enrollment is projected to remain relatively stable through 2025/26, with utilization patterns varying by region and school level. Elementary schools are operating near capacity overall, though some individual campuses show localized over- or under-utilization. Middle and high schools are also functioning near capacity, with limited available space across most secondary campuses. Many campuses across all levels rely on temporary modular classrooms (leased facilities) to accommodate enrollment fluctuations and maintain flexibility in program delivery. When these modulars are excluded, utilization rates increase, emphasizing the importance of maintaining sufficient permanent capacity to support long-term stability. According to School Works' projections, overall enrollment is expected to remain steady, with modest growth concentrated in developing areas of the community.

Enrollment and Capacity

EDUCATIONAL VISIONING

District tracks a decade of static enrollment



Chart: District 10-Year Enrollment Analysis

High School

Middle School

Elementary School

Enrollment and Capacity

EDUCATIONAL VISIONING

Elementary School capacities and utilizations vary

Note: The chart below utilizes 2025/26 data and excludes temporary modulars.

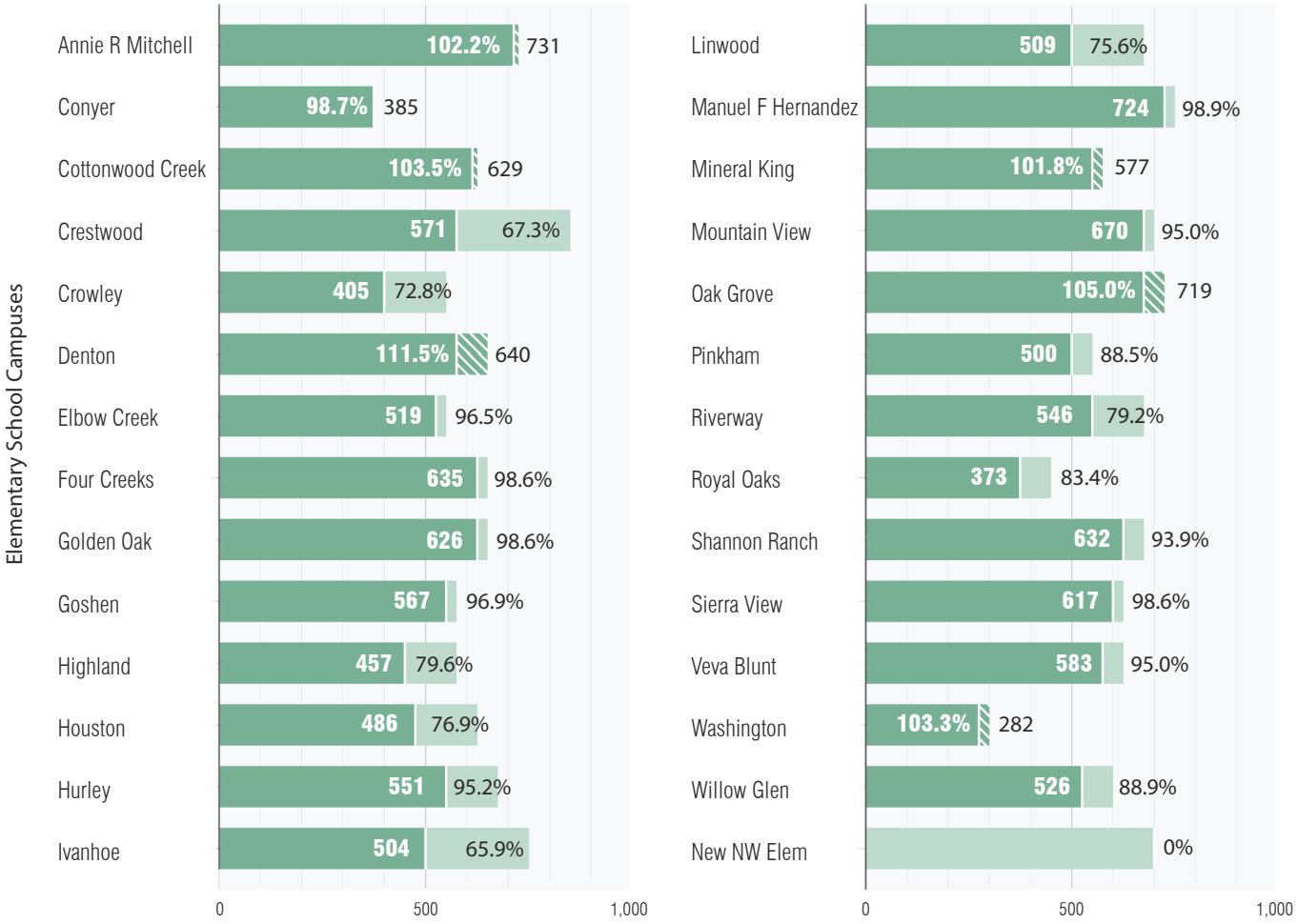


Chart: Elementary School Enrollment & Capacity Analysis by Campus

Enrollment

Capacity (Exceeded)

Capacity (Available)

Enrollment and Capacity

EDUCATIONAL VISIONING

Middle School utilization rates vary

Middle School Ed Spec based on Ridgeview MS; SF and quantities estimated.

Note: The chart below utilizes 2025/26 data and excludes temporary modulars.

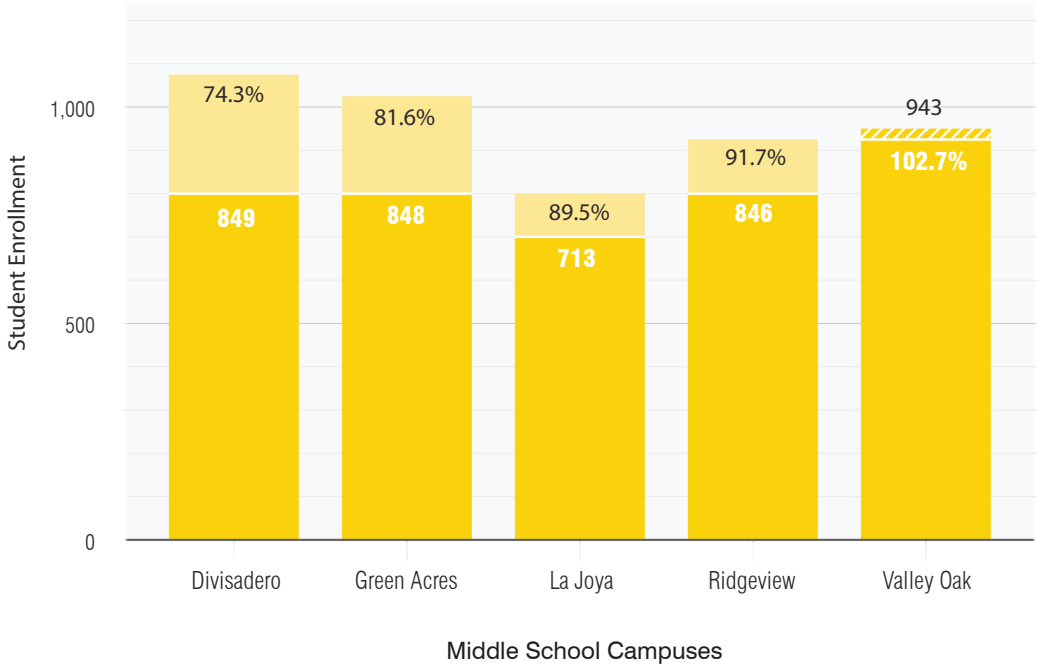


Chart: Middle School Enrollment & Capacity Analysis by Campus

Enrollment

Capacity (Exceeded)

Capacity (Available)

Enrollment and Capacity

EDUCATIONAL VISIONING

High Schools are over capacity

Note: The chart below utilizes 2025/26 data and excludes temporary modulars.

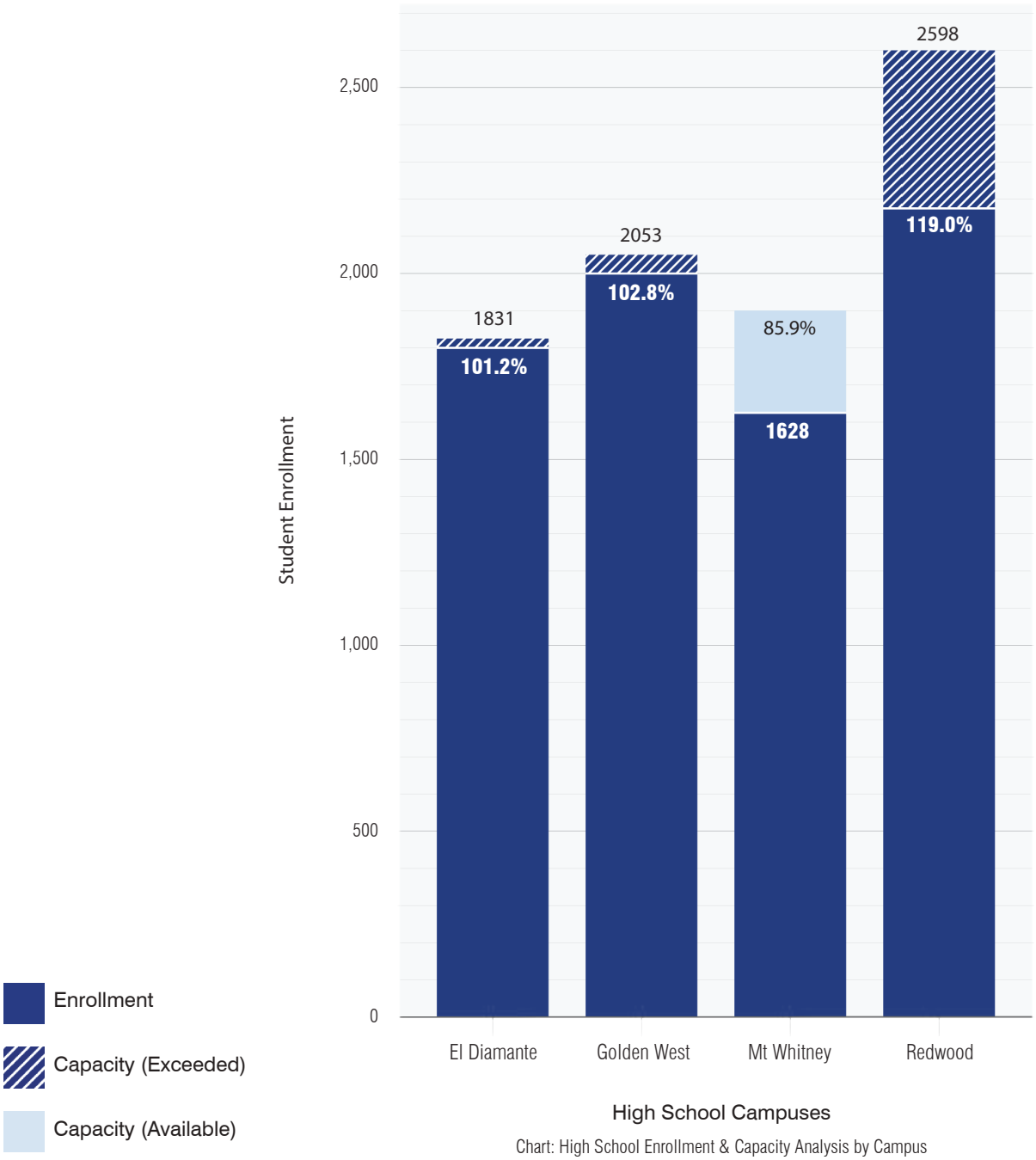


Chart: High School Enrollment & Capacity Analysis by Campus

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Educational Visioning

Section 3



Safety and Security

EDUCATIONAL VISIONING



INTRODUCTION

The health, safety and security of students and staff are the District's foremost priority. The Long-Range Facility Master Plan identifies safety and security measures for all District facilities to ensure a safe & secure learning environment. The assessment of the building and site conditions is intended to uncover deficiencies, develop a plan to improve these conditions and to incorporate safety and security best practices in the design, construction, maintenance, and operation of the District's facilities. The ultimate goal is to ensure emergency preparedness and response is incorporated into the very construct of learning space.



GUIDING PRINCIPLE

While schools were once primarily a place where students received educational instruction from morning to early afternoon, the school day has become significantly extended to offer enhanced educational programming, social and emotional learning, and after school activities that involve both students and community members. Schools have also become hubs of activity serving the community as locations for dispersal of social services, after school care, meetings of nonprofit organizations, recreational activities, and Visalia Unified public input meetings.

In a world where protecting our children and schools is at the forefront of the minds of parents and administrators, integrating district security planning solutions effectively by including the stakeholders, processes and technologies to reduce risk and mitigate the potential events. The process of identifying safety and security needs was accomplished by examining and developing a customized "best practice" program suited to Visalia Unified's needs.

Safety and Security

EDUCATIONAL VISIONING

SECURITY AND SAFETY DRIVERS

#1 INFRASTRUCTURE
Maintain the ability to shield staff and students at a moment's notice.

#2 CRISIS COMMUNICATION
Ensure the built environment can facilitate an effective communication plan is essential to maximizing response time.

#3 STAFFING
Building security, maintenance personnel, trained teachers and office staff all play a critical role in campus security.

#4 PROCEDURES
When an emergency occurs within a school, staff and students must know how to effectively respond in mere moments. The built environment must accommodate a comprehensive campus emergency plan; namely, evacuation, lockdown, lockout and shelter responses.

DEFICIENCIES

A number of critical incidents on campuses across the nation in recent years reveal the need for advanced preparedness in the following areas: structure, technology, procedures, and communications. This assessment provides a comprehensive plan that involves campus representation, district administration and local law enforcement while utilizing the built environment and building systems to improve campus security in order to provide learning environments that the students, faculty and surrounding community can use without the concern of occupying an unsafe environment.





WHEN SECONDS COUNT.

ALL OF US HAVE MORE WE CAN DO…AND NO ONE SYSTEM IS NECESSARILY RIGHT FOR EVERY DISTRICT.

Safety and Security

EDUCATIONAL VISIONING

Campus safety & security design measures must be prioritized at the onset of a project. Traffic patterns, surrounding neighborhoods and the building site itself are the first layers of defense, so regardless of whether they are on foot or in a vehicle, every possible scenario must be considered when any one person approaches a school campus.











The following is a list of items to be identified at each campus as it relates to Safety and Security:

1. Way-Finding Signage is not present on most campuses.
2. Perimeter fencing is not installed on site perimeter boundaries.
3. Playground areas shared with the public are not isolated from the remainder of the campuses.
4. Aged clocks, bells, security and intercom equipment must be replaced or installed, to improve communication between the administrative office and classrooms.
5. Aged single-pane exterior windows need to be replaced.
6. "Curb-Appeal" needs to be addressed at some campuses.
7. Security alarms and bell systems are old and need to be replaced at some campuses.
8. Security cameras are not consistent at all campuses and do not cover the campus in its entirety.
9. Security camera coverage is limited due to insufficient lighting levels in certain "hot spots" of campuses.
10. Increased lighting levels within school buildings and campuses.
11. Total security camera refresh is needed.
12. Card readers are needed at every school facility outside of the controlled single point of entry.
13. Increase vehicular (stacking space) and improve student circulation is needed at most campuses.
14. Improved line of site at interiors of campus with landscaping and trees.

Safety and Security

EDUCATIONAL VISIONING: SAFETY & SECURITY



Improvements

As part of the LRFMP, multiple meetings were conducted that examined current conditions across the district. As part of this analysis, it became clear that one of the priority needs is to develop an initiative that creates parity throughout the Visalia Unified schools.

Great strides are being made within the district to address security needs. As an example, there was a recent initiative to purchase and install security cameras at throughout the district; however, either additional cameras are needed, or existing equipment is outdated and needs to be replaced. Specific "hot" areas exist on campuses that require additional equipment to monitor and detour probable incidental occurrences.



The current condition of campuses includes:

- Single point of entry implemented throughout the district at all sites with a camera system
- Raptor system at all sites
- Lockdown procedures that are fully coordinated with Visalia Police Department
- Community is given access to campus green spaces after school hours
- Updated Safety and Security Plan
- School resource officers at each site

The District's Focus Group analyzed these conditions and approaches with the intent of enhancing the safety and security of the existing learning environments. These discussions involved District Administration, Visalia Unified Police Department, District Technology Representatives and District Facilities and Maintenance personnel that addressed proposed facility and procedural improvements that include the following:

- Parking areas are well marked, lighted and monitored via security cameras.
- Install additional exterior lighting.
- Routinely update and adjust, if needed, the District's Safety and Security Plan. The ability to respond to safety and security incidents is dependent on this document being adjusted to real world changes.

Safety and Security

EDUCATIONAL VISIONING: SAFETY & SECURITY

The District plans to implement Safety & Security improvements as funding allows across each campus.

The "model campus" would include the following new safety and security improvements:

- Electronic card access devices at all exterior doors
- Intrusion alarm system
- **Updated fully functional fire alarm system**
- **Clocks, bells, and intercom systems**
- **Security cameras integrated with the local police services**
- **Fully controllable exterior lighting**
- **Secure exterior fencing**
- **Adequate stacking space for vehicles at drop-off/pick-up locations.**

While some of these key response elements have already been incorporated into the District's procedural and physical facilities plans, others need to be applied more consistently and extensively.

Additional strategies to address Safety and Security concerns includes following best practice facility design and construction guidelines to mitigate and prevent critical incidents. Proven critical incidence prevention and mitigation measures can be incorporated into the built environment Having a presentable campus, including new paint, fencing, signage, lighting, landscaping, etc. can serve as a deterrence.





Safety and Security

EDUCATIONAL VISIONING: SAFETY & SECURITY

FACILITY SITE CONSIDERATIONS



SITE & PERIMETER

Perimeter site fencing and containment fencing.

Wrought Iron Fencing in front of the schools.

Chain Link Fencing on side and rear property lines.



LANDSCAPING

Planting and walkways that do not inhibit security monitoring or produce hiding places.



PARKING & DROP-OFF

Berm all vehicular parking zones, pathways and building entrance.

Circular drop-off area at the front of the school.

Adequate lighting and signage safely direct people.

Parking lots are well marked, lighted, controlled by gate, and monitored via security cameras.



SIGNAGE

Standardize all campus and marquee signs as well as painted striping. This includes way-finding to direct visitors to the front administration office as well as Visitor and Faculty parking.



MONITORING & ACCESS

Security Cameras and Equipment Systems to be 100% IP. Total Security Camera System refresh is needed District-Wide.

Employee card access systems and student card access readers to be installed at every school campus, and fully functional exterior door hardware to prevent unauthorized entries.

Card Access Entries on All Building Exterior Doors

Camera & Phone at Entry Points



EXTERIOR LIGHTING

Raise lighting levels at circulation areas, provide lighting or additional lighting in all parking areas that are lacking, replace time clocks that control exterior lighting, install master lighting controls within the District for safety as well as energy conservation.

Safety and Security

EDUCATIONAL VISIONING: SAFETY & SECURITY



MAIN ENTRY

Single, controlled access point into facilities, and remotely activated door hardware lock locking/ unlocking systems connect to administrative offices.



ALERT SYSTEMS

Modern public announcement systems to communicate effectively with students and staff.

Provide an emergency button to contact local law enforcement.



SECURED ZONES

Entry Vestibule + Office Lobby Act as Secured Zone

All Visitors Must Go Through Entry Vestibule



CLASSROOMS

Create Separated Classroom PODS



SAFE ROOMS

Provide a "Safe Room" Without Windows

Provide "Safe Rooms" for Lockdown Scenario



DOORS & WINDOWS

Classrooms Equipped with "Columbine Locks"

Corridor / Interior Windows Equipped with Bullet-Proof Glass

Windows Cladded with Metal Screen

Safety and Security

EDUCATIONAL VISIONING: SAFETY & SECURITY

The Facility Master Plan is academically-driven, recognizes that physical environment and facilities can have a positive impact on learning and student achievement, and supports the achievement of academic and co-curricular (e.g. physical education, athletics, fine arts, and career and technical education, etc.) and the Board of Trustees' Guiding Principles for Visalia USD. Therefore, it is recognized that by working to implement Safety and Security initiatives with a holistic approach, creating a safe and secure environment will result in an enhanced learning environment that will result in higher student achievement.



COUNTERMEASURES

PREVENT: Examine people, places and situation to avert foreseeable issues.

DETER: Discourage an adversary from an attempt by reducing the likelihood of success.

DETECT: Determine that an undesirable event has occurred or is occurring.

DELAY: The element of a protection system designed to impede adversary advancement to a critical asset or into a protected area.

RESPOND: The element of a the protection program designed to counteract adversary activity and interrupt the undesirable event.

RECOVER: Address matters of crisis communications, disaster recovery and continuity of operations.



NextGen - 21st Century Learning Environments

EDUCATIONAL VISIONING



INTRODUCTION

The Visalia Unified Long Range Facility Master Plan is an opportunity to look back and analyze where we are and a glimpse into the future of educational delivery and how school buildings and facilities have, do and will respond to the varied conditions that affect and inform them.

If we look back over the past fifty years, we see a light speed transformation of the world. We now find ourselves in a different place, of different struggles with challenges that is not as definite as what we once thought they were. It is an unknown that requires courage and vision to stay on course to that day when we have achieved a world where our quest for knowledge, innovation and belief will have created a place with an unlimited future. Where we can believe that what we establish now will provide that place where today's children can engage their lives in a position of leadership to bring forward the best that humanity has to offer. That is a place where waste is no longer seen as a virtue, where technology is not to weaken our ability to think but to embrace a technology that allows us to bring forth conceptions of what humanity can be at its best and how our individual lives are challenged by the everyday to understand more and dive deeper into the problems that we cannot solve at the current time. So, how do we get there?

NextGen - 21st Century Learning Environments

EDUCATIONAL VISIONING







"LIFE IS DIVIDED INTO THREE TERMS - THAT WHICH WAS, WHICH IS, AND WHICH WILL BE. LET US LEARN FROM THE PAST TO PROFIT BY THE PRESENT, AND FROM THE PRESENT, TO LIVE BETTER IN THE FUTURE." -WILLIAM WORDSWORTH

The answer is now. Everyday features, objects, tools and concepts come into our lives and bring with them responsibilities to engage with the questions they ask. But these things we now call "everyday" have been with us – a drawing, a prototype and a discussion in a meeting room that can take place anywhere in the world. You see this is how the "now" is connected to the next. What we find to bring forth is what this current generation will be in their future. This is the "now" where education will provide for the next generation.

So we bring together not just where we are, but also the commitment made then to the "now", and then from us now into the "next". This concept of the ever present is fascinating to us, whether as Americans or related to others around the globe. We find ourselves fascinated by films that provide us with this glimpse of how our acts, whether then, now or in the future are all related. That is what makes our decisions, goals and accomplishment so significant and why our consideration about the education of our children now is so imperative.

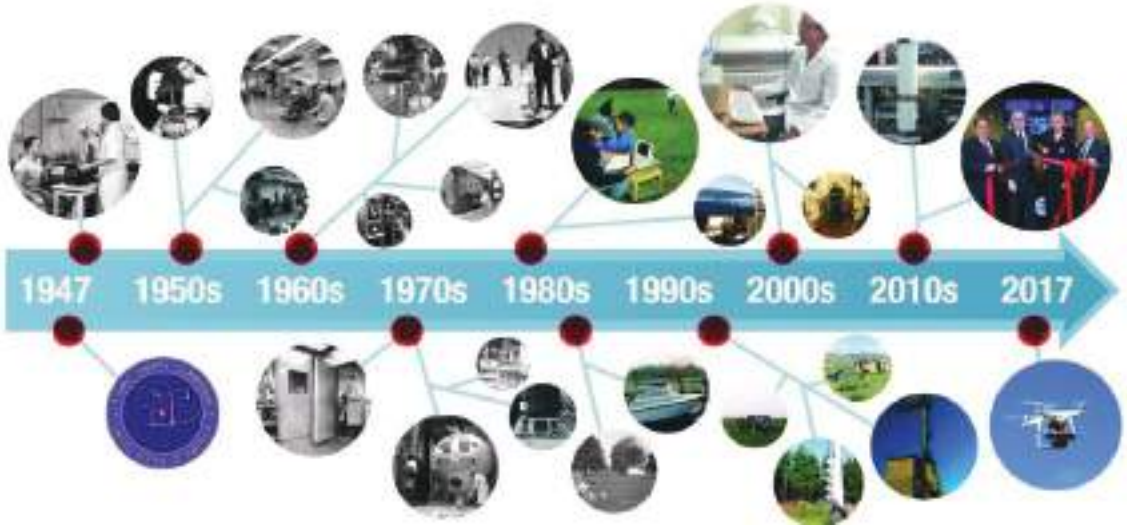
So let us examine this interrelationship and come to understand more fully about what we do in the present shapes and directs the state of the future.

In this opportunity, let us examine what we can provide for this next generation of learners that are here today, so that their future can be equipped with tools and the understanding to make the best decisions for their lives, of their family, community, nation and world.

Our domain of education was a delivery that was direct and yet also tacit. Groups and individuals converged into single places to understand and listen to a teacher conduct a lecture that was based on ordained information to transmit knowledge and imbue a degree of respect upon the individual delivering that message. The teacher was the one who was empowered with the opportunity to study, read and document their knowledge in a manner that could be provided in the lecture format. At the same time, the teacher would conduct the group as a class using blocks of knowledge.

The teaching cycle; from teacher to student with an end goal of testing that acquisition, was based upon scoring mastery of rubrics of knowledge.

The condition of knowledge assessment was the core to which education was devoted. Sharing, imparting, developing and accumulating knowledge was the strategy



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THEN.

upon which teaching was ascribed – to provide knowledge and assistance to the student in retaining this knowledge that could be recalled. Attainment of the ascribed knowledge was an opportunity of the acquisition or withholding of reward, either in the form of a number, placement or prize. Each stage of knowledge development was devised as packages of information to be consumed, retained and ascertained.

As seemingly easy this structure of educational delivery may seem its success was based upon the background of the teacher, their ability to share the information and ability of the listener to capture this information. This activity takes place within two domains, one which belongs to the teacher, the other to the student. As such the transfer and acquisition of knowledge is the medium by which delivery is based.



UP TO NOW

Understanding the linear method of knowledge transfer created an educational industry based on cataloguing and categorizing stores of information to be used for dissemination over time and within frames of subjects and disciplines. This method of educational delivery was known as the "knowledge factory", and was likened to an assembly line where each part and piece is added with an end result being an educated individual.

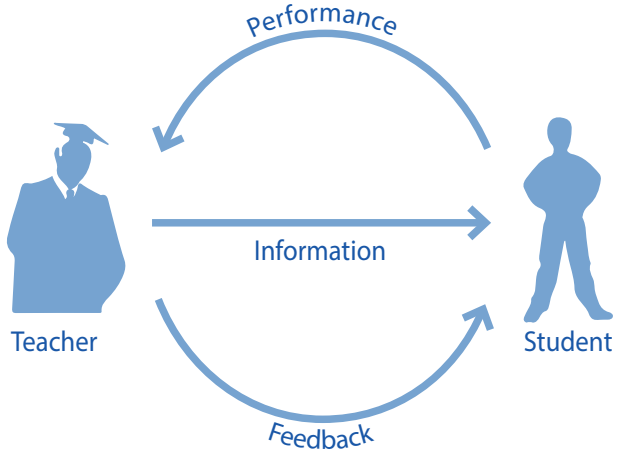
Utilizing various forms of media and delivery methods have been employed. From stand in place lecture, to the use of video production, projected imagery and access to the greatest store of knowledge ever assembled in the course of human history. Where human knowledge doubles every 13 months and expected to lead to a doubling every 12 hours.





From telephones, to cell phones to smart phones to smart watches, from the broadcast to live streaming, from teletype to e-mail, from desk top to laptop to tablet to the cloud, all knowledge, communication and human interaction in a constant state of disruption. This is a disruption which affects the constant flow of information and knowledge through a framework of technological

ACQUIRED KNOWLEDGE>TEACHER>SHARED KNOWLEDGE>STUDENT>RETAINED KNOWLEDGE>TESTED KNOWLEDGE



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change and an ensuing cultural transformation. Advances in digital communication, computation and information technology has disrupted the very nature of business, commerce and social interaction. This disruptive nature of digital technology requires constant update to stay in touch with the latest software and devices that allow continual exchange. Technology has also affected how we learn, from not only accessing knowledge but also how one cognitively utilizes knowledge, not merely knowledge for knowledge sake but how knowledge can be engaged in the pursuit of higher and deeper level of learning.

With technology providing for numerous channels of access, a reduction of teaching as the primary means of disseminating information has occurred. Where teaching becomes a redundant activity, a need for a guide to assist the learner in an active exchange is needed to clarify and direct the knowledge seeking. A guide understands the locales and domains that contain the information needed to create a knowledge base. This role requires a facilitation that participates with student to create a basis of active learning. In this role the teacher as facilitator assist the student within a learner-center educational framework.

Within this framework, many of the institutional models in use within the school setting find difficulty revising their educational delivery that allows for access and integration to learning beyond the knowledge acquisition framework of the past fifty years. Such a framework of transformation requires a rethinking of not only the roles of teacher and student but also the settings where learning activities take place.

The classroom setting and its supporting features have been unable to accommodate the integration of technology as a learning tool and providing the student with the optimum access to knowledge and the integration of knowledge seeking, within an active learning environment. By its very nature, the classroom is arranged for optimized teaching, where the teacher leads from the "front" of the room. Having a direct line of sight allows full visibility of the students within the space to the information being transferred. In such a setting, the primacy of the teacher as instructor remains steadfast.

TWO TRANSFORMATIVE FEATURES:

Up to now, the need to transform the "teaching" model to one based on "learning" as the primary feature of the educational setting. Although many of the classroom settings have embraced and utilized advanced digital media as a tool for illustrating information, the means by which this information is shared is fundamentally unchanged.

Understanding the fundamental shift from teaching to a learning model has transformed the very nature of education. This coupled with the overarching features of global and economic realignments required a retooling of education to meeting these changing needs. Aligned with these changes is digital technology, which continues to require more of each person to stay abreast of the latest developments. These five factors of a changing learning model, an expanded globalized awareness, integration of learning technology, and how the workplace is fundamentally transformed required a revision to settings where learning is most effective.

Through our examination of the current stage of educational delivery, we examine six themes that incorporate the transformative requirements of today's learning environment. These themes will examine how the learning environment can become a full participant engaged with and relevant to an optimized education delivery.

STUDENT-CENTERED LEARNING

Students have a wide variety of needs that evolve over time. Each child maintains his or her own unique set of emotional, physical, and social needs that directly influence how he or she responds to life and to education. Therefore, to prepare students appropriately, contemporary trends in education must recognize and respond to these evolving individualized needs so that each child develops necessary competencies while also receiving the personal support they need.

To prepare students academically for the 21st century, a student centered pedagogical approach serves to place the student in the center of learning. Student centered instruction is innovative pedagogy which promotes inquiry based learning through the efficient use of tools and differentiated strategies.



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To ensure students are at the center of the teaching and learning focus, classroom instruction will align to student centered approaches such as:

- Active Learning
- Project-Based
- Problem Based

These student centered pedagogical approaches seek to engage and empower learners. These approaches along with the 21st Century Learner Outcomes or skills that build college and career readiness will prepare students for a successful future.





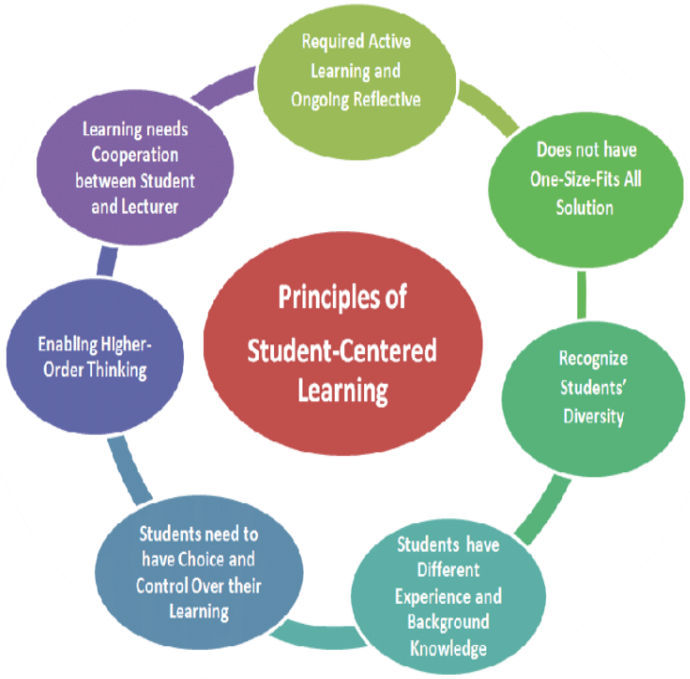


A student centered approach to teaching and learning integrated with the 21st Century Learner Outcomes, the curriculum, and technology will provide a match to the collaborative facilities of the 21st Century.

Previously, technology is used as an enhanced form of previous of adaptive media such as digital projectors and display. Now, Technology is used extensively to help students learn basic and critical thinking skills. Technology can support whole group, small group, and individualized instruction.

Today, we know more than ever about how students learn. Education researchers have identified key components of college and career readiness, while research in the cognitive sciences has revealed the neurological pathways of effective learning and shown how learning affects the brain.

We know now that individuals are most likely to learn when they are positively disposed towards the learning task. They are most likely to attempt difficult tasks when they have developed a "growth mindset" (the belief that intelligence is malleable, not fixed, and that effort makes a critical difference



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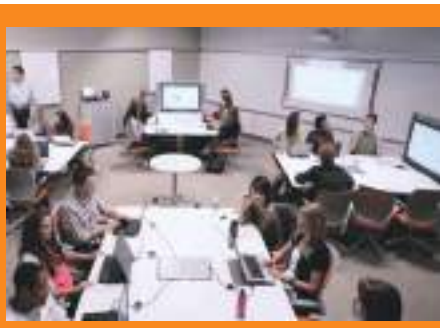
EDUCATIONAL VISIONING



PEER-TO-PEER



COLLABORATIVE



TECHNOLOGY ASSISTED

in achievement). And they are most likely to persist when learning tasks reflect and respond to their particular needs and interests, and when they can employ effective learning strategies.

Further, students are most likely to succeed when they experience a strong sense of connection to others – whether in the classroom, at home, or in their communities. Even as technology opens up new possibilities for individuals to study on their own, research increasingly shows that learning is a fundamentally social process, made more effective when done with others rather than alone.

The challenge now is to enable schools and community learning environments to implement student-centered approaches to learning that make active use of these burgeoning knowledge bases, while ensuring that every student develops the critical thinking, problem solving, and other deeper learning skills needed in order to graduate High School prepared to contribute to their communities and succeed in college and at work.

ADAPTABLE AND AGILE FACILITY

Flexibility and adaptability include responding and adjusting to situational needs and changing to meet the challenges of new roles, paradigms and environments. Intellectual agility, which fosters creativity and innovation, is an important component of flexibility and adaptability. Flexibility and adaptability include the thoughtful balance between an individual's core beliefs and appropriate reaction to change. These dispositions are nurtured through life-long learning and continuous improvement.

School facilities are required to have a life-expectancy that ranges from fifty to even as much as one hundred years. Providing an environment that compliments education for this period of time is difficult, given the rapid change in technology as well as curricular advances that will be adopted to support student achievement and preparation for the future. For this reason, facilities must be flexible and adaptable. Considerable thought should also be given to how support systems in the building are constructed and the impact they might have on implementing future facility modifications.

BUILDING-AS-A-LEARNING-TOOL (BLT)

Design Teams should consider how every square foot in a facility might contribute to education. Building systems and architecture can be used to illustrate and compliment Science, Technology, Engineering, Arts, and Math (STEAM) through architectural design, lighting, and the use of color or materials. Functional spaces within the school that previously were not considered as more directly supporting education or learning, should also be reexamined and opportunities for learning or instruction identified.

A second resource would be through online research that supports teaching and learning through buildings and places. These online resources make the most of learning opportunities created by buildings and the environment.

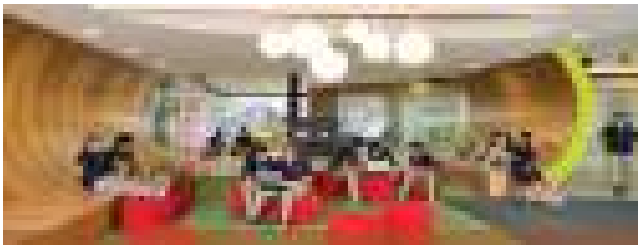
The 21st Century Learner Outcomes or Skills are:

- Critical Thinking and Problem Solving
- Initiative and Entrepreneurship
- Effective Oral and Written Communication
- Collaboration across Networks and Leading by Influence
- Agility and Adaptability
- Accessing and Analyzing Information
- Curiosity and Imagination

COMMUNITY ENGAGEMENT

The school can be considered as an extension and viable part of the community. As an extension of the community, the school can offer community based programs, and meeting and event spaces. It can reflect and enhance the qualities and uniqueness of the community. It should embrace the spirit of the community including its goals, diversity, ethnic background and historical precedence. These facilities can provide opportunities for volunteers to administer tutoring and mentoring programs.





















Examples of Adaptability and Agility in the Learning Environment

- Operable Walls
- Mobile Furniture and Furnishings
- Wireless Access
- Spaces That Allow for Multiple Activities
- Power Availability
- Curiosity and Imagination

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EDUCATIONAL VISIONING

ENHANCED TECHNOLOGY

Technology reaches into everything we do in schools today. The Student Information Systems that run our schools hold more critical data than any other single program. As we design our school wide systems in the 21st Century, we must think about how all this information is connected, how and who needs access to what information, and how do we make it available to them in as few clicks as possible.





The first resource for a BLT is the building itself. Examples of BLT in a school might include:

Physics & Engineering

- It Takes More than Concrete (visible rebar demonstration)
- Why Is that Duct So Large? (overhead HVAC duct work)
- Are You Standing on Solid Ground? (visible I-beam floor construction)
- Measuring the Load (visible steel truss with strain gauges)
- A Slice of Wall (view of structure/electrical/ insulation inside interior wall)
- Layers of Air (HVAC temperature and air flow sensors)
- No Secrets Here (view of plumbing inside wall between bathrooms)

Sustainability

- Use visible symbols of environments.
- Integrate 'smart' building management systems into kiosks or public display.
- Reveal efficient mechanical systems and other technologies.
- Calibrate sustainable strategies with a building's mission.
- Outdoors for Science and Learning Spaces
- Use the outdoors for learning opportunities
- Habitats for wildlife, insects, birds and plants
- Growing vegetables

HEALTH AND WELLNESS



Food, nutrition, health education, and physical activity are significantly important in the lives of students and are incorporated into their daily lives at school. Increasingly, food courts are featured in schools to provide fresh food with a variety of healthy choices. Food can be prepared centrally and served centrally or distributed throughout general learning settings in the school. In schools with a culinary arts program, this program is often collocated with the food service functions. Common concepts in 21st century elementary schools include a combined cafeteria and stage — benefiting from the large space required for each. This concept offers an advantage for community access for functions that are shared with the public. The Gymnasium, outdoor play lots, playgrounds, and athletic fields provide the customary opportunity for physical activity for students at school. Some High Schools include a fitness center to supplement the traditional opportunities for the students' physical development.



As we move for advances in the educational learning environment, let us move to what is "next". What is "next" builds upon those features of adaptability, community engagement, building as a learning tool to an expansion that include learning that is personalized, competency-based and infused with technology as a blended component of learning. By 'Next', we mean Next Generation Learning.

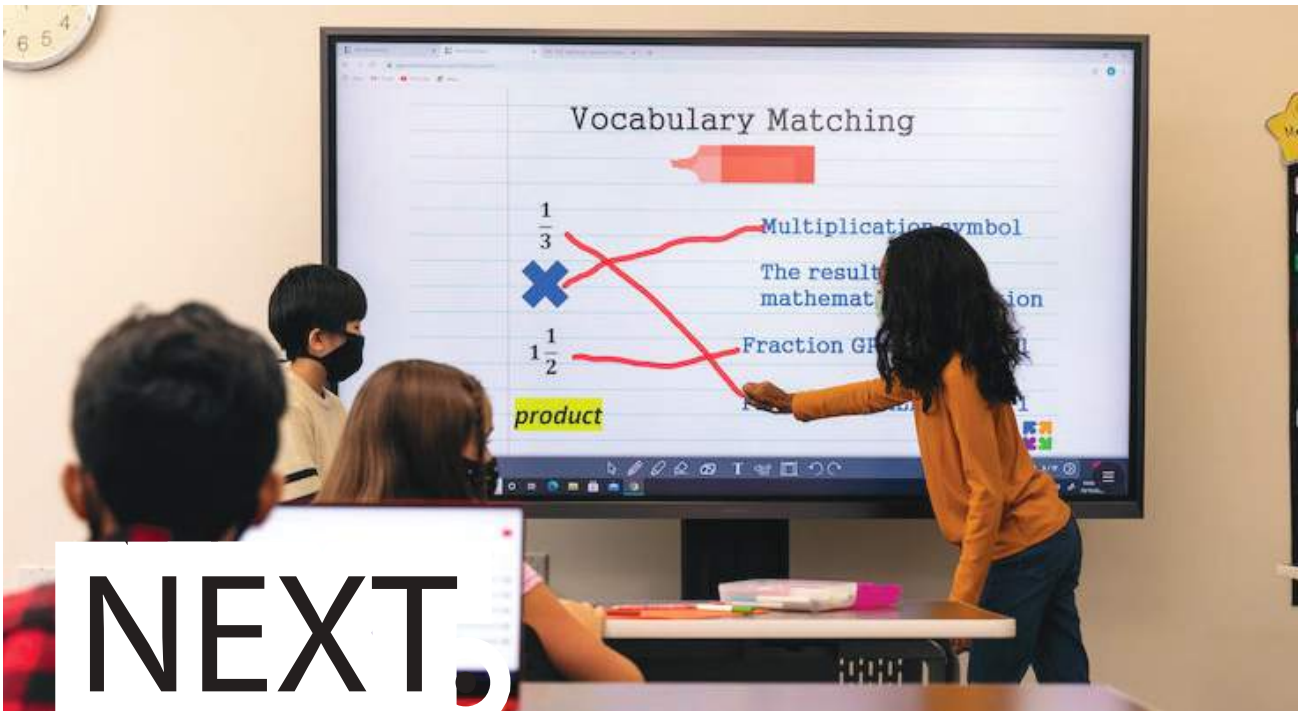
"Next Generation Learning" isn't about educating the next generation of students, it's about engaging with today's students through "Next Gen" teaching and learning designs that promise significantly higher achievement for many more students than current-generation approaches have been able to generate. Next generation learning is catalyzed and informed by:

- A deepened understanding of learning: how, where, and why students (and people of all ages) learn most effectively
- A deepened understanding of learners: what's required to engage and meet students' complex, individual needs, especially given the vibrant diversity of the nation's current and future population of young people
- The recognition that the world has changed: so thoroughly, in fact, that it requires a much higher level of achievement for much higher percentages of students



NextGen - 21st Century Learning Environments

EDUCATIONAL VISIONING



The goal of next generation learning is to provide students with more personalized (student-centric) learning experiences and environments that allow for dramatic changes in student outcomes. This results in learning experiences that is:

- Personalized. Next generation learning meets the diverse learning needs of each student every day and empowers students with skills, information, and tools they need to manage their own learning.
- Competency-based. Next generation learning enables students to move at their own optimal pace and receive credit when they can demonstrate mastery of high-level material.
- Blended use of Technology. Next generation learning optimizes the mix of teacher- and technology-facilitated learning in group and individual work.

Next generation learning has the potential to loosen the resource constraints of traditional programs — time, human capital, and space. This flexibility allows differentiated approaches to the challenges of content, assessment, pacing, and learning styles. But next generation learning is challenging to implement. It is not a panacea to all problems faced in K–12 education today, and it is not without problems of its own. Clearly defining the instructional problems, you are trying to solve — especially the ones that cannot be easily solved by traditional approaches, will set this effort apart from other "reforms" that are short-lived and ineffective. It will keep everyone involved motivated to continue moving forward when faced with the challenges that next generation learning presents.

FEATURES OF NEXTGEN LEARNING

The challenge for Next Generation Schools is how to provide the optimum personalized learning environment, especially since many such schools have yet to be designed and built. First one has to understand that for a Next Generation school to provide personalization, it must foster a greater level of academic competency and mastery that allows for deeper learning. This can occur through individualization, differentiation and varied contents with distinct objectives.

Personalization

For our nation to lead in a global society, we must maximize the potential of every student to contribute as engaged and productive members of a 21st century economy and community.

In NextGen learning, the education system needs to help every student gain the knowledge and skills necessary to thrive in a dynamic, global society by helping all students develop the academic, professional and entrepreneurial competencies that the modern economy demands (described below). In addition, students should be supported in developing a drive to contribute to society in ways that improve our state, nation and world, as well as challenging themselves, and taking responsibility for maximizing their own talent and potential.

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Blended Learning

Blended learning incorporates formal online delivery of content and instruction with student control of time, place, path and or space within at least part at a supervised environment outside of the home. There are considered numerous advantages to blended learning. Access to digital and online offerings can begin to alleviate significant inequities that exist within our public school system. Some students have access to high quality teachers and a diverse array of courses and schools. Others lack access because they live in communities that struggle to attract talent or find the resources to provide the variety of options that a wealthier or larger district can offer. A shift to a blended model of learning is one that combines the benefits of face to face, with online and digital learning in whatever degree that provides the most successful application for the student at a personalized level.

Key Drivers for Next Generation Learning Environments are to Focus on:

Individualization

– Instruction that is paced to the learning needs of different learners.

Differentiation

– Instruction is designed to the learning preference of different learners.

Varied Content and Objectives

– Instruction that is paced to learning needs, tailored to learning preferences, and tailored to the specific interest of different learners.

"YOU CAN ANALYZE THE PAST BUT YOU NEED TO DESIGN THE FUTURE. OTHERWISE IT MAY BE NO BETTER THAN THE PAST." - EDWARD DE BONO

-NEW THINKING FOR THE NEW MILLENIUM P. 125

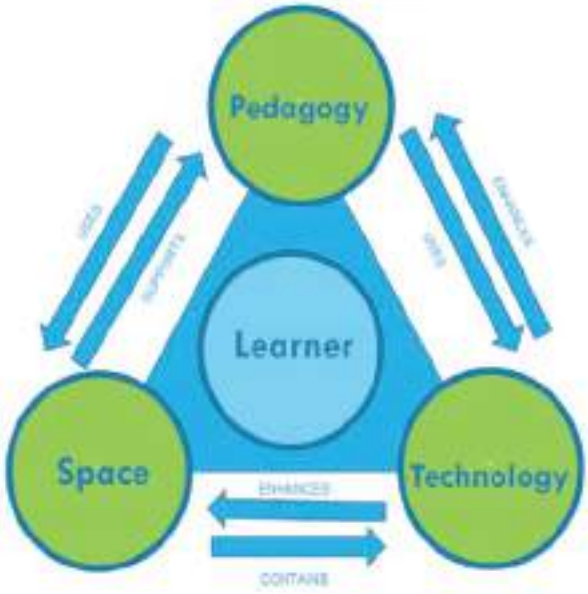


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EDUCATIONAL VISIONING

IMPLEMENTING AND EVALUATING A "NEXT GENERATION LEARNING SPACE" (NGLS)

A dramatic, pedagogical shift has occurred in recent years in educational environments in higher education, supported largely by the use of ubiquitous technologies. Increasingly, emphasis is being placed on the design of new learning spaces, often referred to as "Next Generation Learning Spaces" (NGLS) and their impact on pedagogy. The traditional idea of "classroom" now incorporates the use of both physical and virtual space.



Pedagogy, Space and Technology

The research-focused literature on learning spaces has been boosted considerably as a result of the ALTC's Next Generation Learning Spaces (NGLS) project mentioned earlier. A key output of the NGLS project is a framework called the Pedagogy-Space- Technology (PST) Design and Evaluation Framework (Radcliffe 2009, pp.14-15) shown in Figure 1 by which new learning spaces can be both designed and evaluated. The PST framework is meant to be used by a range of users across a wide space of projects and institutions.

Aligning space, technology and learners, NextGen allows changes in pedagogy, technology, and space to transform the learning environment.





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Much work has been done to try and investigate a relationship between pedagogy, space and technology and whether these three elements are, or can be, aligned in some way. Radcliffe (2008) provided a tool that uses the relationship between pedagogy, space and technology in order to inform the design, operation and assessment of learning spaces, with each of the three elements influencing each other in a reciprocal manner. It places great emphasis on the importance and arrangement of space to influence patterns of learning and teaching.

Fisher (2005) went so far as to propose a range of pedagogues that could be used, depending upon the subject matter, to support a range of student skills and competencies that could be linked to particular spatial configurations that lent themselves well to these learning activities.

The triangle itself represents the 'learning environment' in which all four elements play an active part. The 'learner' is an active participant inside the 'pedagogy-space-technology' triangle, influencing, and being influenced by, these three elements according to the situation and context. What is currently missing from the model is a notion of time as the learning experience changes and evolves over time for any given space, technology, group, context or tutor.



Adapting 21st Century Learning Environments to Visalia Unified

A key component of the master planning process was the review of sites for 21st-century learning environment opportunities.

These site programming reviews focused on building and space layouts, functions, educationally relevant and required components rather than the physical nature of the original assessments. The environments required close looks at varying classroom configurations, library/media centers and interactive learning environments.

The following are areas that have been identified as opportunities for the district to prepare their facilities to fully embrace 21st-century learning.

- Spaces and technology that support 21st Century learning and curriculum.
- Spaces dedicated for CTE programs.
- VAPA spaces that support curriculum.
- Better developed sound and acoustics that support learning.
- Equitable ELOP spaces for the community at each site.

next generation learning highlights:

Pedagogy:

- Student-Centered
- Social & Active Learning
- Real World Based

Technology:

- Direct Analysis, Evaluation & Feedback
- Adaptive software & customization
- Blended & MOOC's

Space

- Adaptive & Agile
- Technology-rich
- Interactive

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EDUCATIONAL VISIONING

Making Space for Next Generation Learning

What are those spaces like that are adaptive and agile, where learning is continually engaged with technology that is both digital and face-to-face, and one where interactivity is ubiquitous?



PERCHES IN ACTIVE SPACES



HUDDLE ROOMS



PROJECT ROOMS

DISTRICT GOALS TO ENGAGE NEXT GENERATION LEARNING

1 Create a Powerful Learning Experience

Leverage technology supported roles for deeper learning.

2 Manage Productive Learning Environments

Increase productivity using NextGen delivery models.

3 Know Students

Manage comprehensive learner profile for learning customization & advancement.

4 Promote Growth

Acknowledging mastery through explicit measurable objectives.

5 Leverage Teacher Talent

Invest and extend reach of teacher talent and opportunity.

6 Build Community

Build community, involve parents & make connection with youth & family services.

7 Optimize Resources

Utilize facility to promote NextGen objectives. Effectively use facility through adaptive scheduling, shared & multiple-use techniques.

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CUL-DE-SACS



COLLABORATION



PROFESSIONAL LEARNING SPACES



GAMING



MAKER SPACE



THEATRE



NO-TECH HIDING



IMMERSIVE LEARNING

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WHITE SPACE



LEARNING WALL



OPEN KITCHEN



HOTELING STATIONS



COFFEE SHOP



OPEN DISCOVERY SPACE



HOW WE MIGHT...

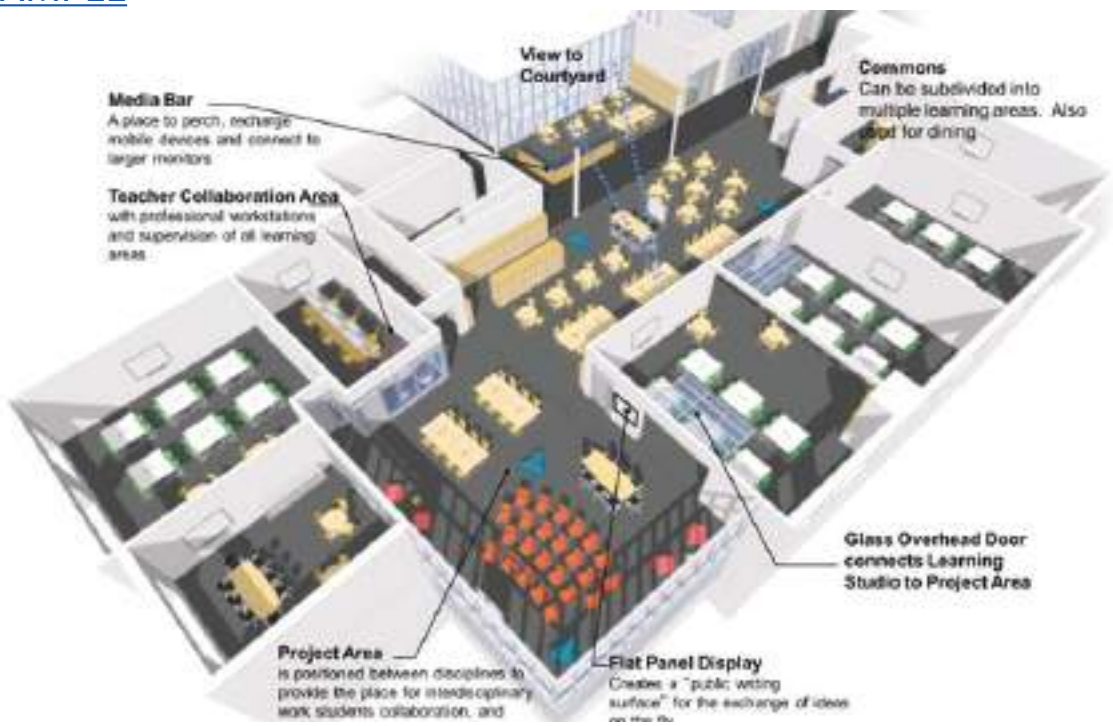


OUTDOOR LEARNING

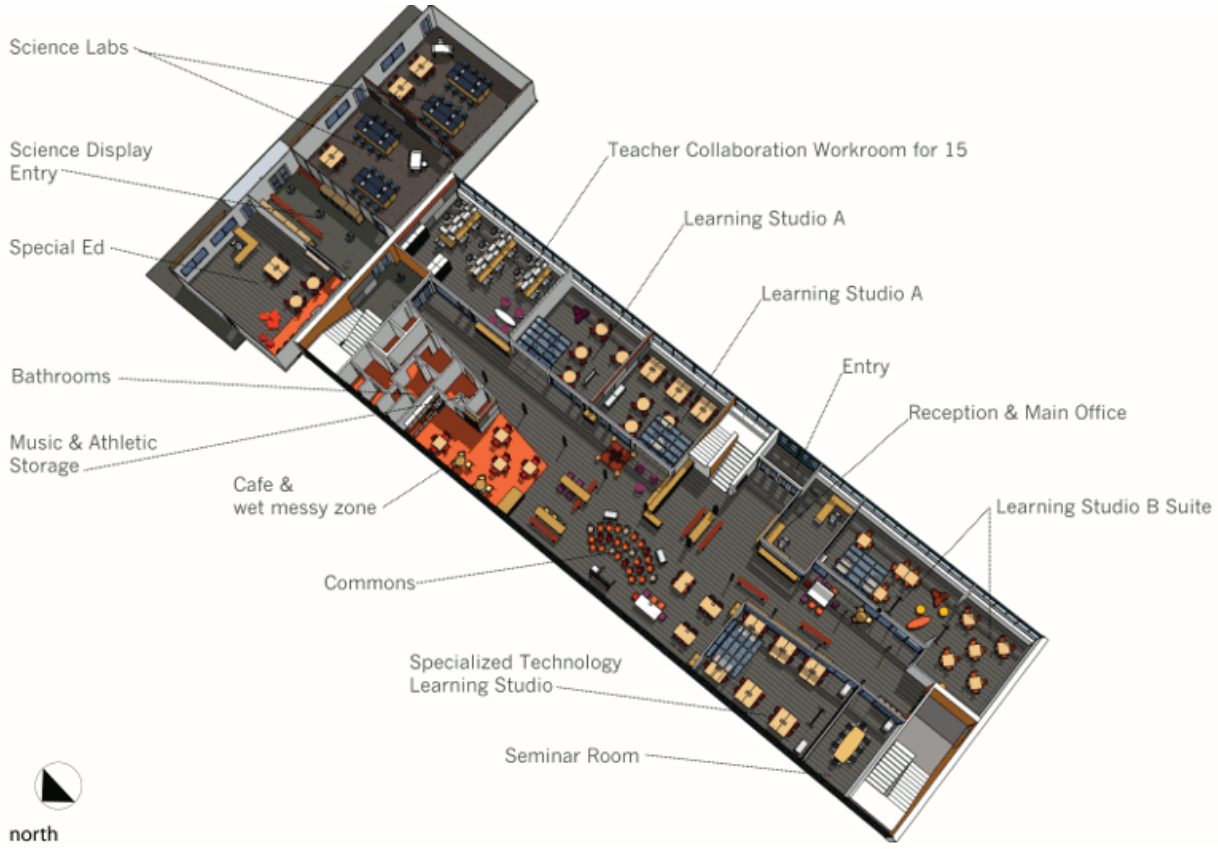
PERSONALIZED LEARNING COMMUNITIES

Below are a few examples that illustrate Personalized Learning Communities:

EXAMPLE

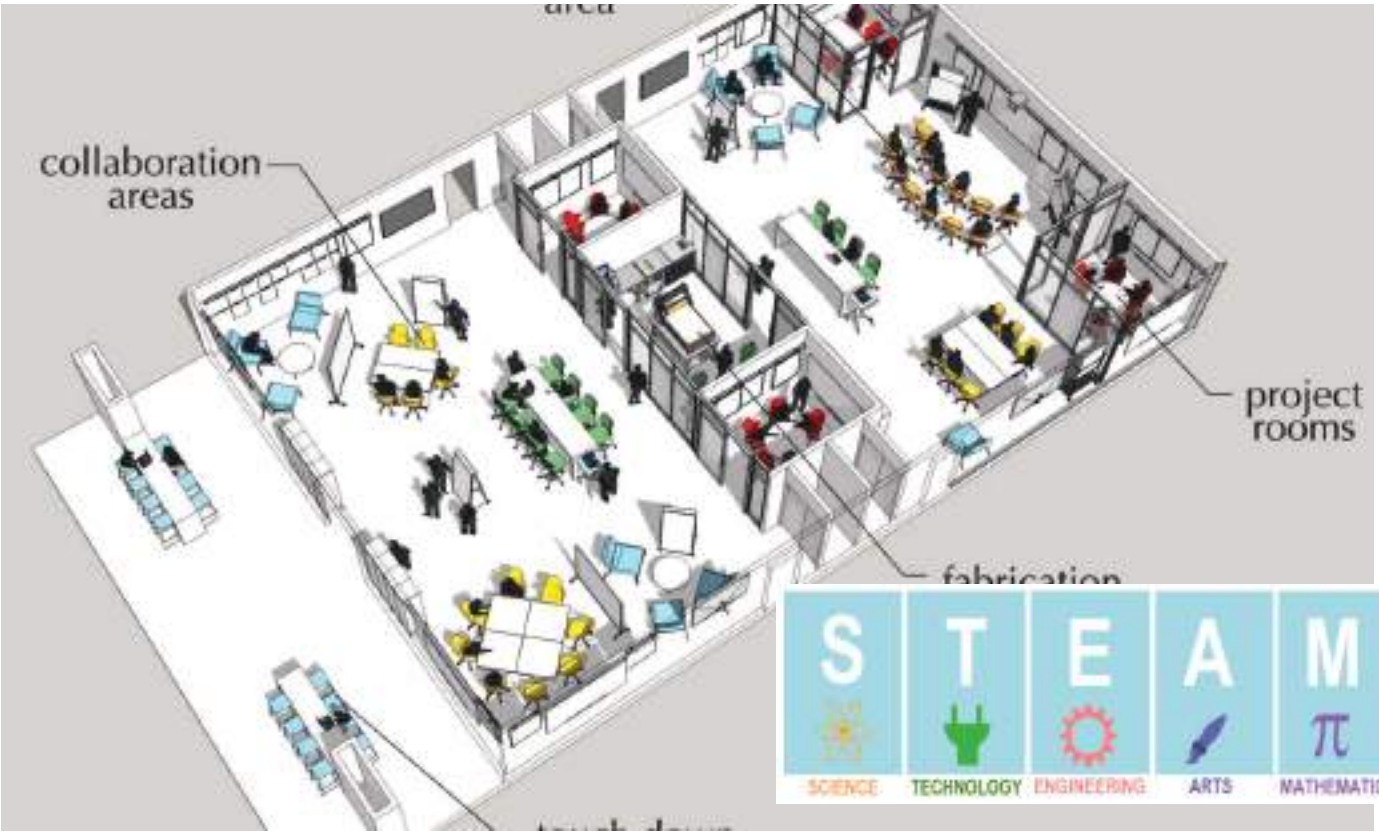


EXAMPLE


Science Labs
Science Display
Entry
Special Ed
Bathrooms
Music & Athletic
Storage
Cafe &
wet messy zone
Commons
Specialized Technology
Learning Studio
Seminar Room
Teacher Collaboration Workroom for 15
Learning Studio A
Learning Studio A
Entry
Reception & Main Office
Learning Studio B Suite
north

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BETA PROJECT: REDWOOD HIGH SCHOOL

As part of the LRFMP, PBK has included opportunities and design concepts that can be used to transform as an existing facility to NextGen learning; essentially modernizing it to NextGen standards.

Design parameters for this scope of work could include items such as:

- Removing corridor partitions and replacing with folding glass panel partitions
- Creating indoor-outdoor space
- Converting corridor area into collaboration space
- Increasing natural day-lighting
- NextGen Furniture & Technology
- White space
- LED Lighting
- Exposed structure/ Ductwork – use building systems as a learning tool.

This scope of work could also include identifying a double loaded corridor serving classroom space and transforming a grouping of four (4) classrooms and the adjacent corridor into a space that supports 21st century learning. The proposed transformation would require reconfiguring classroom walls and visual transparency throughout the interior space, new mechanical and electrical systems, new state-of- the-art technology, new ceilings and new floor finish. This space will accommodate new learning styles as well as would provide the district as a whole with the opportunity to experience a Next Generation Learning Environment. The improved space can be envisioned as an opportunity to implement a Science, Technology, Engineering, Arts, and Mathematics curriculum pathway ("STEAM" Pathway) to the High School level.

Depending on the location of the phased work, there could be opportunity for blending indoor/ outdoor space with individual and collaborative areas. As part of this interior modernization, the Main Entrance and Administrative Offices could be reconfigured and the existing space opened up creating a place where visitors could enter the school and feel welcomed.

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Technology

EDUCATIONAL VISIONING



INTRODUCTION

Mission and Vision

Visalia Unified's large and diverse population requires a technology infrastructure that will provide the access and means to support different learning styles for students, faculty, administration, and surrounding community members. Technology is being used in the classroom to collaborate, create content, and solve problems. Students proficient in technology will be better prepared for college & future careers.

It is the mission and vision of Visalia Unified, "every student will have the skills to compete, succeed, and excel in College and Career, providing adequate facilities that are designed to be responsive to student learning in a state-of-the-art setting is the ultimate facility goal". As a means to achieve this, the district community is committed to the following:

- Offering a broad spectrum of programs with high expectations that support a wide variety of career paths.
- Valuing, respecting and engaging with diverse cultures.
- Creating family-friendly environments that foster mutual respect, trust, caring, and love.
- Engaging students, staff, families, and community with meaningful involvement in our schools and programs.

Long-Term Goals

The District Technology Long-Term Goals are the result of many hours of discussion and collaboration among a diverse representation of administrators, teachers, parents, students, and business partners. In addition, the long-term goals of the National Educational Technology Plan have been used as the foundation of the Technology Oversight Committee (TOC) goals, which envision a 21st century teaching and learning environment grounded in the reality of our knowledge-based, Digital Age.

Visalia Unified will provide learning experiences in which technology furthers the learning community by:

- Utilizing technology as a tool, not an end in itself, as an integral part of the way we work, teach, and learn.
- Allowing students an opportunity to use technology seamlessly, as an integral part of the learning process to enhance their critical thinking, problem solving skills, and communication skills.
- Empowering educators to use technology to create teachable moments and provide just-in-time learning interventions.
- Preparing the students of the District for college and careers today and for the future.
- Maximizing the use of technology to facilitate effective and efficient organizational operations and decision-making within the district.

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- Cultivating interactive communication and activities among home, school, and community as a means to increase and improve student learning.

Technology Oversight Committee (TOC) Stakeholders

Guided by a collaborative vision, the ongoing technology planning centers around how technology can help students meet grade level academic content standards and reach desired learning outcomes identified by the school district and its community. The Visalia Unified Technology Oversight Committee (TOC) continually reviews the district's curriculum goals and current student achievement data and then determines how technology use can help students more effectively and efficiently reach their academic goals. The TOC is comprised of district and site representatives. They, as well as district curriculum, data, and information technology staff, site administrators, and teachers are responsible for implementing and monitoring the plan.

The TOC will:

- Evaluate the status of the current technology plan and make adjustments if needed.
- Monitor progress on current technology projects.
- Gather and evaluate district technology data with regard to hardware, wiring, resources, professional development, and projects.
- Collect and analyze survey and technology data.
- Identify & update common district technology needs & issues.

In addition to these meetings, the district website provides stakeholders with a mechanism for ongoing updates and input regarding the objectives, funding, budgets, and curricular guidelines contained within our technology plan.



The following list identifies the variety of stakeholders that participated in the district's technology planning process.

District Curriculum Personnel – Superintendent, District Instructional Leadership Team

Promote, direct, and facilitate the technology team's development of broad and inclusive goals and objectives for curriculum, resources, and operations that include technology. The curriculum personnel is responsible for the integration of 21st century skills into the overall vision for student achievement and into every aspect of learning, teaching, and administrating. Curriculum personnel define and unveil clear and specific standards that are aligned with academic objectives by grade and subject; support research-based best practices and instructional programs; develop student assessment and data monitoring systems, monitor school performance, and in-turn make adjustments based on school performance accordingly.

District Technology Personnel – Instruction and Information Technology Team including: Executive Director, Informational Technology and Support Services, Informational Technology Managers, Director of Professional Development, and Coordinators, Instructional Technology

Provide overall coordination of the technology implementation and oversight team, funding resources, and the implementation of the goals and objectives set forth in this updated technology plan.

District Financial Personnel – The Executive Director of Fiscal Services and Fiscal Services Staff

Provide coordination of technology funds and budget issues.

Site Administration – Site Principals

Provide site-based updates on tech plan implementation and needs; while monitoring teacher performance and student learning. The Principals also make adjustments based on teacher and student performance and ensure the use of adopted materials, research-based best practices and instructional programs are implemented into the classroom. As technology plays a significant role in learning and delivering instruction to so many grade levels, it is key that the Principals provide input on how technology can better support the teaching of standards-aligned with academic objectives.

Site Teachers – Teacher Representatives to be available at

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school facilities to support the ongoing efforts and learning capabilities of the various campuses in support of the District Technology initiatives. (Elementary, Intermediate/Junior High Schools, High Schools, Alternative/Special Program Facilities, and Charter Schools)

Provide input on efforts and outcomes using research-based technology programs and practices to support the district curricular goals and academic content standards as well as improve teaching and learning.

Provide input on the district and schools' efforts to integrate technology and 21st century skills in the standards-aligned curriculum. Parents and students provide requests for access to additional district technology opportunities in order to have the opportunity to master core subjects and 21st century skills.

Government Agencies – The California Technology Assistance Project (CTAP) - Region 3

Offer technical assistance with the following: the data analyses and revision of our goals and objectives; professional development planning and implementation; EETT Formula Funding; E-rate; K-12 Vouchers; compliance issues; hardware, software, and infrastructure.

Technology Oversight Committee (TOC) - (includes representation from those listed above)

Review the District Technology Plan and offer input on research-based best practices in the adoption and integration of technology by teachers and students.

Visalia Unified continues to solicit, expand, & sustain its' partnerships with stakeholders to enhance the integration of educational technology into the curriculum. With the support of strategic partnerships, we believe that these partnerships will help us serve the growing needs of an increasingly technical and global education system and society.







District-Wide Technology Curriculum

Visalia Unified believes in creating a learning environment that is capable of fostering growth and development among its' students, Teachers, Administration, and local Community Members. The District provides access to technology tools both during the school day and before/after school hours:

- Each school site at Visalia Unified is connected by fiber with a minimum 1 gbps (upgrading to 10 gbps over the next 2-3 years) connection and each instruction connected with high speed wired and wireless network access. All teachers have at least one designated teacher computer.

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- All schools have at least one computer for every three students, and several are approaching a one device per student ratio.
- Currently, computer labs and library media centers are open to students during school hours and some, but not all, depending on staffing, are open before and after school. Computer labs and library media centers are often used for teacher technology training and there are several schools that open their lab for parents to use programs such as Rosetta Stone, an English language development software program. A lack of student and community access after-hours due to the inability to fund staffing, continues to be an overall concern and a need the District continues to maintain.
- Visalia Unified has established a list of purchased standard software that is imaged on each District computer. All computers are installed with: Microsoft Office which includes Word, Outlook, Excel, PowerPoint, Access, Publisher, Microsoft System Center, Antivirus. Other suites include Software: Acrobat Reader, Adobe Flash Player, Adobe Shockwave, QuickTime, Java – Free, and Big Fix. Access to purchased educational software varies greatly depending on school site goals.
- LCD projectors are the second most widely distributed and accessed hardware device; approximately 80% of classrooms have a projector and/or interactive display technology.
- Teachers have access to and are able to integrate various other technology devices to aid in the learning process. Visalia has more than 1,000 interactive whiteboards accounting for 60% of district classrooms.
- In addition, many classrooms have interactive response capabilities that allows student responses with any WiFi capable device. This allows the teacher to provide instant feedback to gauge student performance and comprehension.
- To support Visalia Unified students who have special needs, much time and attention has been given to selecting appropriate and applicable technology solutions. For all secondary special education classrooms in order to access Transition Services, students have access to student computers in their classrooms that have at least a 2.9ghz Core 2 DUO or faster CPU, 2 GB RAM, and an LCD or LED display.

Description of the District's current use of hardware and software to support teaching and learning:

Enrichment as well as remediation software is increasingly being used in the classroom environment across the district as teachers become more comfortable using computers on a personal and professional basis. Visalia Unified focuses on differentiation strategies to provide every child with the curriculum and support they need, which mandates the need to continually expand software applications that are aligned with the core curriculum and can be easily accessed and used. The following data offers a snapshot of the technology software being utilized by teachers.

- In addition to the descriptions above, educators at all grade levels use many online applications to support student learning. Wikis, blogs, and sites such as glogster,



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and animoto are giving students an opportunity to apply their learning in free educational environments that build their knowledge and skills, and enhance digital literacies.

- All teachers use the web-based portion of the Aeries Student Information System (SIS) for daily attendance recording/record keeping logs. In addition, all secondary teachers use the content management system, School Loop, to manage grade books and report grades. All applicable teachers use the district-wide electronic learning assessment system, Illuminate, during administration of common district assessments. As well, all elementary teachers use the software Illuminate, for completing student Report Cards. Libraries utilize Destiny for managing books, and students are taught the skills necessary to find appropriate reading materials. Additionally, computer labs and/or library media centers are available at every school site and are fully utilized throughout the day.
- Visalia Unified Information Technology (I.T.) Department has a comprehensive list of the various software applications being used to support student learning. Teachers use this software to supplement and enrich their curriculum. Intervention programs being run both during, before and after school also use these programs to varying degrees. Software applications are loaded on classroom computers, libraries and computer labs where applicable.



Summary of the District's Curricular Goals supported by Visalia Unified District-Wide Technology Plan:

- Visalia Unified has established clear curricular goals tied to the academic content standards monitored by various district and site-based assessment systems, and referenced in comprehensive district planning documents and efforts. The common underpinning of the district and school improvement plans is to improve student achievement of the state content standards.
- Visalia Unified Curriculum Goals: Teachers and students will increase their use of technology to improve and support the district's teaching and learning curriculum goals in the area of academic achievement through the common core subjects.
- In order to serve the diverse needs of the Visalia Unified student population, members of the District Community reviewed data to analyze student achievement patterns and draw conclusions used for planning interventions and improvement strategies. The following data sources provide essential information in order to understand the reasons by which Visalia Unified schools' achievement data reports at the current measurable indicator and which actions are necessary to address identified needs: CSAAP Reports, CAT-6, CAPA, CST, CELDT, CAHSEE, Graduation/Dropout Rates, Promotion/Retention Rates, Report Cards, survey results (including DAS, APS, ELLSA), district benchmark assessments, teacher/publisher tests, enrollment data, language classifications, levels of parent education, family language proficiencies, crime statistics, attendance/truancies/tardies, feeder school programs, categorical/designated/special programs, and teacher certification(s). This information provides the basis for needs assessments and planning. After reviewing data, the Instructional Division formulated five priority goals, which include:

In the following District and site comprehensive planning documents, the aforementioned District goals and corresponding specific measurable objectives can be found:

- California Academic Content Standards and framework
- District Curriculum Guides aligned with California Academic Content Standards.
- District Evaluation Criteria for textbook adoption.
- The District's current Educational Technology Plan.
- The District's LEA Plan.

The District Plan for English Learners (EL) describes the

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policies for identifying, assessing, and reporting students who have a primary language other than English. This EL Master Plan provides details on the reclassification procedure and the English Language Development and instructional programs to be provided to EL students to assist them in meeting and/or exceeding state academic content standards and graduation requirements.

The Policy and Procedures Handbooks for each program describe in detail the philosophy, goals, policy and procedures regarding students, instruction, promotion, retention, equity, administration, personnel, community relations, business, and much more.



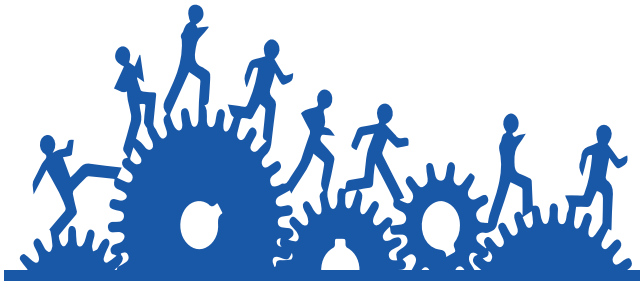
Site-based Single Plan for Student Achievement, SARC, WASC and CCR self-study reviews and actions plans:

Visalia Unified has decided to use the National Educational Technology Plan (NETP) goals in teaching, learning, assessment, and productivity. Our curricular driven technology plans include clear, specific, realistic goals and measurable objectives that will support our district's curriculum goals and student achievement of the state content standards.

Visalia Unified beliefs include that technology plan goals which scaffold towards accomplishing the NETP, provides for the most effective means for producing lifelong successful 21st Century citizens and by result, meet our District/State achievement goals. All goals within 3d-3k are sub-goals of the following district-wide visioning statement: "Visalia USD strives to improve student achievement and close student achievement gaps through student acquisition of 21st Century skills."

The following list of clear goals, measurable objectives, annual benchmarks, and an implementation plan for using technology to improve teaching and learning by supporting the district curricular goals, established as a means to achieve the following NETP learning and teaching goals, is as follows:

- Learning: All learners will have engaging and empowering



UNPARALLELED STUDENT ACHIEVEMENT

After reviewing the data, the Instruction Division formulated four priority High Leverage Initiatives, which include:

- Goal #1: Visalia Unified believes all students can achieve at high levels and demonstrate continuous growth.
- Goal #2: Visalia Unified believes family and community engagement is key to student success.
- Goal #3: Visalia Unified is committed to the idea that earning environments should be safe, supportive, and innovative
- Goal #4: Every student will have the skills to compete, succeed, and excel in College and Career.



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learning experiences both in and outside of school that prepare them to be active, creative, knowledgeable, and ethical participants in our globally networked society.

- Teaching: Professional educators will be supported individually and in teams by technology that connects them to data, content, resources, expertise, and learning experiences that enable and inspire more effective teaching for all learners.

The District's goals, benchmarks, and implementation plan focuses most specifically on supporting teacher's needs in a way that enables and inspires them to effectively engage, and empower their students as mentioned in the above "Learning" and "Teaching" goals.

Secondary teachers will increase the integration of social-based learning, mobile learning, and digitally rich curriculum via online access. With the exponential growth of social based mediums/platforms (included but not limited to; Facebook, Instagram, Twitter, Club Penguin, etc.), smartphones, tablets, netbooks and available online curriculum, Visalia Unified believes the District goals will be more attainable as teachers successfully engage students in technologies that they use in their daily lives. Students in today's world need access to our







WITHIN CONTEMPORARY FAST-MOVING SOCIETIES WHERE INNOVATION AND CHANGE IS A CONSTANT, HOW DO YOU IMAGINE THAT LEARNING SPACES SHOULD BE CONCEIVED AND BUILT AND WHAT ROLE SHOULD TECHNOLOGY PLAY IN THIS PROCESS?

Technology

EDUCATIONAL VISIONING

educational resources 24/7 so that they can more effectively self-manage, monitor, and evaluate their work. By giving students a safe medium in which they can communicate, communication and collaboration skills are able to be developed. Additionally, by providing students with relevant technology tools that provide easy access, they are more prepared to enter the world beyond Visalia Unified schools. The explosion of online dynamic resources is mandating that the district utilize a more engaging and interactive curriculum. Simulations and educational video games are increasingly becoming more available and preliminary research is supporting increased student achievement in each of these three areas and integrated through student devices in the classroom. Training for curriculum based integration is utilized through Student Devices; a non-device specific (laptops, tablets, phones, apple, windows, chromebooks, any web-ready device) training designed to enhance classroom teaching in three areas: Video, ELA & Math. These trainings will go through district vetted resources to help ensure district classrooms are using contemporary tools to access common core curriculum.

Visalia Unified's over-arching vision is to "Improve Student Achievement and Close Student Achievement Gaps through Student Acquisition and 21st Century Skills." It is Visalia Unified's belief that a solid technology plan accomplishes the most effective means for producing lifelong successful 21st Century citizens; and from this, resulting in meeting the District/State achievement goals outlined by the State of California, Department of Education.

Professional Development
If Visalia Unified is unable to adequately prepare all staff members to meet the needs of teaching in a 21st Century Learning environment, Visalia Unified will need to ensure that professional development opportunities are provided to support the district employees with this ever changing learning environment.

1. Provide high quality professional development to staff and provide the time and resources to continuously evaluate and adjust teaching methods,curriculum, and other critical aspects of the learning environment.



2. Grade level teachers share a common planning time during the school day to develop lesson plans, examine student work, monitor student progress, and assess the effectiveness of instruction.

3. Study groups continue to evolve into a collaborative team that engages the whole staff as a learning community to improve the learning of all students and regularly examine student work to use as a guide for improvements in teaching strategies.



APPLICABLE DIGITAL RESOURCES:

- Renaissance Learning, ST Math, Microsoft Office and Other Productivity Software.
- Adopted Text Supplemental Technology Resources
- Internet Access and Resources
- California K-12 High Speed Network
- Peripherals such as LCD Projector and LCD Classroom displays, document cameras, and printers.
- Professional Development and Learning Communities
- Applicable Internet Access and Resources.
- Educational Technology Department

Technology

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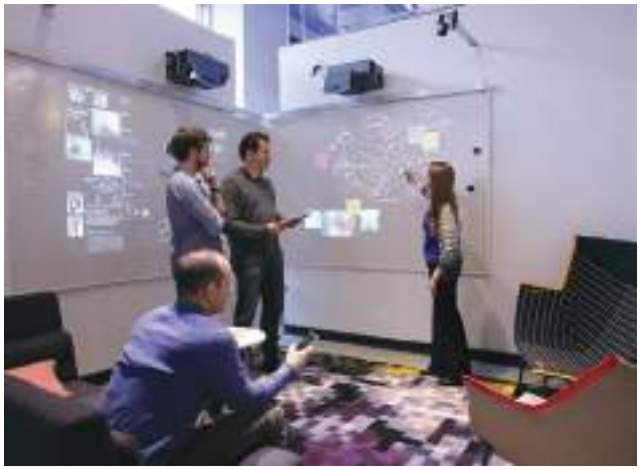


4. Constantly striving to improve the percentage of students in advanced & proficient classes/programs.

5. Develop a system of checks and balances that collects and analyzes classroom and building data to determine the impact of professional development.

ANYTIME...ANYWHERE...LEARNING FOR STUDENTS AND STAFF

Visalia Unified has a vision to develop a Professional Learning Community Center that will accomplish a place that staff members, students & community members can use to share knowledge and lend support for implicating technology. The learning center would offer a place for educational professionals, staff, and administration to interact on a regular basis with a supportive infrastructure of expertise and technology training which will contribute to building a culture. The research shows that a staff that works together reaches and maintains high achievement which ultimately benefits the students.



The vision of developing a learning environment that is capable of fostering growth and development among its members would result in the following:

- The promotion of sharing knowledge and participants wonderings.
- Development of communication, time management, and team work skills.
- Exposure to other's questions, thinking strategies, and tactics.
- Provide peer support and;
- Gain inter-cultural perspectives.

The changing demands of 21st Century thinking is challenging the fundamentals of our historical perspective of what education looks like.

Infrastructure: Hardware, Technical Support, and Software

Computing Devices:
In terms of computing devices, the District deployed new student laptops in 2023. In detail, the district essentially deployed one new student device for every three students (a 1:3 ratio) at all school sites. The new student devices include new Lenovo laptop/tablet hybrids to elementary schools and Dell laptops for secondary schools. For staff, the district is in the process of replacing all staff computers older than 6-years, approximately 400 total, with new Dell laptops. At the same time, and continuing through the fall of 2015, the district is upgrading all newer computers to Microsoft Windows 8 to provide the latest functionality and security in all classrooms. Finally, as the district integrates

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devices, the district is removing the oldest computers at all schools, approximately 6,000 of the oldest computers are being phased out. When complete, Visalia Unified will have approximately 18,800 newer student devices and 3,460 newer staff computers, all being less than 6-years old. The following describes the existing hardware, Internet access, electronic learning resources, and technical support already in the district that will be used to support the Curriculum and Professional Development Components of the Visalia Unified plan:

Existing Hardware: Computers
VUSD currently maintains a large inventory of computing stations distributed across student, teacher, and administrative work areas. These devices include a combination of desktop computers, laptops, and Chromebooks, supporting both instructional and operational needs. All schools maintain at least a 3:1 student-to-device ratio, with many campuses now achieving or exceeding a 2:1 ratio through site-level investments. Classroom technology is standardized with LCD projectors, SMART Boards, and audio enhancement systems deployed district-wide.



Existing Electronic Learning Resources:
Visalia Unified currently uses AERIES for its student information system along with School Loop for grade book integration as well as a parent portal. Parents can also use ABI, a web portal for Aeries, to view student attendance and academic progress. The District uses numerous software packages to strengthen the curriculum in the areas of Math, Language Arts, Science, Architecture, World Languages, Visual and Performing Art, Vocational Education and Special Education. Teachers are using this software to supplement and enrich the curriculum. Intervention programs being run both during, before and after school also use these programs to varying degrees. Software applications are loaded on classroom computers, labs, and libraries where applicable.



Networking and Telecommunications Infrastructure
Visalia Unified has implemented connection to each school site with dark fiber which enables an increase of bandwidth from 1gbps to 10gbps. Visalia Unified has also increased their backup capacity to keep up with the demands of storage for curricular needs as well as using the “Cloud” for storage, including Microsoft Online Services.



Existing Internet Access
All school sites and business support locations have at least a 1gbps connection to the network. All classrooms at secondary sites have wired connectivity for a full complement of computers or other devices. All elementary sites have at least one wired network connection per room and switches are deployed as needed for complete connectivity. All schools have wireless connectivity in classrooms.

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Professional Learning Community Center (PLCC)
Proposed District-Wide Special Project highlighted in the Long-Range Facilities Master Plan includes the creation of a Professional Learning Community Center (PLCC). The Learning Center will provide Students and the Community with technology resources to gain working knowledge of, as well as provide instructional programs that will directly enhance student achievement by accommodating different learning styles.

Support and Maintenance:
Technology support for the district is coordinated through a centralized Help Desk, which oversees software deployments, manages field service requests, and utilizes automated systems such as BigFix and Microsoft System Center (SCCM) for inventory and maintenance. When on-site assistance is required, field technicians and site-level staff provide responsive support. The district partners with vendors to ensure timely warranty service and efficient replacement of equipment, including free vendor pickup, imaging, and return of devices under active service agreements.

Personnel and Structure:
VUSD's technology infrastructure is supported by a dedicated team that includes network and server technicians, database and application specialists, help desk staff, and system administrators. The Professional Development Department also provides instructional technology support through Technology Coordinators and Teachers on Special Assignment (TOSAs), ensuring that staff have the training and resources needed to effectively integrate technology into classroom instruction.

District-Wide Technology Plan

VUSD's technology initiatives are guided by the District-Wide Technology Plan, which outlines standards for hardware, software, infrastructure, and professional development. The plan serves as the foundation for ensuring consistent access to reliable, high-quality technology resources across all campuses and departments.

Special Education

EDUCATIONAL VISIONING

INTRODUCTION

Visalia Unified School District is a fully inclusive district committed to meeting the diverse needs of all learners through a comprehensive continuum of Special Education programs and services. Every campus provides access to specialized support, including Mild/Moderate programs, county-operated Moderate/Severe programs, and structured learning classrooms designed to serve students with a range of abilities and needs. The district also supports the Compass Program and has a future goal of developing a dedicated Community Day School to enhance services for students requiring more individualized environments. While the commitment to inclusion is strong, current facilities and spaces do not always align with program needs, particularly in providing sensory rooms, dedicated instructional and administrative spaces, and appropriately designed classrooms for specialized learning. Additional improvements are needed to ensure program equity, accessibility, and adequate support spaces across all campuses.



SPED IN VISALIA UNIFIED

- District is a full inclusion district
- Every campus has SPED support/ program
- District has Mild Mod programs and the county has a Mod Severe program that exists on some sites
- District has a future goal of a Community Day School

DEFICIENCIES

- Spaces do not always support the needs of the program
- More dedicated and renovated spaces are needed for the program
- SLC classrooms are needed for the program
- More sensory rooms are needed. There is currently one at the pre-school
- Compass program need a full renovation. Current spaces do not support the program
- Athletics are implemented and incorporated into classrooms and campuses
- Campuses need separate and specific bus drop-off/ pick-up areas
- Program needs more access to drinking fountains
- Emergency call system is needed
- Program needs more dedicated administration spaces



Athletics

EDUCATIONAL VISIONING

INTRODUCTION

Athletics are a cornerstone of the student experience in Visalia Unified School District, fostering physical wellness, teamwork, leadership, and school pride. The district offers a comprehensive range of athletic programs across its middle and high schools - including football, soccer, volleyball, basketball, baseball, softball, track and field, swimming, wrestling, tennis, golf, and cheer that engage thousands of students annually. As participation has increased, several challenges have emerged across campuses, including limited indoor alternatives during inclement weather, inequitable access to gymnasiums and locker facilities, and the need for safe, playable grass and field areas at elementary and middle schools. Disparities also exist among high school facilities, particularly related to aquatic centers, track and field venues, and stadium amenities, which affect both program quality and equity. Many of these sites also serve as key community gathering spaces, underscoring their importance to the broader Visalia community..

DEFICIENCIES

- District does not have athletic alternatives when the weather is bad
- MS and HS have gyms. ES do not - some have MPR rooms that can be used
- Gyms are not equitable across campuses, some do not have bleachers and locker rooms/ changing rooms
- District needs safe and playable grass areas at all ES and MS sites
- Athletic facilities are not equitable at all sites
- Not all HS have aquatic facilities. Redwood HS needs a new pool.
- Track and Field/ Stadiums are not equitable between HS sites







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Educational Specifications

Section 4



Educational Specifications



INTRODUCTION

Education Specifications

As part of the 2023 Long-Range Facility Master Plan, Visalia Unified School District referenced its previously developed Educational Specifications (Ed Specs) as a foundation for evaluating existing campuses and guiding future facility planning. The Ed Specs articulate the District's instructional goals, operational priorities, and community expectations in the form of defined spatial standards. They provide a consistent framework for understanding how educational programs are supported through physical space and ensure that facilities remain aligned with the needs of today's learners while accommodating future instructional models.

Rather than being recreated as part of this master planning effort, the existing Educational Specifications served as a baseline to assess campus adequacy, space utilization, and equity across the District. These standards outline the types and quantities of instructional, support, and community spaces appropriate at each school level: elementary, middle, and high school, and describe the intended relationships among those spaces.

This summary section presents an overview of the Educational Specifications as applied within Visalia Unified School District. It highlights the spatial programs that define each school type and provides a framework for comparing existing facility conditions to established standards of quality, function, and equity. Through continued application of these Educational Specifications, Visalia Unified affirms its commitment to maintaining facilities that support high-quality instruction and reflect the District's educational vision.

Educational Specifications

EDUCATIONAL VISIONING

Elementary School

PROGRAM SUMMARY	Total SF
SITE ADMINISTRATION & OPERATIONS	4,444
LIBRARY	2,480
MULTI-USE	6,012
FOOD SERVICES	1,010
TRANSITIONAL KINDERGARTEN	3,116
KINDERGARTEN	6,232
CORE CLASSROOMS	30,808
SPECIAL EDUCATION	1,175
ELECTIVES CLASSROOMS	1,610
INDOOR PHYSICAL EDUCATION	2,380
OUTDOOR PHYSICAL EDUCATION	160
TOTAL	59,427

SITE ADMINISTRATION & OPERATIONS	SF	Qty	Total SF
Reception	532	1	532
Principal's Office	247	1	247
Assistant Principal's Office	218	1	218
Conference Room	255	1	255
Data & Electrical Room	87.5	2	175
Nurse'sOfficew/ToiletandTreatmentArea	322	1	322
Waiting	143	1	143
Admin. Waiting	160	1	160
Teacher Work Room / Lounge	1,180	1	1,180
Restrooms	156	2	312
Janitor	83	1	83
Storage	109	1	109
Workspace	150	1	150
Circulation	186	3	558

Educational Specifications

EDUCATIONAL VISIONING

Elementary School

LIBRARY	SF	Qty	Total SF
Library	2,266	1	2,266
Librarian Office	214	1	214

MULTI-USE	SF	Qty	Total SF
Cafeteria / Multi-Use / Band	4,537	1	4,537
Table / Chair Storage	400	1	400
Heart, ProYouth, & Other Programs	400	1	400
Support Services	675	1	675

FOOD SERVICES	SF	Qty	Total SF
Serving Fixtures	755	1	755
Office	80	1	80
Pantry / Dry Goods	100	1	100
Restroom	75	1	75



Educational Specifications

EDUCATIONAL VISIONING

Elementary School

TRANSITIONAL KINDERGARTEN	SF	Qty	Total SF
Transitional Kindergarten	1,008	2	2,016
Support Services	550	2	1,100

KINDERGARTEN	SF	Qty	Total SF
Kindergarten	1,008	4	4,032
Support Services	550	4	2,200

CORE CLASSROOMS	SF	Qty	Total SF
Classroom Grades 1-3	960	12	11,520
Support Services	3,884	1	3,884

CORE CLASSROOMS	SF	Qty	Total SF
Classroom Grades 4-6	960	12	11,520
Support Services	3,884	1	3,884

SPECIAL EDUCATION	SF	Qty	Total SF
Special Day Classroom	960	1	960

SPECIAL EDUCATION	SF	Qty	Total SF
Resource Specialist (As Needed)	215	1	215

Educational Specifications

EDUCATIONAL VISIONING

Elementary School

ELECTIVES CLASSROOMS	SF	Qty	Total SF
Choir Classroom / Platform	1,300	1	1,300
Instrument Storage	110	1	110
Circulation at Choir / Platform	200	1	200

INDOOR PHYSICAL EDUCATION	SF	Qty	Total SF
Indoor P.E. / Orchestra	1,800	1	1,800
Storage	580	1	580

OUTDOOR PHYSICAL EDUCATION	SF	Qty	Total SF
Recess Storage	160	1	160



Educational Specifications

EDUCATIONAL VISIONING

Middle School

PROGRAM SUMMARY	Total SF
SITE ADMINISTRATION & OPERATIONS	5010
LIBRARY	4570
NUTRICIANAL SERVICES	11500
GENERAL EDUCATION	21120
SPECIAL EDUCATION	1912
SCIENCE	7000
CAREER TECHNICAL EDUCATION	1200
VISUAL AND PERFORMING ARTS	6300
PHYSICAL EDUCATION	20000
TOTAL	78612

SITE ADMINISTRATION & OPERATIONS	SF	Qty	Total SF
Principal	180	1	180
Principal Secretary	120	1	120
Assistant Principal (2)	140	2	280
Learning Director	120	1	120
Curriculum Director	120	1	120
School Psychologist	120	1	120
Police Officer	120	1	120
Attendance Secretary	120	1	120
Registrar	120	1	120
Discipline Secretary	120	1	120
Part-time Clerks (2)	100	2	200
Conference Room (2)	250	2	500
Vault	120	1	120
Staff Development Room	1470	1	1470
Nurse Area	300	1	300
Staff Restrooms	200	1	200
Large Workroom	600	1	600
Small Workroom	200	1	200

Educational Specifications

EDUCATIONAL VISIONING

Middle School

LIBRARY	SF	Qty	Total SF
Library	3200	1	3200
Librarian Workroom	150	1	150
Computer Lab	1100	1	1100
Librarian Office	120	1	120

NUTRITIONAL SERVICES	SF	Qty	Total SF
Multi-Use & Building Support Spaces	6000	1	6000
Food Court	1000	1	1000
Snack Bar	1000	1	1000
Staff Dining	500	1	500
Kitchen	3000	1	3000



Educational Specifications

EDUCATIONAL VISIONING

Middle School

GENERAL EDUCATION	SF	Qty	Total SF
Standard Classrooms (22)	960	22	21,120

SPECIAL EDUCATION	SF	Qty	Total SF
Non-Severe Classrooms (1)	960	1	960
Severe Classrooms (1)	960	1	960

SCIENCE	SF	Qty	Total SF
Science Laboratory Classroom (5)	1,400	5	7,000

CAREER TECHNICAL EDUCATION	SF	Qty	Total SF
Tech Lab	1200	1	1200

Educational Specifications

EDUCATIONAL VISIONING

Middle School

VISUAL AND PERFORMING ARTS	SF	Qty	Total SF
Green Room	300	1	300
Choir / Orchestra Room	1200	1	1200
Music / Band Room	2000	1	2000
Stage / Dance Room	1000	1	1000
Art Lab	1800	1	1800

PHYSICAL EDUCATION	SF	Qty	Total SF
Gymnasium	12000	1	12000
Locker Rooms	8000	1	8000



Educational Specifications

EDUCATIONAL VISIONING

High School

PROGRAM SUMMARY	Total SF
SITE ADMINISTRATION & OPERATIONS	7,620
LIBRARY MEDIA SERVICES	6,700
NUTRITICIANAL SERVICES	19,620
TECHNOLOGICAL SERVICES	1,100
GROUNDS AND MAINTENANCE	16,100
GENERAL EDUCATION	45,900
SPECIAL EDUCATION	7,680
SCIENCE	14,200
CAREER TECHNICAL EDUCATION	30,550
VISUAL AND PERFORMING ARTS	54,540
ATHLETICS	17,100
PHYSICAL EDUCATION	61,200
TOTAL	282,310



Educational Specifications

EDUCATIONAL VISIONING

High School

SITE ADMIN & OPERATIONS	SF	Qty	Total SF
STUDENT SERVICES			
Youth Service Officer	250	1	250
Assistant Principal	150	3	450
Waiting Room (Discipline)	200	1	200
Registrar	150	1	150
Permanent Record Storage	200	1	200
Counselor Office	150	4	600
Waiting Room (Counseling)	200	1	200
Student Services	500	1	500
Secretary/Reception	320	1	320
Nurse	300	1	300
Conference Room	150	1	150
Conference Room	200	1	200
BUSINESS/CURRICULUM			
Principal	300	1	300
Curriculum and Instruction	250	1	250
Office	150	2	300
Finance	300	1	300
Secretary/Reception	250	1	250
Waiting Room	200	1	200
Open Secretary	350	1	350
Files	250	1	250
Teacher Work Area	1,200	1	1,200
Vault (Secured Storage)	150	1	150
Conference Room	250	1	250
Conference Room	300	1	300

Educational Specifications

EDUCATIONAL VISIONING

High School

LIBRARY MEDIA SERVICES	SF	Qty	Total SF
Library	5,200	1	5,200
Librarian Workroom	500	1	500
Book Storage	300	1	300
Collaboration Room (Large)	500	1	500
Collaboration Room (Small)	200	1	200

NUTRITIONAL SERVICES	SF	Qty	Total SF
Multi-Use&BuildingSupportSpaces(400 seating)	8,000	1	8,000
Platform	230	1	230
Storage (Large)	230	1	230
Storage (Small)	160	1	160
Kitchen	5,700	1	5,700
Office	140	1	140
Break Room	460	1	460
Snack Bar	1,200	1	1,200
Scramble Room	3,500	1	3,500

TECHNOLOGICAL SERVICES	SF	Qty	Total SF
Field House	10,500	1	10,500
Site Operations Building	5,600	1	5,600

GROUNDS AND MAINTENANCE	SF	Qty	Total SF
Technological Services Office	850	1	850
Central Data Room	250	1	250

Educational Specifications

EDUCATIONAL VISIONING

High School

GENERAL EDUCATION	SF	Qty	Total SF
Standard Classrooms (40)	960	40	38,400
Lecture Classroom	3,000	1	3,000
Collaboration Space (12)	225	12	2,700
Teacher Work Room (2)	450	2	900
Pull-Out Rooms (2)	450	2	900

SPECIAL EDUCATION	SF	Qty	Total SF
Non-Severe Classrooms (4)	960	4	3,840
Severe Classrooms (2)	1,920	2	3,840

SCIENCE	SF	Qty	Total SF
Science Laboratory Classroom (8)	1,500	8	12,000
Teacher Work Room (4)	550	4	2,200

CAREER TECHNICAL EDUCATION	SF	Qty	Total SF
SystemsDiagnostics,Service,andRepair	6,430	1	6,430
Design, Visual, and Media Arts	960	1	960
MechanicalSystemsInstallationandRepair	5,410	1	5,410
Agriculture Mechanics	6,280	1	6,280
Agriculture Sciences	5,250	1	5,250
Education Careers	960	1	960
Engineering Technology	5,260	1	5,260

Educational Specifications

EDUCATIONAL VISIONING

High School

VISUAL AND PERFORMING ARTS	SF	Qty	Total SF
Theater	30,000	1	30,000
Drama	2,920	1	2,920
Band/Orchestra	6,960	1	6,960
Choir	3,400	1	3,400
Dance	5,700	1	5,700
2-D Art	2,400	1	2,400
3-D Art	2,200	1	2,200
Photography/Yearbook	960	1	960

ATHLETICS	SF	Qty	Total SF
Athletic Storage	5,000	1	5,000
TeamRooms/Concessions(HomeTeam)	6,900	1	6,900
Stadium Concessions (Visitor Team)	2,000	1	2,000
Stadium Tickets	700	1	700
Pool Concessions/Mechanical	2,500	1	2,500

PHYSICAL EDUCATION	SF	Qty	Total SF
Lobby	4,000	1	4,000
Gymnasium	28,000	1	28,000
Auxiliary Gym	9,000	1	9,000
P.E.. Lockers/Restrooms	13,000	1	13,000
Weight Room	4,800	1	4,800
Training Room	2,400	1	2,400

Facilities Condition Assessments & Master Plans

Section 5



DISTRICT-WIDE SUMMARY REPORT
PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Civil	$5,866,485	$4,776,138	**$10,642,622**	$544,585		**$11,187,207**
Building Envelope	$55,759,709	$69,291,909	**$125,051,618**	$33,160,414	$13,874,972	**$172,087,003**
Architecture	$0	$6,183,148	**$6,183,148**	$21,220,572	$281,795,954	**$309,199,674**
Mechanical	$15,940,800	$12,269,799	**$28,210,599**	$8,946,232	$32,164,771	**$69,321,602**
Electrical		$7,863,122	**$7,863,122**	$7,182,948	$14,903,284	**$29,949,355**
Plumbing	$93,150	$1,584,117	**$1,677,267**	$8,022,714	$5,606,961	**$15,306,942**
Technology			**$0**	$16,927,219	$850,313	**$17,777,531**
Life Safety & Security		$2,916,000	**$2,916,000**	$1,928,916	$5,442,000	**$10,286,916**
Grand (Total)	$77,660,143	$104,884,234	**$182,544,377**	$97,933,599	$354,638,254	**$635,116,230**

DISTRICT-WIDE SUMMARY REPORT
SUMMARY REPORT // PRIORITY TOTALS BY CAMPUS

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
High Schools	**$17,975,392**	**$42,273,278**	**$60,248,669**	**$20,280,854**	**$104,000,602**	**$184,530,125**
El Diamante High School	**$4,237,596**	**$7,594,089**	**$11,831,685**	**$6,177,831**	**$27,577,991**	**$45,587,507**
EDHS - Building 1	$128,250	$142,702	$270,952	$28,343	$191,467	$490,762
EDHS - Building 10		$95,499	$95,499	$472,388		$567,887
EDHS - Building 11	$38,880	$5,249	$44,129	$30,990	$22,890	$98,009
EDHS - Building 12	$31,050		$31,050	$122,167	$390,197	$543,414
EDHS - Building 13			$0	$107,931	$54,032	$161,963
EDHS - Building 14	$40,500		$40,500	$1,576		$42,076
EDHS - Building 17		$4,899	$4,899	$30,989	$0	$35,888
EDHS - Building 18			$0		$391,824	$391,824
EDHS - Building 2	$128,250	$489,305	$617,555	$87,302	$354,920	$1,059,777
EDHS - Building 3	$1,801,602	$815,782	$2,617,384	$430,808	$1,229,123	$4,277,315
EDHS - Building 4	$108,000	$240,570	$348,570	$105,353	$200,029	$653,953
EDHS - Building 5	$189,000	$715,062	$904,062	$200,114	$62,575	$1,166,750
EDHS - Building 6	$300,834	$1,632,830	$1,933,664	$688,013	$86,371	$2,708,048
EDHS - Building 7	$330,750	$513,623	$844,373	$1,551,083	$536,148	$2,931,603
EDHS - Building 8	$749,250	$2,794,374	$3,543,624	$1,138,671	$243,128	$4,925,423
EDHS - Building 9	$108,000	$20,995	$128,995	$426,282	$6,537	$561,815
EDHS - Grounds (15)	$283,230	$123,201	$406,431	$755,820	$23,808,750	$24,971,001
Golden West High School	**$1,571,279**	**$11,737,950**	**$13,309,228**	**$2,629,056**	**$36,239,850**	**$52,178,135**
GWHS - Building 1	$265,532	$26,463	$291,994	$77,330	$182,145	$551,469
GWHS - Building 10		$1,346,723	$1,346,723	$0	$366,187	$1,712,910
GWHS - Building 11		$825,515	$825,515	$169,167	$879,708	$1,874,390
GWHS - Building 12		$1,137,313	$1,137,313	$103,799	$595,365	$1,836,477
GWHS - Building 13	$12,150	$25,515	$37,665	$472		$38,137
GWHS - Building 17		$152,937	$152,937	$4,722		$157,659
GWHS - Building 2		$763,263	$763,263	$57,559	$407,419	$1,228,241
GWHS - Building 23	$60,750		$60,750		$4,794	$65,544
GWHS - Building 24		$0	$0	$28,337	$2,007	$30,344
GWHS - Building 25		$232,187	$232,187	$190,845	$486,197	$909,228
GWHS - Building 26		$460,451	$460,451	$0	$988,082	$1,448,533
GWHS - Building 27		$670,381	$670,381	$11	$1,187,934	$1,858,326
GWHS - Building 28		$760,857	$760,857	$9	$24,642	$785,509
GWHS - Building 29			$0	$9,449	$680	$10,130
GWHS - Building 3	$16,200	$548,981	$565,181	$3,116	$1,156,228	$1,724,525
GWHS - Building 30	$51,840		$51,840	$2,524	$127,547	$181,911
GWHS - Building 31	$38,880		$38,880	$1,891		$40,771
GWHS - Building 32	$38,880		$38,880	$1,891		$40,771
GWHS - Building 33		$42,340	$42,340	$1,513	$39,182	$83,036
GWHS - Building 34		$42,340	$42,340	$1,513	$39,182	$83,036
GWHS - Building 35		$42,340	$42,340	$1,513	$506,854	$550,708
GWHS - Building 36	$25,920	$350	$26,270	$1,513	$39,182	$66,966
GWHS - Building 37	$25,920	$350	$26,270	$1,513	$39,182	$66,966
GWHS - Building 38	$25,920	$350	$26,270	$1,513	$39,182	$66,966
GWHS - Building 39	$77,760	$700	$78,460	$3,026	$78,365	$159,851
GWHS - Building 4		$575,723	$575,723	$0	$792,804	$1,368,528
GWHS - Building 40	$77,760	$700	$78,460	$3,026	$78,365	$159,851
GWHS - Building 41	$185,328	$350	$185,678	$2	$39,182	$224,862
GWHS - Building 42	$185,328	$350	$185,678	$2	$39,182	$224,862
GWHS - Building 43	$120,528	$95,244	$215,772	$2	$39,182	$254,956

DISTRICT-WIDE SUMMARY REPORT
SUMMARY REPORT // PRIORITY TOTALS BY CAMPUS

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
GWHS - Building 44	$120,528	$70,334	$190,862	$2	$39,182	$230,046
GWHS - Building 45		$350	$350	$75,582	$40,817	$116,749
GWHS - Building 46		$350	$350	$75,582	$40,817	$116,749
GWHS - Building 47		$350	$350	$75,582	$40,817	$116,749
GWHS - Building 48		$350	$350	$94,478	$40,817	$135,644
GWHS - Building 5		$583,831	$583,831	$0	$741,913	$1,325,744
GWHS - Building 50		$7,290	$7,290	$252,606	$110,201	$370,097
GWHS - Building 51	$38,880	$350	$39,230	$2	$1,633	$40,864
GWHS - Building 53	$27,000		$27,000	$302,328	$8,166	$337,494
GWHS - Building 54			$0	$102,351	$70,790	$173,141
GWHS - Building 56			$0	$39,208	$3,536	$42,744
GWHS - Building 6		$634,573	$634,573	$0	$708,324	$1,342,897
GWHS - Building 7		$159,578	$159,578	$3,800		$163,378
GWHS - Building 8		$2,346,695	$2,346,695	$218,524	$2,046,667	$4,611,886
GWHS - Building 9		$83,543	$83,543		$2,665	$86,208
GWHS - Grounds (18)	$176,175	$98,634	$274,809	$722,753	$23,851,266	$24,848,827
GWHS - Portables 30-37		$0	$0		$313,459	$313,459
Mt. Whitney High School	**$4,900,966**	**$15,202,836**	**$20,103,802**	**$5,246,290**	**$9,926,531**	**$35,276,623**
MWHS - Building 1		$2,268,458	$2,268,458	$14	$1,169,530	$3,438,003
MWHS - Building 10	$61,763	$43,740	$105,503	$803	$3,439	$109,744
MWHS - Building 11	$283,379	$735,197	$1,018,575	$31,500	$37,409	$1,087,484
MWHS - Building 12		$2,420,280	$2,420,280	$423,801	$1,741,284	$4,585,364
MWHS - Building 13	$1,068,849	$97,686	$1,166,535	$31,508	$54,617	$1,252,661
MWHS - Building 14	$18,900	$770,617	$789,517	$62,648	$16,624	$868,789
MWHS - Building 15	$54,000	$200,475	$254,475	$51,396		$305,871
MWHS - Building 16		$700	$700	$230,683	$3,269	$234,651
MWHS - Building 17	$66,150	$700	$66,850	$54,421	$26,122	$147,392
MWHS - Building 18		$69,897	$69,897	$11,910	$78,977	$160,784
MWHS - Building 19	$78,300	$1,421,550	$1,499,850	$851,666	$53,060	$2,404,575
MWHS - Building 2	$220,320		$220,320	$5,105		$225,425
MWHS - Building 20	$236,925	$459,040	$695,965	$347,205	$101,959	$1,145,129
MWHS - Building 21		$167,962	$167,962	$8	$19,591	$187,561
MWHS - Building 22			$0	$385,468	$108,338	$493,807
MWHS - Building 23		$16,403	$16,403	$129,911	$173,464	$319,778
MWHS - Building 24	$44,348	$799	$45,146	$55,175	$135,562	$235,883
MWHS - Building 25	$347,585		$347,585	$14,282	$80,353	$442,219
MWHS - Building 26	$24,300		$24,300	$239	$1,020	$25,560
MWHS - Building 27	$152,550	$56,862	$209,412		$4,422	$213,834
MWHS - Building 28	$38,813		$38,813		$1,275	$40,088
MWHS - Building 29			$0		$13,607	$13,607
MWHS - Building 3		$333,299	$333,299	$3,015	$251,046	$587,360
MWHS - Building 30	$43,362		$43,362		$323	$43,685
MWHS - Building 31	$5,400		$5,400			$5,400
MWHS - Building 35	$43,740	$11,810	$55,550	$42,515	$33,064	$131,128
MWHS - Building 36			$0	$196,828	$9,569	$206,398
MWHS - Building 37	$38,880		$38,880	$1,891		$40,771
MWHS - Building 38	$120,528		$120,528	$75,961		$196,489
MWHS - Building 39	$120,528		$120,528	$75,961		$196,489
MWHS - Building 4	$323,919	$729,000	$1,052,919	$20	$197,266	$1,250,205
MWHS - Building 40		$75,816	$75,816		$5,529	$81,345

DISTRICT-WIDE SUMMARY REPORT
SUMMARY REPORT // PRIORITY TOTALS BY CAMPUS

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
MWHS - Building 41	$81,000	$160,613	$241,613	$88,305	$4,903	$334,821
MWHS - Building 42	$81,000	$160,613	$241,613	$88,305	$4,903	$334,821
MWHS - Building 43			$0	$125,970	$2,723	$128,693
MWHS - Building 5	$323,919	$729,000	$1,052,919	$44,101	$401,298	$1,498,318
MWHS - Building 6	$323,919	$906,842	$1,230,761	$188,933	$278,892	$1,698,587
MWHS - Building 7	$497,205	$822,289	$1,319,494	$588,874	$61,216	$1,969,583
MWHS - Building 8	$161,960	$411,144	$573,104	$100,760	$132,645	$806,509
MWHS - Grounds (32)	$39,427	$2,132,046	$2,171,473	$937,107	$4,719,234	$7,827,813
Redwood High School	**$5,495,357**	**$5,300,210**	**$10,795,567**	**$5,904,785**	**$27,859,232**	**$44,559,584**
ROES - Building 1			$0	$251,940		$251,940
ROES - Building 7	$54,000		$54,000			$54,000
ROES - Building 8			$0	$251,940		$251,940
ROES - Grounds (5)			$0		$214,279	$214,279
RWES - Building 3	$135,000	$204,120	$339,120	$70,858	$47,618	$457,596
RWES - Building 5			$0		$408,150	$408,150
RWES - Grounds (6)			$0	$59,048		$59,048
RWHS - Building 1	$6,977	$1,635,004	$1,641,981	$95,547		$1,737,528
RWHS - Building 10	$740,813	$51,030	$791,843	$405,019	$34,013	$1,230,874
RWHS - Building 12	$31,725		$31,725	$154,313		$186,038
RWHS - Building 14		$30,181	$30,181	$177,152		$207,332
RWHS - Building 2	$1,576,125	$273,160	$1,849,285	$1,350,823	$615,898	$3,816,006
RWHS - Building 27		$53,035	$53,035			$53,035
RWHS - Building 28		$25,515	$25,515	$67,966		$93,481
RWHS - Building 29	$33,307	$138,539	$171,846	$129,159		$301,005
RWHS - Building 3	$605,718	$204,120	$809,838	$66,849		$876,687
RWHS - Building 30			$0	$307,578	$704,957	$1,012,534
RWHS - Building 4	$819,950	$350,293	$1,170,243	$520,432	$25,564	$1,716,239
RWHS - Building 5	$414,882	$239,290	$654,172	$199,200	$639,605	$1,492,976
RWHS - Building 6	$497,813	$661,995	$1,159,807	$684,080	$204,075	$2,047,962
RWHS - Building 7	$257,445	$225,071	$482,516		$11,040	$493,557
RWHS - Building 8	$295,279	$1,121,377	$1,416,656	$56,890		$1,473,545
RWHS - Building 9			$0	$56,105	$1,094,265	$1,150,371
RWHS - Field Lighting (15)			$0	$86,604		$86,604
RWHS - Grounds (13)	$26,325	$87,480	$113,805	$913,283	$23,859,769	$24,886,856
RWHS - Portables		$0	$0	$0	$0	$0
Sierra Vista High School	**$1,770,194**	**$2,438,193**	**$4,208,387**	**$322,893**	**$2,396,997**	**$6,928,277**
SVHS - Building 1	$1,571,474	$2,272,395	$3,843,869			$3,843,869
SVHS - Building 10	$25,920	$13,107	$39,027	$1,512	$39,182	$79,721
SVHS - Building 2		$10,498	$10,498	$86,167	$26,122	$122,786
SVHS - Building 3	$172,800	$62,309	$235,109	$51,550		$286,659
SVHS - Building 6		$54,019	$54,019	$151,920		$205,939
SVHS - Building 9		$25,865	$25,865	$31,744	$39,182	$96,792
SVHS - Grounds (5)			$0		$2,253,328	$2,253,328
SVHS - Portable 12		$0	$0	$0	$39,182	$39,182
Middle Schools	**$12,257,696**	**$10,564,685**	**$22,822,381**	**$16,362,735**	**$48,914,295**	**$88,099,411**
Divisadero Middle School	**$4,267,269**	**$2,041,834**	**$6,309,103**	**$4,301,743**	**$1,275,044**	**$11,885,890**
DVMS - Building 1	$132,881	$100,238	$233,118	$86,192	$200,439	$519,749
DVMS - Building 10	$25,920	$17,496	$43,416	$13,165	$15,102	$71,683
DVMS - Building 11	$25,920		$25,920	$2	$41,223	$67,145

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Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
DVMS - Building 12	$25,920		$25,920	$2	$41,223	$67,145
DVMS - Building 13	$25,920		$25,920	$2	$20,816	$46,737
DVMS - Building 14	$885,924	$543,111	$1,429,035	$221,961		$1,650,996
DVMS - Building 15			$0	$30,233	$655	$30,888
DVMS - Building 18		$72,900	$72,900	$299,305	$45,306	$417,511
DVMS - Building 19		$72,900	$72,900	$498,841	$75,511	$647,252
DVMS - Building 2	$213,840	$145,800	$359,640	$240,982	$26,938	$627,560
DVMS - Building 20			$0	$144,110	$42,160	$186,270
DVMS - Building 21	$753,651		$753,651	$384,642	$307,408	$1,445,701
DVMS - Building 22		$160,380	$160,380	$36,229	$73,108	$269,717
DVMS - Building 23	$101,250	$10,410	$111,660	$96	$405	$112,161
DVMS - Building 24		$138,510	$138,510		$337	$138,847
DVMS - Building 4	$394,065	$182,524	$576,589	$836,575	$0	$1,413,164
DVMS - Building 5	$244,593	$166,388	$410,981	$85,222	$46,767	$542,970
DVMS - Building 6	$259,686	$155,993	$415,679	$171,363		$587,042
DVMS - Building 7	$232,686	$214,313	$446,999	$139,871		$586,870
DVMS - Building 8	$873,194		$873,194	$57,953	$49,832	$980,978
DVMS - Building 9	$25,920		$25,920	$2	$41,223	$67,145
DVMS - Field Lighting (17)			$0	$62,985		$62,985
DVMS - Grounds (16)	$45,900	$60,872	$106,772	$992,014	$246,591	$1,345,376
Green Acres Middle School	**$3,236,321**	**$2,429,617**	**$5,665,938**	**$2,632,061**	**$3,345,849**	**$11,643,848**
GAMS - Building 1	$584,429	$54,967	$639,395	$425,780	$516,730	$1,581,905
GAMS - Building 11	$40,804	$69,583	$110,387	$234,891	$110,859	$456,137
GAMS - Building 12	$43,673	$0	$43,673	$117,113	$21,045	$181,830
GAMS - Building 14	$23,625	$27,994	$51,619	$114,885	$18,775	$185,278
GAMS - Building 15		$139,968	$139,968	$202,342	$115,132	$457,443
GAMS - Building 16		$83,981	$83,981	$121,375	$77,583	$282,939
GAMS - Building 17	$23,625	$69,984	$93,609	$40,468	$18,775	$152,852
GAMS - Building 18		$111,974	$111,974	$86,293	$173,736	$372,003
GAMS - Building 19	$817,898	$63,788	$881,685	$27,743	$660,319	$1,569,747
GAMS - Building 2	$427,397	$3,846	$431,243	$142,595	$762,343	$1,336,180
GAMS - Building 21	$256,163		$256,163	$47,931	$51,627	$355,720
GAMS - Building 22			$0	$295,088	$37,550	$332,638
GAMS - Building 23		$25,515	$25,515	$135,733	$18,775	$180,023
GAMS - Building 3	$447,390	$227,951	$675,341	$57,206	$464,992	$1,197,539
GAMS - Building 4	$447,741	$1,329,180	$1,776,921	$8	$170,063	$1,946,991
GAMS - Grounds (8)	$123,579	$220,887	$344,466	$582,611	$127,547	$1,054,624
La Joya Middle School	**$101,250**	**$1,031,474**	**$1,132,724**	**$5,080,566**	**$16,876,901**	**$23,090,191**
LJMS - Building 1		$29,160	$29,160	$143,216	$58,878	$231,254
LJMS - Building 10		$17,165	$17,165	$79,040	$2,214	$98,419
LJMS - Building 11			$0	$316,671	$105,944	$422,615
LJMS - Building 12		$17,013	$17,013	$78,712	$2,216	$97,942
LJMS - Building 13		$0	$0	$1,782,740	$339,470	$2,122,210
LJMS - Building 14	$23,625		$23,625	$12,597	$684	$36,906
LJMS - Building 15		$22,395	$22,395	$214,905	$55,512	$292,812
LJMS - Building 2			$0	$284,417	$150,512	$434,929
LJMS - Building 3	$4,050		$4,050	$186,499	$138,455	$329,003
LJMS - Building 4			$0	$501,518	$64,301	$565,819
LJMS - Building 5		$293,933	$293,933	$336,182	$14,302	$644,417

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SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
LJMS - Building 6		$275,352	$275,352	$294,795	$14	$570,161
LJMS - Building 7			$0	$88,888	$37,080	$125,968
LJMS - Building 8			$0	$88,888	$37,080	$125,968
LJMS - Building 9			$0	$88,888	$37,080	$125,968
LJMS - Grounds (25)	$73,575	$376,456	$450,031	$582,611	$15,637,247	$16,669,889
LJMS - P4-P8			$0	$0	$195,912	$195,912
Ridgeview Middle School	**$2,691,104**	**$5,103**	**$2,696,207**	**$1,041,810**	**$18,396,334**	**$22,134,350**
RVMS - Building 1	$2,691,104		$2,691,104	$418,510	$4,359,460	$7,469,074
RVMS - Building 2			$0	$40,688	$2,602,443	$2,643,131
RVMS - Building 3			$0		$2,541,647	$2,541,647
RVMS - Grounds (4)		$5,103	$5,103	$582,611	$8,860,256	$9,447,971
RVMS - New Building			$0		$32,528	$32,528
Valley Oak Middle School	**$1,961,753**	**$5,056,657**	**$7,018,409**	**$3,306,555**	**$9,020,167**	**$19,345,131**
VOMS - Building 1	$0	$54,675	$54,675	$24,807	$1,018,651	$1,098,132
VOMS - Building 12			$0			$0
VOMS - Building 13	$28,688	$66,339	$95,027	$44,986	$47,554	$187,566
VOMS - Building 16		$205,943	$205,943	$25,031	$28,804	$259,778
VOMS - Building 17	$118,125	$36,450	$154,575	$25,949	$27,571	$208,095
VOMS - Building 18	$50,625	$49,208	$99,833	$19,127	$35,999	$154,958
VOMS - Building 19	$41,850		$41,850	$94,484	$43,451	$179,785
VOMS - Building 2			$0	$0	$1,304,784	$1,304,784
VOMS - Building 20	$16,875	$49,208	$66,083	$25,984	$27,614	$119,680
VOMS - Building 21	$16,875	$49,208	$66,083	$18,585	$34,829	$119,497
VOMS - Building 22	$67,500	$148,716	$216,216	$102,632	$108,691	$427,539
VOMS - Building 23	$16,875	$39,366	$56,241	$25,929	$27,316	$109,486
VOMS - Building 24	$108,000	$361,584	$469,584	$632,031	$169,770	$1,271,385
VOMS - Building 26	$1,029,915	$154,105	$1,184,020	$332,863	$34,608	$1,551,491
VOMS - Building 3	$94,500	$2,226,002	$2,320,502	$422,729	$526,195	$3,269,425
VOMS - Building 4	$203,175	$850,743	$1,053,918	$597,465	$93,194	$1,744,577
VOMS - Building 6	$33,750	$155,289	$189,039	$220,841		$409,880
VOMS - Building 7		$79,753	$79,753	$76,507		$156,260
VOMS - Building 8	$67,500	$481,140	$548,640	$22,048		$570,688
VOMS - Grounds (14)	$67,500	$48,930	$116,430	$594,027	$4,625,700	$5,336,158
VOMS - New Building			$0	$531	$810,889	$811,419
VOMS - P1-P5			$0		$54,548	$54,548
Elementary Schools	**$41,915,626**	**$47,930,703**	**$89,846,330**	**$53,277,288**	**$175,962,619**	**$319,086,237**
Annie R Mitchell Elementary School	**$1,384,425**	**$2,090,755**	**$3,475,180**	**$1,060,884**	**$13,980,722**	**$18,516,785**
ARMES - Building 1	$509,207	$437,400	$946,607	$90,541	$21,432	$1,058,580
ARMES - Building 10	$62,485	$137,624	$200,108	$40,565	$88,159	$328,832
ARMES - Building 11	$62,485	$137,624	$200,108	$40,565	$88,159	$328,832
ARMES - Building 2	$78,111	$182,647	$260,758	$32,664	$88,499	$381,920
ARMES - Building 3	$78,111	$153,487	$231,598	$88,563	$88,499	$408,660
ARMES - Building 4	$78,111	$182,647	$260,758	$36,601	$88,499	$385,857
ARMES - Building 5	$78,111	$153,487	$231,598	$88,563	$88,499	$408,660
ARMES - Building 6	$78,111	$153,487	$231,598	$88,563	$88,501	$408,661
ARMES - Building 7	$78,354	$182,787	$261,141	$36,667	$88,778	$386,585
ARMES - Building 8	$78,111	$153,487	$231,598	$88,563	$88,499	$408,660
ARMES - Building 9	$78,354	$182,787	$261,141	$36,667	$88,795	$386,602

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SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
ARMES - Grounds (12)	$124,875	$33,295	$158,170	$392,361	$13,074,405	$13,624,936
Conyer Elementary School	**$2,572,236**	**$1,785,003**	**$4,357,239**	**$1,199,471**	**$3,072,994**	**$8,629,703**
CYRES - Building 1	$141,750	$64,473	$206,223	$43,883	$130,698	$380,804
CYRES - Building 10	$135,000	$29,160	$164,160	$13,386	$3,401	$180,947
CYRES - Building 12	$555,984	$0	$555,984	$126,321	$63,773	$746,079
CYRES - Building 2	$141,750	$443,397	$585,147	$85,639	$7,398	$678,184
CYRES - Building 3	$141,750	$443,397	$585,147	$85,639	$7,398	$678,184
CYRES - Building 4	$135,000	$368,937	$503,937	$104,617	$13,892	$622,446
CYRES - Building 5	$54,000	$1,400	$55,400	$125,781	$3,269	$184,449
CYRES - Building 6	$54,000	$348,688	$402,688	$25,084	$116,790	$544,562
CYRES - Building 7	$185,895	$580	$186,475	$83,720	$2,704	$272,899
CYRES - Building 8	$269,460	$60,186	$329,646	$103,492	$161,253	$594,392
CYRES - Building 9	$35,438		$35,438	$4,631	$36,989	$77,057
CYRES - Grounds (11)	$722,210	$24,786	$746,996	$397,278	$2,525,428	$3,669,702
Cottonwood Creek Elementary School	**$653,535**	**$1,786,846**	**$2,440,381**	**$1,983,747**	**$3,365,600**	**$7,789,728**
CCES - Building 1	$512,609	$721,710	$1,234,319	$51,175	$26,926	$1,312,420
CCES - Building 10		$58,320	$58,320	$87,899	$5,056	$151,275
CCES - Building 12			$0	$93,690	$36,438	$130,128
CCES - Building 2		$131,220	$131,220	$147,980	$109,415	$388,615
CCES - Building 3		$116,640	$116,640	$155,853	$109,411	$381,905
CCES - Building 4		$131,220	$131,220	$183,409	$109,415	$424,044
CCES - Building 5		$116,640	$116,640	$155,853	$109,411	$381,905
CCES - Building 6		$131,220	$131,220	$183,409	$109,415	$424,044
CCES - Building 7		$131,220	$131,220	$183,409	$109,415	$424,044
CCES - Building 8		$116,640	$116,640	$155,853	$109,411	$381,905
CCES - Building 9		$92,927	$92,927	$87,899	$85,788	$266,614
CCES - Grounds (11)	$140,927	$39,089	$180,015	$497,317	$2,445,499	$3,122,831
Crestwood Elementary School	**$1,670,666**	**$3,439,130**	**$5,109,796**	**$2,795,980**	**$7,344,035**	**$15,249,811**
CWDES - Building 1		$49,280	$49,280	$73,321	$71,290	$193,891
CWDES - Building 10	$135,000	$354,965	$489,965	$257,333	$45,019	$792,317
CWDES - Building 11	$370,589		$370,589	$209,942	$173,894	$754,424
CWDES - Building 12	$54,000	$214,749	$268,749	$37,654	$167,100	$473,503
CWDES - Building 13		$172,540	$172,540	$150,186	$73,311	$396,036
CWDES - Building 14	$189,000	$605,449	$794,449	$317,696	$14,149	$1,126,295
CWDES - Building 15	$135,000	$574,919	$709,919	$212,889	$82,191	$1,004,999
CWDES - Building 17	$8,100	$13,749	$21,849	$62,988	$939	$85,776
CWDES - Building 19	$120,528	$3,645	$124,173	$112,241	$22,890	$259,304
CWDES - Building 2	$54,000	$49,280	$103,280	$76,344	$0	$179,625
CWDES - Building 20	$120,528	$3,645	$124,173	$112,241	$22,890	$259,304
CWDES - Building 21	$120,528	$3,645	$124,173	$112,241	$22,890	$259,304
CWDES - Building 22	$120,528	$3,645	$124,173	$112,241	$22,890	$259,304
CWDES - Building 23		$69,984	$69,984	$379	$1,633	$71,996
CWDES - Building 24	$81,000	$33,753	$114,753	$30,233	$21,258	$166,243
CWDES - Building 25	$19,440	$87,480	$106,920	$30,236	$21,258	$158,414
CWDES - Building 3	$27,000	$36,450	$63,450	$117,914	$3,265	$184,629
CWDES - Building 4	$27,000	$335,267	$362,267	$77,094	$34,013	$473,373
CWDES - Building 5	$16,875	$73,629	$90,504	$38,172	$0	$128,676

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SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
CWDES - Building 6	$8,100		$8,100	$62,985		$71,085
CWDES - Building 7			$0		$21,258	$21,258
CWDES - Building 8			$0		$21,258	$21,258
CWDES - Building 9			$0		$21,258	$21,258
CWDES - Grounds (16)	$63,450	$734,832	$798,282	$370,037	$6,479,381	$7,647,700
CWDES - P-1		$3,645	$3,645	$36,279	$0	$39,924
CWDES - P-2		$3,645	$3,645	$36,279	$0	$39,924
CWDES - P-3		$3,645	$3,645	$36,279	$0	$39,924
CWDES - P-4		$3,645	$3,645	$36,279	$0	$39,924
CWDES - P-5		$3,645	$3,645	$36,279	$0	$39,924
CWDES - P-6		$0	$0	$40,216	$0	$40,216
Crowley Elementary School	**$570,186**	**$1,531,905**	**$2,102,091**	**$1,299,153**	**$8,766,059**	**$12,167,303**
CWYES - Building 1	$82,350		$82,350	$39,773	$94,480	$216,603
CWYES - Building 12	$294,800	$54,722	$349,521	$24,133	$109,858	$483,512
CWYES - Building 13		$46,219	$46,219	$1,894	$43,434	$91,547
CWYES - Building 14		$46,219	$46,219	$1,894	$43,434	$91,547
CWYES - Building 15	$64,800	$148,395	$213,195	$383	$43,434	$257,012
CWYES - Building 16		$74,212	$74,212	$3,784	$86,868	$164,864
CWYES - Building 17		$55,550	$55,550	$2,524	$64,998	$123,072
CWYES - Building 18			$0			$0
CWYES - Building 19			$0			$0
CWYES - Building 2	$8,100	$40,645	$48,745	$79,816	$205,473	$334,034
CWYES - Building 21		$99,406	$99,406	$0	$32,555	$131,962
CWYES - Building 22	$64,800	$29,422	$94,222	$0	$32,555	$126,778
CWYES - Building 23			$0	$75,587	$36,189	$111,776
CWYES - Building 24		$29,422	$29,422	$75,582	$32,555	$137,560
CWYES - Building 3		$181,375	$181,375	$130,392	$219,891	$531,658
CWYES - Building 4		$181,375	$181,375	$122,833	$228,054	$532,262
CWYES - Building 5		$181,375	$181,375	$122,832	$228,054	$532,261
CWYES - Building 7			$0		$89,283	$89,283
CWYES - Building 8	$27,000	$112,995	$139,995	$30,233	$9	$170,236
CWYES - Building 9	$27,000	$142,155	$169,155	$30,233	$12	$199,400
CWYES - Field Lighting (11)			$0	$55,112		$55,112
CWYES - Grounds (10)	$1,337	$108,417	$109,753	$433,022	$6,700,463	$7,243,238
CWYES - New Building			$0	$69,126	$474,462	$543,589
Elbow Creek Elementary School	**$1,740,110**	**$3,970,344**	**$5,710,453**	**$1,905,244**	**$7,136,431**	**$14,752,129**
ECES - Building 1		$190,036	$190,036	$27,625		$217,661
ECES - Building 10			$0		$21,258	$21,258
ECES - Building 11	$64,800	$15,192	$79,992	$25,699	$21,258	$126,950
ECES - Building 12	$38,880	$15,192	$54,072	$25,699	$21,258	$101,030
ECES - Building 13		$141,368	$141,368	$105,683	$41,665	$288,716
ECES - Building 14		$141,368	$141,368	$85,189	$41,665	$268,222
ECES - Building 15		$141,368	$141,368	$105,683	$41,665	$288,716
ECES - Building 16		$141,368	$141,368	$105,761	$41,665	$288,794
ECES - Building 17			$0	$138,567	$35,650	$174,217
ECES - Building 18	$120,528	$215,055	$335,583	$3	$21,258	$356,844

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ECES - Building 19	$129,600	$22,395	$151,995	$18,455	$87,414	$257,863
ECES - Building 2	$27,000	$316,707	$343,707	$8,810	$100,867	$453,384
ECES - Building 20	$661,568		$661,568	$338,922	$17,306	$1,017,795
ECES - Building 21		$0	$0	$0	$0	$0
ECES - Building 3		$846,611	$846,611	$125,365	$34,013	$1,005,989
ECES - Building 4	$176,175	$327,825	$504,000	$113,200		$617,200
ECES - Building 5	$81,000	$550,812	$631,812	$91,607		$723,419
ECES - Building 6	$138,591	$610,721	$749,312	$91,615		$840,927
ECES - Building 8	$163,593	$132,211	$295,804	$32,059		$327,864
ECES - Grounds (9)	$138,375	$162,115	$300,490	$465,302	$6,504,891	$7,270,682
ECES - New Building			$0		$104,599	$104,599
Four Creeks Elementary School	**$1,250,127**	**$574,000**	**$1,824,127**	**$2,751,019**	**$11,020,669**	**$15,595,816**
FCES - Building 1	$364,500	$574,000	$938,500	$355,815	$217,500	$1,511,815
FCES - Building 10	$54,000		$54,000	$311,464	$14,188	$379,652
FCES - Building 12	$27,000		$27,000	$110,224	$51,786	$189,009
FCES - Building 2	$54,000		$54,000	$261,724	$25,173	$340,897
FCES - Building 3	$81,000		$81,000	$245,978	$84,701	$411,679
FCES - Building 4	$162,000		$162,000	$285,343	$46,434	$493,777
FCES - Building 5	$108,000		$108,000	$214,485	$25,176	$347,661
FCES - Building 6	$81,000		$81,000	$170,455	$189,106	$440,561
FCES - Building 7	$108,000		$108,000	$111,774	$158,945	$378,719
FCES - Building 8	$81,000		$81,000	$143,266	$158,948	$383,215
FCES - Building 9	$81,000		$81,000	$170,455	$129,584	$381,039
FCES - Grounds (11)	$48,627		$48,627	$370,037	$9,247,999	$9,666,663
FCES - New Building			$0		$671,130	$671,130
Global Learning Charter School	**$2,637,738**	**$3,850,525**	**$6,488,263**	**$1,959,117**	**$1,664,051**	**$10,111,431**
GLCS - Building 1	$639,117	$1,158,746	$1,797,863	$260,345	$366,034	$2,424,242
GLCS - Building 10	$41,310	$104,845	$146,155	$31,242	$34,013	$211,409
GLCS - Building 11	$148,500		$148,500	$277,090	$440,190	$865,780
GLCS - Building 12	$49,248	$166,212	$215,460	$2,875		$218,335
GLCS - Building 13	$49,248		$49,248	$3,593		$52,841
GLCS - Building 15		$81,181	$81,181	$9,227	$43,708	$134,117
GLCS - Building 16		$81,181	$81,181	$9,227	$43,708	$134,117
GLCS - Building 17			$0	$75,582	$75,237	$150,819
GLCS - Building 18	$26,325		$26,325	$14,370	$21,258	$61,953
GLCS - Building 2	$863,406	$1,158,746	$2,022,152	$16,737	$560,757	$2,599,645
GLCS - Building 8	$434,970	$76,283	$511,253	$250,025	$11,122	$772,400
GLCS - Building 9	$80,190	$203,522	$283,712	$150,632	$68,025	$502,369
GLCS - Grounds (4)	$305,424	$819,809	$1,125,233	$858,171		$1,983,404
Golden Oak Elementary School	**$1,254,139**	**$2,685,537**	**$3,939,676**	**$3,854,027**	**$15,733,507**	**$23,527,210**
GOES - Building 1	$228,150		$228,150	$899,134	$42,473	$1,169,758
GOES - Building 12	$27,000	$30,035	$57,035	$95,189	$37,329	$189,553
GOES - Building 13	$27,000	$30,035	$57,035	$116,447	$37,329	$210,810
GOES - Building 14	$64,800	$141,368	$206,168	$28,502	$21,258	$255,928
GOES - Building 15	$8,100	$60,466	$68,566	$28,927	$85,053	$182,545
GOES - Building 16	$8,100	$60,466	$68,566	$28,927	$85,053	$182,545
GOES - Building 17		$472,275	$472,275	$57,272	$42,516	$572,063
GOES - Building 18	$64,800	$11,197	$75,997	$29,636	$21,666	$127,299

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Proposed Work Items:
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SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
GOES - Building 2	$54,000	$98,196	$152,196	$49,897	$3,316	$205,409
GOES - Building 3	$54,000	$95,645	$149,645	$49,131	$4,146	$202,922
GOES - Building 4	$27,000	$98,196	$125,196	$49,897	$37,329	$212,422
GOES - Building 5	$9,720	$25,515	$35,235		$408	$35,643
GOES - Building 6	$232,200	$155,609	$387,809	$929,144	$56,025	$1,372,979
GOES - Building 7	$62,100	$155,609	$217,709	$518,639	$158,058	$894,406
GOES - Grounds (9)	$387,169	$600,072	$987,241	$466,876	$15,101,550	$16,555,667
GOES - New Building		$650,851	$650,851	$506,409		$1,157,260
Goshen Elementary School	**$753,489**	**$4,485,543**	**$5,239,032**	**$1,055,213**	**$13,823,309**	**$20,117,554**
GSHES - Building 1	$26,325		$26,325	$1,471	$380,926	$408,722
GSHES - Building 10		$164,116	$164,116	$748	$80,633	$245,497
GSHES - Building 11			$0			$0
GSHES - Building 13			$0		$42,516	$42,516
GSHES - Building 15		$90,611	$90,611	$2,445	$46,506	$139,563
GSHES - Building 17		$60,799	$60,799	$2,738	$70,073	$133,609
GSHES - Building 18		$198,653	$198,653	$0	$109,529	$308,181
GSHES - Building 19	$88,628	$250,849	$339,476	$731	$65,429	$405,636
GSHES - Building 2	$27,000	$54,475	$81,475	$3,864	$77,355	$162,694
GSHES - Building 20		$67,068	$67,068	$36,026	$93,806	$196,900
GSHES - Building 21	$23,625	$612,141	$635,766	$85,030	$42,516	$763,312
GSHES - Building 22	$74,237	$15,455	$89,691			$89,691
GSHES - Building 23		$823,551	$823,551	$1,560	$145,318	$970,429
GSHES - Building 24			$0	$50,391	$89,793	$140,184
GSHES - Building 3		$673,596	$673,596	$199,658	$52,464	$925,718
GSHES - Building 5	$8,100	$142,101	$150,201		$406,812	$557,013
GSHES - Building 6	$137,700	$2,133	$139,833	$0	$405,016	$544,849
GSHES - Building 7	$137,700	$533,264	$670,964	$70,877	$328,102	$1,069,942
GSHES - Building 8	$103,275	$0	$103,275	$40,657	$280,423	$424,355
GSHES - Building 9	$35,100	$617,828	$652,928	$94,496	$349,642	$1,097,066
GSHES - Grounds (12)	$91,800	$178,904	$270,704	$464,514	$10,756,453	$11,491,671
GSHES - New Building		$0	$0	$6	$0	$6
Highland Elementary School	**$2,031,804**	**$1,820,000**	**$3,851,804**	**$1,883,204**	**$2,156,107**	**$7,891,115**
HLES - Building 1	$516,254	$306,180	$822,434	$424,048	$191,400	$1,437,882
HLES - Building 11		$182,491	$182,491	$70,863	$67,217	$320,571
HLES - Building 14	$203,310		$203,310	$33,319	$84,827	$321,456
HLES - Building 15	$64,800	$130,170	$194,970	$4,316	$60,440	$259,727
HLES - Building 16	$27,540		$27,540	$47,998		$75,538
HLES - Building 17		$102,643	$102,643	$42,365	$207,442	$352,451
HLES - Building 18		$37,325	$37,325	$14,332	$73,501	$125,158
HLES - Building 19	$194,400	$390,511	$584,911	$12,945	$181,321	$779,176
HLES - Building 20			$0	$267,781	$136,195	$403,975
HLES - Building 21	$116,640		$116,640	$17,481	$181,321	$315,442
HLES - Building 22	$38,880		$38,880	$5,829	$60,440	$105,149
HLES - Building 23		$174,960	$174,960	$8,821	$144,553	$328,334
HLES - Building 4	$31,631		$31,631	$78,964	$988	$111,583
HLES - Building 5	$596,700		$596,700	$195,254	$222,253	$1,014,206
HLES - Building 6	$135,000	$349,920	$484,920	$181,397	$31,470	$697,787
HLES - Building 7			$0	$107,454	$53,570	$161,024

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SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
HLES - Grounds (13)	$106,650	$145,800	$252,450	$370,037	$459,169	$1,081,656
Houston Elementary School	**$3,010,757**	**$2,296,712**	**$5,307,468**	**$2,154,626**	**$606,025**	**$8,068,118**
HOUES - Building 1	$179,483	$17,963	$197,445	$66,056	$2,619	$266,120
HOUES - Building 15	$213,638	$216,431	$430,069	$139,748	$124,275	$694,092
HOUES - Building 17	$241,056	$22,395	$263,451	$176,519		$439,969
HOUES - Building 18	$77,760	$260,340	$338,100	$105,475	$11,428	$455,003
HOUES - Building 19		$117,573	$117,573	$145,154		$262,727
HOUES - Building 2	$536,288	$192,121	$728,408	$36,216	$128,295	$892,920
HOUES - Building 20	$287,820	$33,592	$321,412	$187,861	$0	$509,273
HOUES - Building 21	$194,400	$424,103	$618,503	$116,873	$29,897	$765,273
HOUES - Building 23		$200,154	$200,154	$38,958	$9,966	$249,078
HOUES - Building 24		$200,154	$200,154	$42,894	$5,714	$248,763
HOUES - Building 26	$259,200	$83,981	$343,181	$103,081		$446,262
HOUES - Building 3	$412,992	$179,060	$592,052	$190,753	$7,507	$790,312
HOUES - Building 4	$323,609	$51,485	$375,093	$190,769	$7,507	$573,369
HOUES - Building 5	$4,050	$144,816	$148,866	$13,471	$34,013	$196,349
HOUES - Building 9	$257,513		$257,513	$18,187	$23,724	$299,423
HOUES - Grounds (12)	$22,950	$152,543	$175,493	$582,611	$221,081	$979,186
Hurley Elementary School	**$170,100**	**$702,103**	**$872,203**	**$2,202,030**	**$4,501,759**	**$7,575,993**
HURES - Building 1		$51,030	$51,030	$67,388	$184,708	$303,126
HURES - Building 2			$0	$414,300	$482,966	$897,267
HURES - Building 3			$0	$63,908	$77,076	$140,983
HURES - Building 4		$115,264	$115,264	$518,244	$385,989	$1,019,497
HURES - Building 5		$112,674	$112,674	$508,190	$384,290	$1,005,154
HURES - Building 6		$36,858	$36,858	$103,443	$203,871	$344,173
HURES - Building 7		$168,207	$168,207	$28,542	$134,771	$331,519
HURES - Building 8		$218,070	$218,070	$33,502	$177,076	$428,648
HURES - Grounds (10)	$170,100		$170,100	$464,514	$2,471,008	$3,105,623
HURES - New Building			$0		$3	$3
Ivanhoe Elementary School	**$2,219,441**	**$2,556,530**	**$4,775,971**	**$2,971,378**	**$1,847,812**	**$9,595,160**
IHES - Building 1	$70,875	$154,913	$225,788	$30,910	$86,718	$343,416
IHES - Building 10	$27,000	$85,293	$112,293	$4,705	$22,093	$139,091
IHES - Building 11		$90,396	$90,396	$4,488	$21,157	$116,041
IHES - Building 14	$56,700		$56,700	$35,980	$21,157	$113,838
IHES - Building 15	$56,700		$56,700	$35,980	$21,157	$113,838
IHES - Building 16			$0	$25,981	$49,388	$75,369
IHES - Building 17			$0	$112,118	$100,731	$212,849
IHES - Building 18	$171,153		$171,153	$24,114	$18,775	$214,042
IHES - Building 19	$207,563		$207,563	$24,114	$18,775	$250,451
IHES - Building 2	$1,077,030	$780,030	$1,857,060	$233,937	$233,448	$2,324,446
IHES - Building 20			$0	$582,628	$165,048	$747,676
IHES - Building 21			$0	$338,970	$39,550	$378,519
IHES - Building 22		$364,500	$364,500	$104,319	$7	$468,826
IHES - Building 23			$0	$175,256	$2,046	$177,302
IHES - Building 24			$0	$154,145	$17,265	$171,410
IHES - Building 25	$81,000		$81,000	$25,981	$2	$106,983

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SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
IHES - Building 3	$68,445	$154,184	$222,629	$38,095	$50,325	$311,048
IHES - Building 4	$61,088	$290,142	$351,230	$46,696	$66,552	$464,477
IHES - Building 5			$0	$149,038	$217,607	$366,645
IHES - Building 6		$353,565	$353,565	$36,920	$410,844	$801,329
IHES - Building 7	$8,100	$45,490	$53,590	$72,905	$5	$126,500
IHES - Building 8	$307,125		$307,125	$68,502	$247,067	$622,694
IHES - Building 9			$0	$62,985	$38,094	$101,079
IHES - Field Lighting (13)			$0	$55,112		$55,112
IHES - Grounds (12)	$26,663	$238,019	$264,681	$527,499		$792,180
Linwood Elementary School	**$1,514,336**	**$1,291,071**	**$2,805,406**	**$2,193,442**	**$1,113,155**	**$6,112,004**
LWES - Building 1	$118,125	$87,480	$205,605	$399,046	$28,203	$632,854
LWES - Building 11	$64,800	$130,520	$195,320	$41,005	$20,408	$256,732
LWES - Building 12	$81,000		$81,000	$188,468	$4,595	$274,064
LWES - Building 13	$81,000		$81,000	$191,945	$4,595	$277,540
LWES - Building 14	$129,600	$261,040	$390,640	$70,987	$108,840	$570,468
LWES - Building 15	$64,800		$64,800	$60,277	$1,634	$126,711
LWES - Building 16	$64,800		$64,800	$60,277	$1,634	$126,711
LWES - Building 17	$38,880	$23,095	$61,975	$19,210	$112,109	$193,294
LWES - Building 2	$176,175	$313,178	$489,353	$54,016	$126,390	$669,760
LWES - Building 3	$464,441	$100,322	$564,763	$137,407	$348,143	$1,050,312
LWES - Building 4	$46,575	$130,170	$176,745	$60,355		$237,101
LWES - Building 5		$0	$0	$271,717	$3,269	$274,986
LWES - Building 7	$38,880	$81,415	$120,295	$19,210	$44,084	$183,589
LWES - Building 8	$38,880	$81,415	$120,295	$18,455	$44,084	$182,833
LWES - Building 9	$38,880	$81,415	$120,295	$18,455	$44,084	$182,833
LWES - Field Lighting (18)			$0	$55,112		$55,112
LWES - Grounds (10)	$67,500	$1,021	$68,521	$527,499	$221,081	$817,101
LWES - New Building			$0		$3	$3
Manuel F Hernandez Elementary School	**$634,230**	**$2,664,233**	**$3,298,463**	**$816,178**	**$4,955,637**	**$9,070,278**
MFHES - Building 1		$967,281	$967,281	$103,506	$540,791	$1,611,578
MFHES - Building 10		$133,239	$133,239	$9,448	$138,711	$281,399
MFHES - Building 11		$133,239	$133,239	$9,448	$155,718	$298,405
MFHES - Building 2		$196,334	$196,334	$4,724	$194,842	$395,900
MFHES - Building 3		$184,670	$184,670	$4,724	$228,855	$418,249
MFHES - Building 4		$184,670	$184,670		$182,086	$366,756
MFHES - Building 5		$184,670	$184,670	$4,724	$228,855	$418,249
MFHES - Building 6		$184,670	$184,670	$10,777	$222,318	$417,765
MFHES - Building 7		$178,838	$178,838	$6,299	$182,084	$367,221
MFHES - Building 8		$184,670	$184,670	$10,777	$222,318	$417,765
MFHES - Building 9		$99,144	$99,144	$92,368	$182,084	$373,596
MFHES - Grounds (12)	$634,230	$32,805	$667,035	$464,514	$2,474,409	$3,605,959
MFHES - New Building			$0	$94,871	$2,566	$97,437
Mineral King Elementary School	**$2,106,419**	**$671,296**	**$2,777,715**	**$1,415,210**	**$7,073,739**	**$11,266,664**
MKES - Building 1	$54,000		$54,000	$69,901	$230,397	$354,298
MKES - Building 10	$139,523		$139,523	$1,335	$298,637	$439,494
MKES - Building 13	$400,950		$400,950	$16,927		$417,877

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SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
MKES - Building 14	$329,670		$329,670	$73,850		$403,520
MKES - Building 18		$10,935	$10,935	$12,599		$23,534
MKES - Building 19	$11,138	$47,458	$58,595	$2	$595	$59,192
MKES - Building 2	$151,875		$151,875	$84,287	$163,488	$399,649
MKES - Building 21		$22,395	$22,395	$203,317	$51,019	$276,731
MKES - Building 22		$11,197	$11,197	$101,659	$25,509	$138,366
MKES - Building 23		$22,395	$22,395	$223,915	$86,596	$332,906
MKES - Building 24		$16,796	$16,796	$133,056	$68,608	$218,460
MKES - Building 3	$300,537		$300,537	$1,331	$157,864	$459,731
MKES - Building 4	$120,150	$280,570	$400,720	$14,104	$43,925	$458,750
MKES - Building 5	$4,050	$70,042	$74,092	$3,206	$186,006	$263,304
MKES - Building 6		$82,013	$82,013	$7,391	$269,444	$358,847
MKES - Building 7	$70,875	$63,642	$134,517	$1,146	$239,761	$375,424
MKES - Building 8	$139,523		$139,523	$1,335	$325,847	$466,704
MKES - Building 9	$186,773		$186,773	$1,335	$325,853	$513,961
MKES - Grounds (15)	$197,357	$43,853	$241,210	$464,514	$4,600,191	$5,305,915
Mountain View Elementary School	**$2,186,433**	**$1,191,747**	**$3,378,180**	**$1,718,917**	**$5,348,539**	**$10,445,636**
MVES - Building 1	$548,775	$101,039	$649,814	$260,624	$268,359	$1,178,797
MVES - Building 10	$50,625	$34,642	$85,267	$226,751	$100,269	$412,287
MVES - Building 11	$645,813		$645,813	$98,427	$22,008	$766,247
MVES - Building 2	$448,200	$101,039	$549,239	$248,003	$200,359	$997,602
MVES - Building 3	$264,870	$78,666	$343,536	$203,520	$254,141	$801,198
MVES - Building 4	$155,520		$155,520	$162,375	$142,587	$460,483
MVES - Building 5		$31,055	$31,055	$52,435	$70,067	$153,558
MVES - Building 7	$38,880	$184,466	$223,346	$2,267	$39,186	$264,799
MVES - Grounds (8)	$33,750	$660,839	$694,589	$464,514	$4,251,563	$5,410,665
Oak Grove Elementary School	**$1,985,175**	**$1,071,557**	**$3,056,732**	**$1,228,389**	**$8,356,509**	**$12,641,630**
OGES - Building 1	$1,012,500		$1,012,500	$329,134	$290,562	$1,632,196
OGES - Building 12			$0	$299,179	$225,712	$524,891
OGES - Building 2	$54,000		$54,000	$92,210	$188,905	$335,115
OGES - Building 3	$141,750	$85,818	$227,568		$178,894	$406,462
OGES - Building 4	$108,000	$86,868	$194,868		$109,899	$304,767
OGES - Building 5	$108,000	$86,868	$194,868	$0	$109,899	$304,767
OGES - Building 6	$141,750	$85,818	$227,568		$155,544	$383,112
OGES - Building 7	$108,000	$86,868	$194,868	$0	$109,899	$304,767
OGES - Building 8	$141,750	$85,818	$227,568	$21,626	$208,934	$458,127
OGES - Building 9	$108,000	$86,212	$194,212	$21,725	$162,821	$378,758
OGES - Grounds (11)	$61,425	$467,289	$528,714	$464,514	$6,595,024	$7,588,252
OGES - New Building			$0		$7	$7
OGES - Portable 1		$0	$0		$20,408	$20,408
Pinkham Elementary School	**$1,320,638**	**$2,137,049**	**$3,457,686**	**$2,385,555**	**$738,651**	**$6,581,893**
PHES - Building 1	$4,050	$1,061,424	$1,065,474	$149,619	$40,439	$1,255,532
PHES - Building 10		$147,258	$147,258	$52,153	$26,122	$225,533
PHES - Building 11		$18,225	$18,225	$300,442	$171,627	$490,294
PHES - Building 12		$45,635	$45,635	$36,851	$43,298	$125,784
PHES - Building 13	$101,250	$3,645	$104,895	$24,186	$16,253	$145,334
PHES - Building 2	$534,600	$103,110	$637,710	$400,490	$26,957	$1,065,156
PHES - Building 3	$534,600	$103,110	$637,710	$400,490	$43,963	$1,082,163

DISTRICT-WIDE SUMMARY REPORT
SUMMARY REPORT // PRIORITY TOTALS BY CAMPUS

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
PHES - Building 4		$56,862	$56,862	$6	$4,422	$61,290
PHES - Building 6		$3,645	$3,645	$101,658	$98,094	$203,397
PHES - Building 7			$0	$85,187	$35,103	$120,290
PHES - Building 8		$3,645	$3,645	$100,146	$14,695	$118,486
PHES - Grounds (9)	$146,138	$590,490	$736,628	$734,326	$217,680	$1,688,634
Riverway Elementary School			**$0**	**$3,304,500**	**$16,743,417**	**$20,047,917**
RWES - Building 1			$0	$205,720	$613,211	$818,931
RWES - Building 2			$0	$293,129	$690,141	$983,270
RWES - Building 3			$0	$1,165,352	$1,268,462	$2,433,814
RWES - Building 4			$0	$1,165,915	$1,269,227	$2,435,143
RWES - Building 5			$0	$9,870	$1,070,270	$1,080,139
RWES - Grounds (6)			$0	$464,514	$10,977,534	$11,442,049
RWES - New Building			$0		$854,571	$854,571
Royal Oaks Elementary School	**$2,421,640**	**$1,454,833**	**$3,876,472**	**$1,569,341**	**$14,392,190**	**$19,838,003**
ROES - Building 1	$541,350	$184,838	$726,188	$219,188	$14,829	$960,205
ROES - Building 2	$558,630		$558,630	$3,349	$393,695	$955,674
ROES - Building 3	$315,900	$55,987	$371,887	$144,551	$10,214	$526,652
ROES - Building 4	$424,440		$424,440	$2,551	$369,056	$796,047
ROES - Building 7		$78,440	$78,440		$2,044	$80,485
ROES - Building 8		$252,030	$252,030	$19,210	$3,269	$274,509
ROES - Building 9	$504,063	$102,060	$606,123	$280,497	$97,665	$984,286
ROES - Grounds (5)	$77,257	$781,477	$858,734	$321,320	$13,485,956	$14,666,010
ROES - New Building			$0	$578,675	$15,462	$594,137
Shannon Ranch Elementary	**$2,873,003**	**$3,645**	**$2,876,648**	**$3,334,500**	**$3,050,649**	**$9,261,797**
SRES - Building 1	$244,917		$244,917	$440,895	$346,599	$1,032,411
SRES - Building 2	$316,278		$316,278	$472,388	$496,052	$1,284,717
SRES - Building 3	$964,373		$964,373	$852,365	$781,531	$2,598,268
SRES - Building 4	$948,173		$948,173	$852,398	$781,497	$2,582,067
SRES - Building 5	$399,263		$399,263	$251,940	$296,342	$947,545
SRES - Grounds (6)		$3,645	$3,645	$464,514	$348,628	$816,788
Veva Blunt Elementary School	**$1,308,906**	**$2,487,121**	**$3,796,027**	**$2,227,592**	**$9,081,897**	**$15,105,516**
VBES - Building 1	$10,530	$158,922	$169,452	$28,422	$42,320	$240,194
VBES - Building 10		$58,320	$58,320	$197,222	$5,105	$260,647
VBES - Building 11	$116,640	$33,592	$150,232	$208,107	$0	$358,339
VBES - Building 12		$106,376	$106,376	$85,222	$40,815	$232,413
VBES - Building 13			$0	$238,899	$71,389	$310,288
VBES - Building 14	$4,860	$29,160	$34,020	$115,735	$5,517	$155,272
VBES - Building 15	$194,400	$33,592	$227,992	$149,090	$0	$377,083
VBES - Building 16		$141,368	$141,368	$104,872	$20,408	$266,647
VBES - Building 17	$151,362	$33,592	$184,954	$149,059	$0	$334,013
VBES - Building 2	$66,096	$148,716	$214,812	$14,386	$2,775	$231,973
VBES - Building 3	$108,000	$497,487	$605,487	$79,955	$100,420	$785,862
VBES - Building 4	$81,000	$369,912	$450,912	$73,083	$134,433	$658,428
VBES - Building 5			$0	$73,403	$36,536	$109,939
VBES - Building 6	$331,830	$56,687	$388,517	$105,243	$88,450	$582,210
VBES - Building 7	$23,625		$23,625	$61,253		$84,878
VBES - Building 8	$220,563	$116,640	$337,203	$79,128	$30,598	$446,929

DISTRICT-WIDE SUMMARY REPORT
SUMMARY REPORT // PRIORITY TOTALS BY CAMPUS

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
VBES - Grounds (9)		$702,756	$702,756	$464,514	$8,503,125	$9,670,395
VBES - New Building			$0		$7	$7
Washington Elementary School	**$574,425**	**$971,247**	**$1,545,672**	**$1,143,323**	**$9,531,425**	**$12,220,419**
WSHES - Building 1	$108,000		$108,000	$212,302	$34,013	$354,314
WSHES - Building 2	$311,040	$204,120	$515,160	$3,039	$377,539	$895,738
WSHES - Building 3	$54,000	$109,088	$163,088	$4,921		$168,008
WSHES - Building 4	$14,175	$587,137	$601,312	$222,140	$59,522	$882,974
WSHES - Building 6		$11,197	$11,197	$84,850	$43,298	$139,346
WSHES - Building 7	$29,160	$16,796	$45,956	$125,816	$51,869	$223,641
WSHES - Building 8		$11,197	$11,197	$25,740	$164,450	$201,388
WSHES - Grounds (5)	$58,050	$31,712	$89,762	$464,514	$8,800,734	$9,355,010
Willow Glen Elementary School	**$3,071,672**	**$411,975**	**$3,483,648**	**$2,865,248**	**$557,729**	**$6,906,625**
WGES - Building 1	$520,776	$134,226	$655,002	$216,615	$106,779	$978,396
WGES - Building 10			$0	$165,403	$24,319	$189,722
WGES - Building 11			$0	$307,178	$48,641	$355,819
WGES - Building 2	$682,547		$682,547	$375,609	$124,036	$1,182,191
WGES - Building 3	$76,687		$76,687	$86,075	$46,269	$209,031
WGES - Building 4	$76,707		$76,707	$4,447	$46,271	$127,424
WGES - Building 5	$129,769	$0	$129,769	$8,890	$48,459	$187,118
WGES - Building 7	$750,249		$750,249	$431,735	$0	$1,181,984
WGES - Building 8		$72,900	$72,900	$230,226	$68,875	$372,001
WGES - Building 9		$18,225	$18,225	$102,168	$44,080	$164,473
WGES - Grounds (6)	$834,938	$186,624	$1,021,562	$936,902		$1,958,464
Educational Options	**$5,511,429**	**$4,115,568**	**$9,626,997**	**$8,012,721**	**$25,760,735**	**$43,400,453**
Charter Home School Academy	**$148,244**	**$961,172**	**$1,109,415**	**$957,424**	**$3,342,565**	**$5,409,404**
CHSALT - Building 1	$35,100	$951,695	$986,795	$461,417	$672,584	$2,120,796
CHSALT - Grounds (2)	$113,144	$9,477	$122,621	$496,007	$2,669,981	$3,288,609
Creekside Community Day School	**$2,225,682**	**$951,106**	**$3,176,787**	**$1,190,774**	**$13,831,260**	**$18,198,821**
CCDS - Building 1			$0	$0	$0	$0
CCDS - Building 10			$0	$98,965	$2,675	$101,640
CCDS - Building 11			$0	$98,965	$2,675	$101,640
CCDS - Building 12			$0	$153,526	$4,150	$157,675
CCDS - Building 13	$92,138	$55,112	$147,250	$33,933		$181,183
CCDS - Building 14			$0		$0	$0
CCDS - Building 16	$71,550		$71,550		$1,388	$72,938
CCDS - Building 17	$129,291		$129,291	$34,768	$40,815	$204,874
CCDS - Building 18	$448,810	$368,553	$817,363		$74,855	$892,218
CCDS - Building 2			$0	$0	$0	$0
CCDS - Building 21	$120,528	$100,398	$220,926	$31,367	$63,773	$316,066
CCDS - Building 22		$155,685	$155,685	$47,995	$20,408	$224,087
CCDS - Building 23	$291,681	$51,030	$342,711	$95,989	$40,815	$479,515
CCDS - Building 25		$59,268	$59,268	$19,273	$100,405	$178,946
CCDS - Building 26	$111,942		$111,942	$1,098		$113,040
CCDS - Building 28	$187,677	$114,016	$301,693	$15,746	$58,774	$376,212
CCDS - Building 3			$0			$0
CCDS - Building 4			$0	$0	$0	$0
CCDS - Building 5			$0			$0

DISTRICT-WIDE SUMMARY REPORT
SUMMARY REPORT // PRIORITY TOTALS BY CAMPUS

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / BUILDING	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
CCDS - Building 7	$169,695	$10,964	$180,659	$0		$180,659
CCDS - Building 8	$413,843	$32,799	$446,642	$0	$50,937	$497,579
CCDS - Building 9			$0	$98,965	$2,675	$101,640
CCDS - Grounds (20)	$188,528	$3,281	$191,808	$460,184	$13,366,913	$14,018,905
CCDS - New Building			$0		$3	$3
Visalia Adult School	**$648,473**	**$843,131**	**$1,491,603**	**$2,500,419**	**$7,083,346**	**$11,075,369**
VASALT - Building 1	$14,823	$33,407	$48,230	$162,123	$44,774	$255,128
VASALT - Building 10	$81,000	$65,574	$146,574	$582,139	$73,137	$801,849
VASALT - Building 12			$0		$0	$0
VASALT - Building 2	$14,823	$183,523	$198,346	$85,620	$3,326	$287,292
VASALT - Building 3	$14,823	$33,407	$48,230	$200,505	$3,321	$252,056
VASALT - Building 5		$94,325	$94,325	$497,243	$150,609	$742,177
VASALT - Building 6	$28,553	$387,048	$415,600	$377,847	$73,215	$866,663
VASALT - Building 7	$28,553		$28,553	$138,291	$570,811	$737,655
VASALT - Building 8	$440,924		$440,924	$9	$540,904	$981,837
VASALT - Building 9	$23,625	$31,712	$55,337		$2,466	$57,802
VASALT - Grounds (4)	$1,350	$14,135	$15,485	$456,641	$4,795,763	$5,267,889
VASALT - New Building			$0		$825,019	$825,019
Visalia Charter Independent Study (VCIS East)	**$191,700**	**$130,135**	**$321,835**	**$1,505,970**	**$673,907**	**$2,501,712**
VCISE - Building 1	$162,000	$130,135	$292,135	$1,049,329	$461,329	$1,802,792
VCISE - Grounds (2)	$29,700		$29,700	$456,641	$212,578	$698,919
Visalia Technical Early College High School (VTEC)	**$2,297,331**	**$1,230,024**	**$3,527,356**	**$1,858,134**	**$829,658**	**$6,215,147**
VTEC - Building 1	$51,840	$238,383	$290,223	$9,073	$4,252	$303,548
VTEC - Building 10		$64,152	$64,152	$37,773	$29,136	$131,061
VTEC - Building 11	$64,800	$36,450	$101,250	$20,787	$146,322	$268,358
VTEC - Building 12	$64,800		$64,800	$19,275	$24,659	$108,734
VTEC - Building 14		$120,370	$120,370	$381,925		$502,295
VTEC - Building 15			$0	$188,955	$41,635	$230,590
VTEC - Building 16			$0	$188,955	$41,635	$230,590
VTEC - Building 2	$57,105	$145,115	$202,220	$3	$4,252	$206,474
VTEC - Building 3		$59,486	$59,486	$5,291	$6,296	$71,073
VTEC - Building 4	$35,438	$379,445	$414,882	$73,225	$1,323	$489,430
VTEC - Building 6	$922,793		$922,793			$922,793
VTEC - Building 7	$518,103	$72,171	$590,274	$329,122	$270,920	$1,190,316
VTEC - Building 8	$244,350	$29,160	$273,510	$83,672	$93,136	$450,317
VTEC - Building 9	$101,250		$101,250	$63,438	$34,296	$198,983
VTEC - Grounds (5)	$236,853	$85,293	$322,146	$456,641	$127,547	$906,335
VTEC - P-1			$0	$0	$4,252	$4,252
Grand (Total)	**$77,660,143**	**$104,884,234**	**$182,544,377**	**$97,933,599**	**$354,638,254**	**$635,116,229**

Elementary Schools

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Annie R. Mitchell Elementary School

2121 East Laura Avenue, Visalia, CA 93292

Natalie Taylor, Principal

CDS Code: 54 72256 6054704



Grade Level

P-6

Year Built

2008

Enrollment

773

Capacity

690

Building Area

48,967 SF

Site Acreage

12.97

Annie R. Mitchell Elementary School (formerly Union Elementary School) served approximately 600 students in grades Pre K through 6 in our first opening during the 2008-09 school year. This year the school family has grown to approximately 800 students. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the new Common Core State Standards, as well as our district goal of increasing student achievement every year.

Annie R. Mitchell Elementary School's mission is to promote high academic achievement, maintain a safe and respectful learning environment, value diversity, and to foster a strong collaborative partnership between school, parents and the community.

Annie R. Mitchell Elementary School

Existing Site



Annie R. Mitchell Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Annie R. Mitchell Elementary School

PROPOSED SITE



Annie R. Mitchell Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Admin Building with New Expanded Admin, New Kitchen, MPR and Library
2. Replace Existing Portables with New Classroom Building with VAPA and Meeting Rooms

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- Expanded / New Play Area

PARKING LOT / DRIVE RECONFIGURATION

- Additional Parking

ANNIE R. MITCHELL ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Annie R Mitchell Elementary School	**$1,384,425**	**$2,090,755**	**$3,475,180**	**$1,060,884**	**$13,980,722**	**$18,516,785**
Civil	$124,875	$33,295	$158,170	$22,324		$180,494
Building Envelope	$1,259,550		$1,259,550	$2,400	$96,363	$1,358,313
Architecture			$0	$166,967	$13,564,641	$13,731,608
Mechanical		$1,632,960	$1,632,960	$42,515	$217,680	$1,893,155
Electrical		$424,500	$424,500	$55,112		$479,611
Plumbing			$0	$456,641		$456,641
Technology			$0	$314,925	$102,038	$416,963
Life Safety & Security			$0		$0	$0

ANNIE R. MITCHELL ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0096	ARMES - Building 1	Roof Replacement Alligatoring in cap sheet, pipes open, open laps, along walls. Wind screen wall pipe jack open throughout, needs cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0095	ARMES - Building 1	Continued Maintenance Recommended (Aluminum Frame)	Doors- Aluminum Frame	Building Envelope	Doors - Exterior	4
2-0094	ARMES - Building 1	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0091	ARMES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0093	ARMES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0092	ARMES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
4-0071	ARMES - Building 1	Replace rooftop package units.	Rooftop Package Units are 15 years old	Mechanical	HVAC	2
4-0072	ARMES - Building 1	Replace ductless mini-splits.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0073	ARMES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-6255	ARMES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	3
3-4259	ARMES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4261	ARMES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4258	ARMES - Building 2	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4260	ARMES - Building 2	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4262	ARMES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4264	ARMES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4266	ARMES - Building 2	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0100	ARMES - Building 2	Roof Replacement (Shingle) Pipe penetrations maintenance and gutter cleaning required.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2870	ARMES - Building 2	Roof Replacement (TPO) Pipe penetrations maintenance and gutter cleaning required.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0099	ARMES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0097	ARMES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0098	ARMES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4265	ARMES - Building 2	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0074	ARMES - Building 2	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0075	ARMES - Building 2	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4263	ARMES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4249	ARMES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4251	ARMES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4248	ARMES - Building 3	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4250	ARMES - Building 3	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4252	ARMES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4254	ARMES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4256	ARMES - Building 3	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0104	ARMES - Building 3	Roof Replacement (Shingle) Pipe penetrations maintenance and gutter cleaning required.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2871	ARMES - Building 3	Roof Replacement (TPO) Pipe penetrations maintenance and gutter cleaning required.	Roof- TPO	Building Envelope	Roof Replacement	1

ANNIE R. MITCHELL ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0103	ARMES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0101	ARMES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0102	ARMES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4255	ARMES - Building 3	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0076	ARMES - Building 3	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0077	ARMES - Building 3	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0078	ARMES - Building 3	Replace Exhaust Fans.	Ceiling Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-4253	ARMES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4299	ARMES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4301	ARMES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4298	ARMES - Building 4	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4300	ARMES - Building 4	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4302	ARMES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4304	ARMES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4306	ARMES - Building 4	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0108	ARMES - Building 4	Roof Replacement (Shingle) Pipe penetrations maintenance and gutter cleaning required.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2872	ARMES - Building 4	Roof Replacement (TPO) Pipe penetrations maintenance and gutter cleaning required.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0107	ARMES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0105	ARMES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0106	ARMES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4305	ARMES - Building 4	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0079	ARMES - Building 4	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0080	ARMES - Building 4	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4303	ARMES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4289	ARMES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4291	ARMES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4288	ARMES - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4290	ARMES - Building 5	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4292	ARMES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4294	ARMES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4296	ARMES - Building 5	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0112	ARMES - Building 5	Roof Replacement (Shingle) Pipe penetrations maintenance and gutter cleaning required.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2873	ARMES - Building 5	Roof Replacement (TPO) Pipe penetrations maintenance and gutter cleaning required.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0111	ARMES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0109	ARMES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4

ANNIE R. MITCHELL ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0110	ARMES - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4295	ARMES - Building 5	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0081	ARMES - Building 5	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0082	ARMES - Building 5	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0083	ARMES - Building 5	Replace Exhaust Fans.	Ceiling Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-4293	ARMES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4239	ARMES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4241	ARMES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4238	ARMES - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4240	ARMES - Building 6	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4242	ARMES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4244	ARMES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4246	ARMES - Building 6	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0116	ARMES - Building 6	Roof Replacement (Shingle) Cracking and damage at ridge.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2874	ARMES - Building 6	Roof Replacement (TPO) Cracking and damage at ridge.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0115	ARMES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0113	ARMES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0114	ARMES - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4245	ARMES - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0084	ARMES - Building 6	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0085	ARMES - Building 6	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0086	ARMES - Building 6	Replace Exhaust Fans.	Ceiling Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-4243	ARMES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4269	ARMES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4271	ARMES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4268	ARMES - Building 7	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4270	ARMES - Building 7	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4272	ARMES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4274	ARMES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4276	ARMES - Building 7	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0120	ARMES - Building 7	Roof Replacement (Shingle) Cracking and damage at ridge.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2835	ARMES - Building 7	Roof Replacement (TPO) Cracking and damage at ridge.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0119	ARMES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0117	ARMES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0118	ARMES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4275	ARMES - Building 7	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0087	ARMES - Building 7	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2

ANNIE R. MITCHELL ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0088	ARMES - Building 7	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4273	ARMES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4229	ARMES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4231	ARMES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4228	ARMES - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4230	ARMES - Building 8	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4232	ARMES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4234	ARMES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4236	ARMES - Building 8	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0124	ARMES - Building 8	Roof Replacement (Shingle) Cracking and damage at ridge.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2875	ARMES - Building 8	Roof Replacement (TPO) Cracking and damage at ridge.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0123	ARMES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0121	ARMES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0122	ARMES - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4235	ARMES - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0089	ARMES - Building 8	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0090	ARMES - Building 8	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0091	ARMES - Building 8	Replace Exhaust Fans.	Ceiling Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-4233	ARMES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4279	ARMES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4281	ARMES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4278	ARMES - Building 9	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4280	ARMES - Building 9	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4282	ARMES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4284	ARMES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4286	ARMES - Building 9	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0128	ARMES - Building 9	Roof Replacement (Shingle) Cracking and damage at ridge.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2836	ARMES - Building 9	Roof Replacement (TPO) Cracking and damage at ridge.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0127	ARMES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0125	ARMES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0126	ARMES - Building 9	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4285	ARMES - Building 9	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0092	ARMES - Building 9	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0093	ARMES - Building 9	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4283	ARMES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4318	ARMES - Building 10	Repair / replace existing flooring and base throughout.	Floor - vct/ carpet 20%	Architecture	Flooring - Carpet, Tile, Etc.	4

ANNIE R. MITCHELL ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4319	ARMES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-4320	ARMES - Building 10	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4321	ARMES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 20%	Architecture	Doors - Interior	4
3-4322	ARMES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar - 20%	Architecture	Ceiling	4
3-4324	ARMES - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - 20%	Architecture	Doors - Hardware Only	4
3-4326	ARMES - Building 10	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0132	ARMES - Building 10	Roof Replacement (Shingle) Through wall and curb pipes need to be resealed.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2837	ARMES - Building 10	Roof Replacement (TPO) Through wall and curb pipes need to be resealed.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0130	ARMES - Building 10	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 50% single pane	Building Envelope	Windows	3
2-0131	ARMES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0129	ARMES - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4325	ARMES - Building 10	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0094	ARMES - Building 10	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0095	ARMES - Building 10	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4323	ARMES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-4308	ARMES - Building 11	Repair / replace existing flooring and base throughout.	Floor - vct/ carpet 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4309	ARMES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-4310	ARMES - Building 11	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4311	ARMES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 20%	Architecture	Doors - Interior	4
3-4312	ARMES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar - 20%	Architecture	Ceiling	4
3-4314	ARMES - Building 11	Repair or replace interior door hardware as needed throughout.	Hardware - 20%	Architecture	Doors - Hardware Only	4
3-4316	ARMES - Building 11	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0136	ARMES - Building 11	Roof Replacement (Shingle) Through wall and curb pipes need to be resealed.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2838	ARMES - Building 11	Roof Replacement (TPO) Through wall and curb pipes need to be resealed.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0134	ARMES - Building 11	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 50% single pane	Building Envelope	Windows	3
2-0135	ARMES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0133	ARMES - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4315	ARMES - Building 11	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0096	ARMES - Building 11	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0097	ARMES - Building 11	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4313	ARMES - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-6202	ARMES - Grounds (12)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4

ANNIE R. MITCHELL ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0023	ARMES - Grounds (12)	Replace Kindergarten playground equipment.	Kindergarten playground equipment coating deteriorating & rusting - see picture 2	Civil	Playgrounds / Equipment	1
1-0025	ARMES - Grounds (12)	Replace Central playground equipment.	Central playground equipment coating deteriorating & rusting - see pictures 4-6	Civil	Playgrounds / Equipment	1
1-0035	ARMES - Grounds (12)	Remove and replace drive approach to make ADA compliant. (1 of 2)	Drive approach not ADA - see pictures 28 - 32	Civil		1
1-0036	ARMES - Grounds (12)	Remove and replace drive approach to make ADA compliant. (2 of 2)	Drive approach not ADA - see picture 33	Civil		1
1-0029	ARMES - Grounds (12)	Seal and repair basketball court.	Basketball court weathered & cracking - see pictures 10 & 11	Civil	Site Paving - Maintenance	2
1-0034	ARMES - Grounds (12)	Re-seal cracking in bus drop off area.	Bus drop off asphalt alligator cracking &weathered - see pictures 26, 27 & 34	Civil	Site Paving - Maintenance	2
1-0037	ARMES - Grounds (12)	Parking lot maintenance for weathering and cracking	Front parking lot weathered & cracking - see pictures 35 & 36	Civil	Site Paving - Maintenance	2
1-0027	ARMES - Grounds (12)	Repaint concrete tables.	Concrete tables paint chipping - see picture 8	Civil		3
1-0028	ARMES - Grounds (12)	Remove raised tree wells to avoid tripping hazards.	Tree wells are cracked & raised - see picture 9	Civil		3
1-0031	ARMES - Grounds (12)	Remove and replace lifted concrete to prevent possible hazards.	Concrete walkway along playfield areas are raised - see pictures 15 & 16	Civil		3
1-0032	ARMES - Grounds (12)	Seal cracking on asphalt.	Minor cracking on asphalt near portables - see picture 17	Civil	Site Paving - Maintenance	3
4-1194	ARMES - Grounds (12)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1195	ARMES - Grounds (12)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1861	ARMES - Grounds (12)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1196	ARMES - Grounds (12)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1197	ARMES - Grounds (12)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4

Conyer Elementary School

814 S Sowell St, Visalia, CA 93277

Blanca Martinez-Ramirez, Principal

CDS Code: 54 72256 6054530



Grade Level

K-6

Year Built

1949

Enrollment

406

Capacity

432

Building Area

27,014 SF

Site Acreage

8.90

Conyer Elementary School serves approximately 450 students in grades K-6 each year. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Students and staff show PAWS expectations on a daily basis.

Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.

School Mission Statement: "Success for ALL Students"

Goal: All students will increase one proficiency level or more each year in English language arts and math. All English language learners will increase their language proficiency by a minimum of one band each year.

Conyer Elementary School

EXISTING SITE



Conyer Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Conyer Elementary School

PROPOSED SITE



Conyer Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Major Modernization and Expansion of Existing Admin Building
2. Replace Existing Portable Classrooms with New Permanent Classroom Building

RENOVATIONS / MODERNIZATIONS

- Classroom Renovations
- Additional Restrooms

CONYER ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Conyer Elementary School	**$2,572,236**	**$1,785,003**	**$4,357,239**	**$1,199,471**	**$3,072,994**	**$8,629,703**
Civil	$722,210	$24,786	$746,996	$27,241		$774,237
Building Envelope	$1,526,027	$1,006,777	$2,532,803	$80,487	$68,625	$2,681,915
Architecture		$63,083	$63,083	$452,256	$2,350,832	$2,866,171
Mechanical	$324,000	$284,310	$608,310	$31,493	$403,898	$1,043,701
Electrical		$245,667	$245,667	$135,607	$20,054	$401,328
Plumbing		$160,380	$160,380	$157,463		$317,843
Technology			$0	$314,925	$102,038	$416,963
Life Safety & Security			$0		$127,547	$127,547

CONYER ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4336	CYRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 20%	Architecture	Doors - Interior	3
3-4328	CYRES - Building 1	Repair / replace existing flooring and base throughout.	Floor - carpet 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4329	CYRES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - GYP board - 10%	Architecture	Walls - Interior Repair	4
3-4330	CYRES - Building 1	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4331	CYRES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10%	Architecture	Ceiling	4
3-4332	CYRES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - 20%	Architecture	Doors - Hardware Only	4
2-0140	CYRES - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards. Door for Staff only has Dry Rot.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-0141	CYRES - Building 1	Roof Replacement Needs maintenance at perimeter, pipes, and curbs.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0138	CYRES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - storefront/ H.M. 50%	Building Envelope	Windows	3
2-0139	CYRES - Building 1	Continued Maintenance Recommended.	Doors- Wood	Building Envelope	Doors - Exterior	4
2-0137	CYRES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4333	CYRES - Building 1	Replace/upgrade interior lighting.	Lighting - 2x4 LED 20%	Electrical	Lighting - Interior	4
4-0109	CYRES - Building 1	Replace rooftop package units.	Rooftop Package Units are 4-6 years old	Mechanical	HVAC	4
3-6256	CYRES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-4348	CYRES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-4349	CYRES - Building 2	Replace casework.	Casework 70%	Architecture	Casework	2
3-4347	CYRES - Building 2	Repair / replace existing flooring and base throughout.	Floor - carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4351	CYRES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 40%	Architecture	Ceiling	3
3-4352	CYRES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 40%	Architecture	Doors - Hardware Only	3
3-4355	CYRES - Building 2	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-4356	CYRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
2-0185	CYRES - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-0187	CYRES - Building 2	Roof Replacement Curbs and pipes along with roof needs cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0184	CYRES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - H.M. 50%	Building Envelope	Windows	2
2-0186	CYRES - Building 2	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0183	CYRES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4353	CYRES - Building 2	Replace fluorescent lighting with LED.	Lighting 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0110	CYRES - Building 2	Replace rooftop package units.	Rooftop Package Units are 17 years old	Mechanical	HVAC	2
3-4350	CYRES - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-4338	CYRES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-4339	CYRES - Building 3	Replace casework.	Casework 70%	Architecture	Casework	2
3-4337	CYRES - Building 3	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4341	CYRES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 40%	Architecture	Ceiling	3
3-4342	CYRES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 40%	Architecture	Doors - Hardware Only	3
3-4345	CYRES - Building 3	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-4346	CYRES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3

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2-0180	CYRES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-0182	CYRES - Building 3	Roof Replacement Needs maintenance. utter and roof needs cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0179	CYRES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - H.M. 50%	Building Envelope	Windows	2
2-0181	CYRES - Building 3	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0178	CYRES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4343	CYRES - Building 3	Replace fluorescent lighting with LED.	Lighting 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0111	CYRES - Building 3	Replace rooftop package units.	Rooftop Package Units are 17 years old	Mechanical	HVAC	2
3-4340	CYRES - Building 3	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-4358	CYRES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - GYP board - 30% | Walls - tackboard 50%	Architecture	Walls - Interior Repair	2
3-4357	CYRES - Building 4	Repair / replace existing flooring and base throughout.	Floor - carpet 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4359	CYRES - Building 4	Replace casework.	Casework - 20%	Architecture	Casework	3
3-4360	CYRES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4362	CYRES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-4363	CYRES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar - 50%	Architecture	Doors - Hardware Only	3
3-4369	CYRES - Building 4	Replace casework.	Casework - 50%	Architecture	Casework	3
3-4370	CYRES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-4373	CYRES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-4376	CYRES - Building 4	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0177	CYRES - Building 4	Roof Replacement Pipes need sealing.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0173	CYRES - Building 4	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0175	CYRES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 30%	Building Envelope	Windows	3
2-0176	CYRES - Building 4	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0172	CYRES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0174	CYRES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-4364	CYRES - Building 4	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0112	CYRES - Building 4	Replace rooftop package units.	Rooftop Package Units are 17-20 years old	Mechanical	HVAC	1
4-0113	CYRES - Building 4	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4371	CYRES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant	Plumbing	Plumbing - Fixtures	3
3-4402	CYRES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tile - 50%	Architecture	Ceiling	2
3-4397	CYRES - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4398	CYRES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4399	CYRES - Building 5	Replace casework.	Casework - 50%	Architecture	Casework	3
3-4400	CYRES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 20%	Architecture	Doors - Interior	3
3-4403	CYRES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-4406	CYRES - Building 5	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0169	CYRES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M. 50%	Building Envelope	Windows	2

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2-0168	CYRES - Building 5	Continued Maintenace Recommended for Wood frame window system.	Windows- Wood Frame	Building Envelope	Windows	2
2-0171	CYRES - Building 5	Roof Maintenance Needs cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0170	CYRES - Building 5	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0167	CYRES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4404	CYRES - Building 5	Replace/upgrade interior lighting.	Lighting - 1x4 pendent 50%	Electrical	Lighting - Interior	3
4-0114	CYRES - Building 5	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-4401	CYRES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant	Plumbing	Plumbing - Fixtures	3
3-4382	CYRES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 50%	Architecture	Ceiling	2
3-4378	CYRES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Wall - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4379	CYRES - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	3
3-4380	CYRES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frames H.M. 30%	Architecture	Doors - Interior	3
3-4383	CYRES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4386	CYRES - Building 6	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-4377	CYRES - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-0146	CYRES - Building 6	Replace exterior doors and hardware to meet Visalia USD Standards. Early Dry Rot in Places	Doors- Wood	Building Envelope	Doors - Exterior	2
2-0147	CYRES - Building 6	Roof Replacement Need full maintenance. Pipes, perimeter edge, and gutters need repairs.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0144	CYRES - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. - 50%	Building Envelope	Windows	2
2-0143	CYRES - Building 6	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0142	CYRES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0145	CYRES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-4384	CYRES - Building 6	Replace fluorescent lighting with LED.	Lighting 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0115	CYRES - Building 6	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0116	CYRES - Building 6	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 10+ years old	Mechanical	HVAC	4
3-4381	CYRES - Building 6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink - not ADA 50%	Plumbing	Plumbing - Fixtures	2
3-4392	CYRES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tile - 50%	Architecture	Ceiling	2
3-4387	CYRES - Building 7	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4388	CYRES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4389	CYRES - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	3
3-4390	CYRES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 20%	Architecture	Doors - Interior	3
3-4393	CYRES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-4396	CYRES - Building 7	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0151	CYRES - Building 7	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-0152	CYRES - Building 7	Roof Replacement Failing penetrations and curbs throughout the roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0149	CYRES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 50%	Building Envelope	Windows	2

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2-0150	CYRES - Building 7	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0148	CYRES - Building 7	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
3-4394	CYRES - Building 7	Replace/upgrade interior lighting.	Lighting - 1x4 pendent 50%	Electrical	Lighting - Interior	3
4-0117	CYRES - Building 7	Replace split system furnace units.	Split System Furnace Unit is approx. 20+ years old	Mechanical	HVAC	1
3-4391	CYRES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant	Plumbing	Plumbing - Fixtures	3
3-4411	CYRES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - spray on foam - 80%	Architecture	Ceiling	2
3-4408	CYRES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - cmu/ tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4412	CYRES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4416	CYRES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
3-4407	CYRES - Building 8	Repair / replace existing flooring and base throughout.	Floor - concrete polish - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-0197	CYRES - Building 8	Roof Replacement (BUR)	Roof- BUR	Building Envelope	Roof Replacement	1
2-2839	CYRES - Building 8	Roof Replacement (Shake)	Roof- Shake	Building Envelope	Roof Replacement	1
2-0191	CYRES - Building 8	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0190	CYRES - Building 8	Continued Maintenace Recommended for Wood Shake Facade.	Facade- Wood Shake	Building Envelope	Walls - Exterior Cleaning	3
2-0188	CYRES - Building 8	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0189	CYRES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4413	CYRES - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0118	CYRES - Building 8	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0119	CYRES - Building 8	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 13 years old	Mechanical	HVAC	3
4-0120	CYRES - Building 8	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 1 year old	Mechanical	HVAC	4
3-6257	CYRES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-0156	CYRES - Building 9	Roof Replacement Some dry rot felt as walking.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-0155	CYRES - Building 9	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0154	CYRES - Building 9	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0153	CYRES - Building 9	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
4-0121	CYRES - Building 9	Replace rooftop package units.	Rooftop Package Units are 3 years old	Mechanical	HVAC	4
3-6258	CYRES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-0161	CYRES - Building 10	Roof Replacement The roof is developing surface rust at this time and will need to be replaced within the next 1-3 years before structural deterioration begins. The roof needs to be cleared of all vegetation to prevent excessive moisture accumulation.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0160	CYRES - Building 10	Continued Maintenance Recommended.	Doors- Wood	Building Envelope	Doors - Exterior	3
2-0158	CYRES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0159	CYRES - Building 10	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0157	CYRES - Building 10	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
4-0122	CYRES - Building 10	Replace rooftop package units.	Rooftop Package Units are 15+ years old	Mechanical	HVAC	2
3-6259	CYRES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3

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3-4423	CYRES - Building 12	Repair or replace interior door hardware as needed throughout.	Hardware - levers - 70%	Architecture	Doors - Hardware Only	2
3-4417	CYRES - Building 12	Repair / replace existing flooring and base throughout.	Floor - vct - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4418	CYRES - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-4419	CYRES - Building 12	Replace casework.	Casework - 20%	Architecture	Casework	3
3-4420	CYRES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. - 50%	Architecture	Doors - Interior	3
3-4422	CYRES - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	3
3-4426	CYRES - Building 12	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0163	CYRES - Building 12	Replace Wood Facade. West Elevation Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-0166	CYRES - Building 12	Roof Replacement The roof is developing surface rust at this time and will need to be replaced within the next 1-3 years before structural deterioration begins. The roof needs to be cleared of all vegetation to prevent excessive moisture accumulation.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0165	CYRES - Building 12	Continued Maintenance Recommended.	Doors- Wood	Building Envelope	Doors - Exterior	3
2-0162	CYRES - Building 12	Continued Maintenace Recommended for Wood Facade. North/ East/ South Elevation Good	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0164	CYRES - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
3-4424	CYRES - Building 12	Replace/upgrade interior lighting.	Lighting 2x4 LED 20%	Electrical	Lighting - Interior	3
4-0123	CYRES - Building 12	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
3-4421	CYRES - Building 12	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-6205	CYRES - Grounds (11)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0044	CYRES - Grounds (11)	Adjust slope near classroom 5 to ensure ADA compliance.	Steep near classroom 5 not ADA compliant - see picture 4. 12.1% slope.	Civil		1
1-0047	CYRES - Grounds (11)	Remove and replace with truncated domes to make ADA compliant.	Needs domes not ADA compliant	Civil		1
1-0050	CYRES - Grounds (11)	Remove and replace cafeteria front entrance.	Cafeteria front entrance adjacent to road really steep incline - see picture 17 and 18. 26.5% slope	Civil		1
1-0051	CYRES - Grounds (11)	Place truncated domes on drive approach to make ADA compliant. (1 of 2)	Drive approach not ADA compliant - see picture 19	Civil		1
1-0052	CYRES - Grounds (11)	Place truncated domes on drive approach to make ADA compliant. (2 of 2)	Drive approach not ADA compliant - see picture 20 & 21	Civil		1
1-0053	CYRES - Grounds (11)	Remove and replace parking lot.	Parking lot weathered, alligator cracking, and other cracks - pictures 22-26	Civil	Site Paving - New	1
1-0054	CYRES - Grounds (11)	Provide maintenance on field; field is very dry and difficult to maintain.	Field adjacent to parking lot severely dry, difficult to maintain - see picture 26	Civil		1
1-0045	CYRES - Grounds (11)	Remove and replace cracked panels on ramp.	Concrete chipping on ramp - see picture 6	Civil		2
1-0049	CYRES - Grounds (11)	Install ADA compliant ramp at kinder entrance.	Kindergarten drop off & pick up no ADA ramps - see pic 12	Civil		2
1-0041	CYRES - Grounds (11)	Seal basketball court and restripe.	Weathered basketball court, striping worn out - see picture 1	Civil	Site Paving - Maintenance	3
1-0043	CYRES - Grounds (11)	Seal asphalt near playground.	Asphalt near playground worn out and weathered - see picture 3	Civil	Site Paving - Maintenance	3
1-0048	CYRES - Grounds (11)	Install ADA compliant ramp at front entrance.	Not ADA compliant near front entrance - picture 10	Civil		3
4-1209	CYRES - Grounds (11)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1210	CYRES - Grounds (11)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1862	CYRES - Grounds (11)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1211	CYRES - Grounds (11)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1212	CYRES - Grounds (11)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4

Cottonwood Creek Elementary School

4222 South Dans Street, Visalia, CA 93277

Sonya Joyner, Principal

CDS Code: 54 72256 0110940



Grade Level

K-6

Year Built

2006

Enrollment

638

Capacity

648

Building Area

46,519 SF

Site Acreage

14.09

Cottonwood Creek Elementary School serves approximately 715 students in grades K-6 in 2016-17. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.

It is the belief of Cottonwood Creek Elementary School that students can and will excel in an environment that is tailored to their evolving needs and conducive to all facets of the learning process. It is due to this belief that we have been able to successfully develop a comprehensive educational system that meets the needs of all students. We are engaged in continuous improvement of our learning community by focusing on the intellectual, emotional, and social growth of individuals. Students at Cottonwood Creek will be in a rich and diverse environment that is clean, safe, and free of distractions that could interfere with both academic risk taking and personal success as they become lifelong learners.

Cottonwood Creek Elementary School

EXISTING SITE



Cottonwood Creek Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Cottonwood Creek Elementary School

PROPOSED SITE



Cottonwood Creek Elementary School

SUMMARY OF RECOMMENDATIONS

SITE IMPROVEMENTS

- Drainage Improvements in Field

COTTONWOOD CREEK ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Cottonwood Creek Elementary School	**$653,535**	**$1,786,846**	**$2,440,381**	**$1,983,747**	**$3,365,600**	**$7,789,728**
Civil	$140,927	$39,089	$180,015	$9,183		$189,198
Building Envelope	$512,609		$512,609	$881,138	$84,618	$1,478,365
Architecture			$0	$0	$2,927,252	$2,927,252
Mechanical		$1,713,150	$1,713,150		$251,693	$1,964,843
Electrical		$34,607	$34,607	$388,781		$423,388
Plumbing			$0	$271,623		$271,623
Technology			$0	$314,925	$102,038	$416,963
Life Safety & Security			$0	$118,097		$118,097

COTTONWOOD CREEK ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0237	CCES - Building 1	Roof Replacement Roof needs replacement. All penetration failing. Drains full of debris. Granule loss throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0235	CCES - Building 1	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-0236	CCES - Building 1	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0233	CCES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0234	CCES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0135	CCES - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 18 years old	Mechanical	HVAC	2
4-0136	CCES - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 18 years old	Mechanical	HVAC	2
4-0137	CCES - Building 1	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-6260	CCES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-1165	CCES - Building 2	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1166	CCES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-1169	CCES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1163	CCES - Building 2	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1164	CCES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-1167	CCES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-1171	CCES - Building 2	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0232	CCES - Building 2	Roof Maintenance (Shingle) Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2859	CCES - Building 2	Roof Maintenance (TPO) Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0230	CCES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-0231	CCES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0229	CCES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1170	CCES - Building 2	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	3
4-0139	CCES - Building 2	Replace split system furnace units.	Split System Furnace Unit is approx. 18 years old	Mechanical	HVAC	2
4-0140	CCES - Building 2	Replace ductless mini-split.	Ductless Mini-Splits are 18 years old	Mechanical	HVAC	2
3-1168	CCES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-1145	CCES - Building 3	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1146	CCES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-1149	CCES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1143	CCES - Building 3	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1144	CCES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-1147	CCES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-1151	CCES - Building 3	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0228	CCES - Building 3	Roof Maintenance (Shingle) Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3

COTTONWOOD CREEK ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2860	CCES - Building 3	Roof Maintenance (TPO) Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0226	CCES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-0227	CCES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0225	CCES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1150	CCES - Building 3	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	3
4-0142	CCES - Building 3	Replace split system furnace units.	Split System Furnace Unit is approx. 18 years old	Mechanical	HVAC	2
3-1148	CCES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-1155	CCES - Building 4	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1156	CCES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-1159	CCES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1153	CCES - Building 4	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1154	CCES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-1157	CCES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-1161	CCES - Building 4	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0224	CCES - Building 4	Roof Maintenance Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning. Gutters- Sheet Metal, Leaking at Joints	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2861	CCES - Building 4	Roof Maintenance Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0222	CCES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-0223	CCES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0221	CCES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1160	CCES - Building 4	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	3
4-0144	CCES - Building 4	Replace split system furnace units.	Split System Furnace Unit is approx. 18 years old	Mechanical	HVAC	2
4-0145	CCES - Building 4	Replace ductless mini-split.	Ductless Mini-Splits are 18 years old	Mechanical	HVAC	2
3-1158	CCES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-1175	CCES - Building 5	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1176	CCES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-1179	CCES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1173	CCES - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1174	CCES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-1177	CCES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-1181	CCES - Building 5	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0203	CCES - Building 5	Roof Maintenance (Shingle) Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2862	CCES - Building 5	Roof Maintenance (TPO) Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3

COTTONWOOD CREEK ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0216	CCES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-0202	CCES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0215	CCES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1180	CCES - Building 5	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	3
4-0147	CCES - Building 5	Replace split system furnace units.	Split System Furnace Unit is approx. 18 years old	Mechanical	HVAC	2
3-1178	CCES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-1185	CCES - Building 6	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1186	CCES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-1189	CCES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1183	CCES - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1184	CCES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-1187	CCES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-1191	CCES - Building 6	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0214	CCES - Building 6	Roof Maintenance Gutters need cleaning. Pipes need resealing.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2876	CCES - Building 6	Roof Maintenance Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0201	CCES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-0213	CCES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0200	CCES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1190	CCES - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	3
4-0149	CCES - Building 6	Replace split system furnace units.	Split System Furnace Unit is approx. 18 years old	Mechanical	HVAC	2
4-0150	CCES - Building 6	Replace ductless mini-split.	Ductless Mini-Splits are 18 years old	Mechanical	HVAC	2
3-1188	CCES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-1195	CCES - Building 7	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1196	CCES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-1199	CCES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1193	CCES - Building 7	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1194	CCES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-1197	CCES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-1201	CCES - Building 7	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0220	CCES - Building 7	Roof Maintenance Gutters need cleaning. Pipes need resealing.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2877	CCES - Building 7	Roof Maintenance Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0208	CCES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-0217	CCES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0218	CCES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4

COTTONWOOD CREEK ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1200	CCES - Building 7	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	3
4-0152	CCES - Building 7	Replace split system furnace units.	Split System Furnace Unit is approx. 18 years old	Mechanical	HVAC	2
4-0153	CCES - Building 7	Replace ductless mini-split.	Ductless Mini-Splits are 18 years old	Mechanical	HVAC	2
3-1198	CCES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-1205	CCES - Building 8	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1206	CCES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-1209	CCES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1203	CCES - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1204	CCES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-1207	CCES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-1211	CCES - Building 8	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0206	CCES - Building 8	Roof Maintenance Gutters need cleaning. Pipes need resealing.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2893	CCES - Building 8	Roof Maintenance Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0204	CCES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-0205	CCES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0195	CCES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1210	CCES - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	3
4-0155	CCES - Building 8	Replace split system furnace units.	Split System Furnace Unit is approx. 18 years old	Mechanical	HVAC	2
3-1208	CCES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-1135	CCES - Building 9	Replace casework.	Casework - 30%	Architecture	Casework	3
3-1136	CCES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. - 30%	Architecture	Doors - Interior	3
3-1137	CCES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	3
3-1139	CCES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar - 20%	Architecture	Doors - Hardware Only	3
3-1133	CCES - Building 9	Repair / replace existing flooring and base throughout.	Floor - VCT/ carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1134	CCES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	4
3-1141	CCES - Building 9	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0194	CCES - Building 9	Roof Maintenance Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2878	CCES - Building 9	Roof Maintenance Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0192	CCES - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-0193	CCES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0219	CCES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1140	CCES - Building 9	Replace fluorescent lighting with LED.	Lighting - 2x4 fluorescent - 50%	Electrical	Lighting - Interior	2
4-0157	CCES - Building 9	Replace split system furnace units.	Split System Furnace Unit is approx. 18 years old	Mechanical	HVAC	2
3-1138	CCES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3

COTTONWOOD CREEK ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0199	CCES - Building 10	Roof Maintenance Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2879	CCES - Building 10	Roof Maintenance Need to have pipe penetrations checked and sealed as needed. The gutters need cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0212	CCES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0198	CCES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0211	CCES - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0159	CCES - Building 10	Replace split system furnace units.	Split System Furnace Unit is approx. 18 years old	Mechanical	HVAC	2
3-6261	CCES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-0210	CCES - Building 12	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0209	CCES - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0196	CCES - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0207	CCES - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0161	CCES - Building 12	Replace rooftop package HP units.	Rooftop Package HP Unit are 7 years old	Mechanical	HVAC	4
3-6262	CCES - Building 12	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-6204	CCES - Grounds (11)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0056	CCES - Grounds (11)	Remove and replace ramp for drainage and ADA compliance.	Flooding at ramp, ramp also not ADA - see picture 1 and 28	Civil	Site Drainage	1
1-0058	CCES - Grounds (11)	Remove and replace concrete posing a tripping hazard adjacent to street.	Raised concrete tripping hazard adjacent to street - see picture 5 and 29	Civil		1
1-0063	CCES - Grounds (11)	Replace playground equipment.	Playset coating deteriorating and rusting - see picture 10	Civil	Playgrounds / Equipment	1
1-0066	CCES - Grounds (11)	Replace playground equipment (kinder).	Kindergarten playground coating deteriorating and rusting - see picture 13	Civil	Playgrounds / Equipment	1
1-0067	CCES - Grounds (11)	Seal basketball court to prevent weathering and cracking; restripe.	Basketball court weathered and cracking - see picture 14	Civil	Site Paving - Maintenance	1
1-0068	CCES - Grounds (11)	Add in dry well or other drainage options to prevent flooding along the tree line.	Flooding along fence line - see picture 15	Civil	Site Drainage	1
1-0070	CCES - Grounds (11)	Remove and replace ramp; multiple accidents per the site custodian.	Tripping hazard on ramp - see picture 19	Civil		1
1-0072	CCES - Grounds (11)	Remove and replace ramp to make ADA compliant. Truncated domes required.	Ramps not ADA compliant - see picture 30	Civil		1
1-0059	CCES - Grounds (11)	Seal the asphalt at bus drop off for weathering and cracking.	Bus drop off asphalt weathered & cracking - see picture 5 and 29	Civil	Site Grading/Fill	2
1-0064	CCES - Grounds (11)	Replace the tables or if possible recoat to prevent rusting.	Outdoor tables coating deteriorating and rusting	Civil		2
1-0069	CCES - Grounds (11)	Seal asphalt for cracking.	Asphalt minor cracking - see picture 17 and 18	Civil	Site Paving - Maintenance	2
1-0071	CCES - Grounds (11)	Seal main parking lot to mitigate cracking.	Main parking lot minor cracking - see pictures 25 and 27	Civil	Site Paving - Maintenance	2
1-0060	CCES - Grounds (11)	Remove and replace concrete raising near trees.	Concrete raising near trees - see picture 6 and 23	Civil		3
1-0061	CCES - Grounds (11)	Repair chipping concrete.	Concrete chipping up minor - see picture 7	Civil		3
1-0062	CCES - Grounds (11)	Seal asphalt adjacent to playfield to prevent further weathering and cracking.	Asphalt adjacent to playfield weathered & cracking - see picture 8	Civil	Site Paving - Maintenance	3
4-1224	CCES - Grounds (11)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1225	CCES - Grounds (11)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1863	CCES - Grounds (11)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1226	CCES - Grounds (11)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1227	CCES - Grounds (11)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4

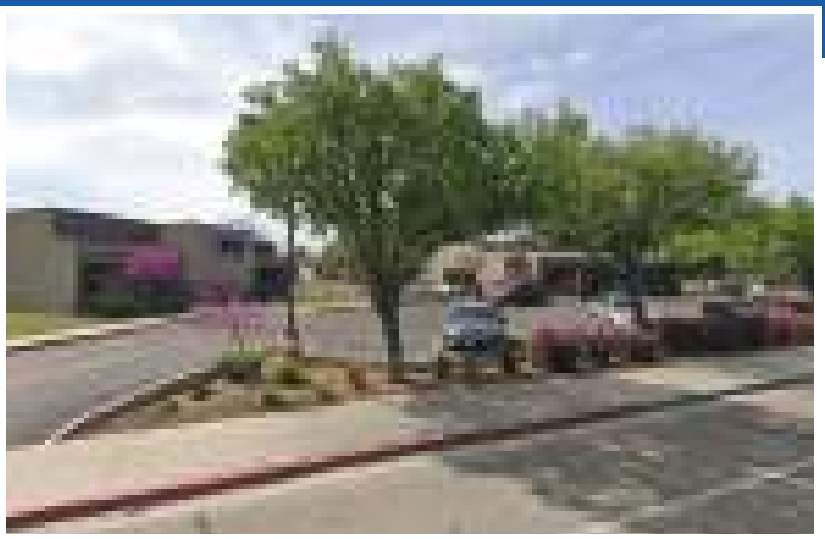
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Crestwood Elementary School

3001 West Whitendale Ave.,Visalia, CA 93277

Denise Crabtree, Principal

CDS Code: 54 72256 6054688



Grade Level

P-6

Year Built

1975

Enrollment

571

Capacity

576

Building Area

55,179 SF

Site Acreage

17.20

Crestwood Elementary School serves approximately 620 students in grades K-6. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.

Crestwood Elementary School

EXISTING SITE



Crestwood Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Crestwood Elementary School

PROPOSED SITE



Crestwood Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Existing Portables with New Permanent Classrooms and Music Room
2. Replace Existing Portables with New Permanent Classrooms

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

PARKING LOT / DRIVE RECONFIGURATION

- Expanded Existing Parking Lot

CRESTWOOD ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Crestwood Elementary School	**$1,670,666**	**$3,439,130**	**$5,109,796**	**$2,795,980**	**$7,344,035**	**$15,249,811**
Civil	$63,450	$34,992	$98,442			$98,442
Building Envelope	$862,691	$2,279,204	$3,141,894	$456,824	$77,339	$3,676,058
Architecture		$0	$0	$1,297,415	$6,462,511	$7,759,926
Mechanical	$744,525	$247,860	$992,385	$53,537	$565,458	$1,611,380
Electrical		$97,044	$97,044	$511,879	$136,689	$745,613
Plumbing		$269,730	$269,730	$161,399		$431,129
Technology			$0	$314,925	$102,038	$416,963
Life Safety & Security		$510,300	$510,300			$510,300

CRESTWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1328	CWDES - Building 1	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1329	CWDES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1330	CWDES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15%	Architecture	Ceiling	4
3-1331	CWDES - Building 1	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1334	CWDES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-0264	CWDES - Building 1	Roof Replacement Needs gutter cleaning debris needs to be removed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-0262	CWDES - Building 1	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0263	CWDES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0261	CWDES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1332	CWDES - Building 1	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-0163	CWDES - Building 1	Replace rooftop package units.	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
3-1333	CWDES - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1338	CWDES - Building 2	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1339	CWDES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1340	CWDES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15%	Architecture	Ceiling	4
3-1341	CWDES - Building 2	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1344	CWDES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-0268	CWDES - Building 2	Roof Replacement Curbs need to have anchors replaced.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-0266	CWDES - Building 2	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0265	CWDES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0267	CWDES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
3-1342	CWDES - Building 2	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-0187	CWDES - Building 2	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-1343	CWDES - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1318	CWDES - Building 3	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1319	CWDES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1320	CWDES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15%	Architecture	Ceiling	4
3-1321	CWDES - Building 3	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1324	CWDES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-0259	CWDES - Building 3	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0260	CWDES - Building 3	Roof Replacement Signs of repair present using different color shingles. All pipe penetrations need to be resealed.	Roof- Shingle	Building Envelope	Roof Replacement	3
2-0258	CWDES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1322	CWDES - Building 3	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-0183	CWDES - Building 3	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1

CRESTWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0185	CWDES - Building 3	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 18 years old	Mechanical	HVAC	2
3-1323	CWDES - Building 3	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1308	CWDES - Building 4	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1309	CWDES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1310	CWDES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15%	Architecture	Ceiling	4
3-1311	CWDES - Building 4	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1314	CWDES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-0256	CWDES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0254	CWDES - Building 4	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-0257	CWDES - Building 4	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	2
2-0255	CWDES - Building 4	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
3-1312	CWDES - Building 4	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-0186	CWDES - Building 4	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0189	CWDES - Building 4	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 10 years old	Mechanical	HVAC	4
3-1313	CWDES - Building 4	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1298	CWDES - Building 5	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1299	CWDES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1300	CWDES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15%	Architecture	Ceiling	4
3-1301	CWDES - Building 5	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1304	CWDES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-0253	CWDES - Building 5	Roof Replacement Surface rust throughout. Need re-roof overlay.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0252	CWDES - Building 5	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0250	CWDES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0251	CWDES - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
3-1302	CWDES - Building 5	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-0194	CWDES - Building 5	Replace Heat Pump units.	Bard Heat Pumps 20+ years old.	Mechanical	HVAC	1
3-1303	CWDES - Building 5	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
4-0199	CWDES - Building 6	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-6263	CWDES - Building 6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0198	CWDES - Building 7	Replace Heat Pump units.	Bard Heat Pumps less then 5 years old.	Mechanical	HVAC	4
4-0200	CWDES - Building 8	Replace Heat Pump units.	Bard Heat Pumps less then 5 years old.	Mechanical	HVAC	4
4-0201	CWDES - Building 9	Replace Heat Pump units.	Bard Heat Pumps less then 5 years old.	Mechanical	HVAC	4
3-1244	CWDES - Building 10	Replace casework.	1 cabinet door falling, paint chips - 40%	Architecture	Casework	2

CRESTWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1234	CWDES - Building 10	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25% | Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1235	CWDES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20% | Great condition - 10%	Architecture	Walls - Interior Repair	3
3-1245	CWDES - Building 10	Replace casework.	Casework cabinets are hanging a little - 30%	Architecture	Casework	3
3-1236	CWDES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Great condition - 10%	Architecture	Ceiling	4
3-1237	CWDES - Building 10	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1240	CWDES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
3-1295	CWDES - Building 10	Replace casework.	Fairly new still - 10%	Architecture	Casework	4
3-1296	CWDES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-0303	CWDES - Building 10	Roof Replacement All penetration need to be coated to prolong roof life.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2825	CWDES - Building 10	Roof Replacement	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0301	CWDES - Building 10	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0317	CWDES - Building 10	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	3
2-0302	CWDES - Building 10	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0300	CWDES - Building 10	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-1238	CWDES - Building 10	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-0202	CWDES - Building 10	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0203	CWDES - Building 10	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 9 years old	Mechanical	HVAC	4
3-1239	CWDES - Building 10	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink is non ADA, non wheelchair accessible - 30%	Plumbing	Plumbing - Fixtures	2
3-1213	CWDES - Building 11	Repair / replace existing flooring and base throughout.	Recommended to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1214	CWDES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs and stains - 25%	Architecture	Walls - Interior Repair	3
3-1215	CWDES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Great condition - 10%	Architecture	Ceiling	4
3-1217	CWDES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-0307	CWDES - Building 11	Roof Replacement Roof needs to be replaced. Coating failure throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0306	CWDES - Building 11	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0304	CWDES - Building 11	Continued Maintenace Recommended for Metal Panels. South Elevation, missing and damaged metal panels replace.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	3
2-0305	CWDES - Building 11	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0318	CWDES - Building 11	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-1216	CWDES - Building 11	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0206	CWDES - Building 11	Replace rooftop package units. (2 of 3)	Rooftop Package Units (Large) are 20+ years old	Mechanical	HVAC	1
4-0208	CWDES - Building 11	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0228	CWDES - Building 11	Replace rooftop Duct Furnace units.	Rooftop Duct Furnace Units are 20+ years old	Mechanical	HVAC	1
4-0227	CWDES - Building 11	Replace rooftop Evap. Cooler units.	Rooftop Evap. Cooler Units are 10+ years old	Mechanical	HVAC	3

CRESTWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0207	CWDES - Building 11	Replace rooftop package units. (3 of 3)	Rooftop Package Units (Large) are 4 years old	Mechanical	HVAC	4
3-1361	CWDES - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Some stains - 15%	Architecture	Ceiling	3
3-1368	CWDES - Building 12	Replace restroom finishes.	Tiles in staff admin look outdated - 15%	Architecture	Restroom - Finishes	3
3-1359	CWDES - Building 12	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1360	CWDES - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Great - 10%	Architecture	Walls - Interior Repair	4
3-1362	CWDES - Building 12	Replace casework.	Good, some light wear and tear - 10%	Architecture	Casework	4
3-1365	CWDES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 10%	Architecture	Doors - Interior	4
3-1367	CWDES - Building 12	Replace toilet partitions.	Good condition - 5%	Architecture	Restroom - Toilet Partitions	4
2-0315	CWDES - Building 12	Roof Replacement Needs maintenance and cleaning throughout.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2826	CWDES - Building 12	Roof Replacement	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0319	CWDES - Building 12	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	3
2-0313	CWDES - Building 12	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0314	CWDES - Building 12	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0312	CWDES - Building 12	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-1363	CWDES - Building 12	Replace/upgrade interior lighting.	Some bulbs out - 10%	Electrical	Lighting - Interior	4
4-0226	CWDES - Building 12	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0225	CWDES - Building 12	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 13 years old	Mechanical	HVAC	3
4-0224	CWDES - Building 12	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
3-1364	CWDES - Building 12	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Non ADA at 37" - 10%	Plumbing	Plumbing - Fixtures	2
3-1221	CWDES - Building 13	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25% | Floor has age - 35%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1222	CWDES - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1223	CWDES - Building 13	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Ceiling has age - 35%	Architecture	Ceiling	3
3-1224	CWDES - Building 13	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1227	CWDES - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-0241	CWDES - Building 13	Roof Replacement (BUR)	Roof- BUR	Building Envelope	Roof Replacement	2
2-2827	CWDES - Building 13	Roof Replacement (SSM)	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0240	CWDES - Building 13	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0239	CWDES - Building 13	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0238	CWDES - Building 13	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-1225	CWDES - Building 13	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-0235	CWDES - Building 13	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 18 years old	Mechanical	HVAC	2
4-0236	CWDES - Building 13	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
3-1226	CWDES - Building 13	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant for kinder - 10%	Plumbing	Plumbing - Fixtures	3

CRESTWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1369	CWDES - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Cracked, few warped, discolored - 35%	Architecture	Ceiling	2
3-1374	CWDES - Building 14	Repair / replace existing flooring and base throughout.	General cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1371	CWDES - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes, light stains - 20%	Architecture	Walls - Interior Repair	3
3-1373	CWDES - Building 14	Replace casework.	Outdated but condition isn't bad - 15%	Architecture	Casework	4
3-1372	CWDES - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
3-1382	CWDES - Building 14	Replace casework.	Outdated but condition isn't bad - 15%	Architecture	Casework	4
3-1383	CWDES - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
3-1392	CWDES - Building 14	Replace toilet partitions.	Partitions are in good shape - 15%	Architecture	Restroom - Toilet Partitions	4
2-0244	CWDES - Building 14	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0245	CWDES - Building 14	Roof Replacement Meal reglet failing above rooms 26 & 27.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2828	CWDES - Building 14	Roof Replacement	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0243	CWDES - Building 14	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0242	CWDES - Building 14	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-1376	CWDES - Building 14	Replace/upgrade interior lighting.	Bulbs mismatched, some bulbs out - 30%	Electrical	Lighting - Interior	3
4-0238	CWDES - Building 14	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-1375	CWDES - Building 14	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant - 10%	Plumbing	Plumbing - Fixtures	2
3-1395	CWDES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Cracked, few warped, discolored - 35%	Architecture	Ceiling	2
3-1393	CWDES - Building 15	Repair / replace existing flooring and base throughout.	General cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1394	CWDES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes, light stains - 20%	Architecture	Walls - Interior Repair	3
3-1397	CWDES - Building 15	Replace casework.	Outdated but condition isn't bad - 15%	Architecture	Casework	4
3-1398	CWDES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
3-1406	CWDES - Building 15	Replace casework.	Outdated but condition isn't bad - 15%	Architecture	Casework	4
3-1407	CWDES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
3-1416	CWDES - Building 15	Replace toilet partitions.	Partitions are in good shape - 15%	Architecture	Restroom - Toilet Partitions	4
2-0311	CWDES - Building 15	Roof Replacement Needs sealant at pipe jacks.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2829	CWDES - Building 15	Roof Replacement	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0309	CWDES - Building 15	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0310	CWDES - Building 15	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0308	CWDES - Building 15	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-1396	CWDES - Building 15	Replace/upgrade interior lighting.	Bulbs mismatched, some bulbs out - 30%; Motion sensor broken - 45%; Lighting needs a major upgrade in restrooms.	Electrical	Lighting - Interior	2
3-1412	CWDES - Building 15	Replace general electrical items.	All teachers complaining about not having enough outlets for power - 40%	Electrical	Electrical - General / Misc.	2
4-0240	CWDES - Building 15	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0241	CWDES - Building 15	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 2-4 years old	Mechanical	HVAC	4

CRESTWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1400	CWDES - Building 15	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant - 10%	Plumbing	Plumbing - Fixtures	2
2-0271	CWDES - Building 17	Roof Replacement Needs gutter cleaning debris needs to be removed. Gutter- Sheet Metal- Damaged	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2858	CWDES - Building 17	Roof Replacement	Roof- TPO	Building Envelope	Roof Replacement	2
2-0270	CWDES - Building 17	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0269	CWDES - Building 17	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0243	CWDES - Building 17	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-6264	CWDES - Building 17	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-1250	CWDES - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Water stains, cracks, tiles are warped - 45%	Architecture	Ceiling	2
3-1248	CWDES - Building 19	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1249	CWDES - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1251	CWDES - Building 19	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1254	CWDES - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-0316	CWDES - Building 19	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-0281	CWDES - Building 19	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0283	CWDES - Building 19	Roof Maintenance Need cleaning. Rubber boots need replacement.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0282	CWDES - Building 19	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0280	CWDES - Building 19	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1252	CWDES - Building 19	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-0245	CWDES - Building 19	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4
3-1253	CWDES - Building 19	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1261	CWDES - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Water stains, cracks, tiles are warped - 45%	Architecture	Ceiling	2
3-1259	CWDES - Building 20	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1260	CWDES - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1262	CWDES - Building 20	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1265	CWDES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-0320	CWDES - Building 20	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-0285	CWDES - Building 20	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0287	CWDES - Building 20	Roof Maintenance Need cleaning. Rubber boots need replacement.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0286	CWDES - Building 20	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0284	CWDES - Building 20	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1263	CWDES - Building 20	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-0246	CWDES - Building 20	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4

CRESTWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1264	CWDES - Building 20	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1272	CWDES - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Water stains, cracks, tiles are warped - 45%	Architecture	Ceiling	2
3-1270	CWDES - Building 21	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1271	CWDES - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1273	CWDES - Building 21	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1276	CWDES - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-0321	CWDES - Building 21	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-0289	CWDES - Building 21	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0291	CWDES - Building 21	Roof Maintenance Need cleaning. Rubber boots need replacement.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0290	CWDES - Building 21	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0288	CWDES - Building 21	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1274	CWDES - Building 21	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-0247	CWDES - Building 21	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4
3-1275	CWDES - Building 21	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1283	CWDES - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Water stains, cracks, tiles are warped - 45%	Architecture	Ceiling	2
3-1281	CWDES - Building 22	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1282	CWDES - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1284	CWDES - Building 22	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1287	CWDES - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-0323	CWDES - Building 22	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-0297	CWDES - Building 22	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0299	CWDES - Building 22	Roof Maintenance Need cleaning. Rubber boots need replacement.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0298	CWDES - Building 22	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0296	CWDES - Building 22	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1285	CWDES - Building 22	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-0248	CWDES - Building 22	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4
3-1286	CWDES - Building 22	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
2-0249	CWDES - Building 23	Roof Maintenance Needs gutters and cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	2
2-0248	CWDES - Building 23	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0247	CWDES - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0246	CWDES - Building 23	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0274	CWDES - Building 24	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	1
2-0273	CWDES - Building 24	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2

CRESTWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0272	CWDES - Building 24	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-0275	CWDES - Building 24	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
4-0249	CWDES - Building 24	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4
2-0276	CWDES - Building 25	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	1
2-0278	CWDES - Building 25	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-0277	CWDES - Building 25	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0279	CWDES - Building 25	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
4-0250	CWDES - Building 25	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4
3-1350	CWDES - P-1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Water stains, cracks, tiles are warped - 45%	Architecture	Ceiling	2
3-1420	CWDES - P-2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Water stains, cracks, tiles are warped - 45%	Architecture	Ceiling	2
3-1431	CWDES - P-3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Water stains, cracks, tiles are warped - 45%	Architecture	Ceiling	2
3-1442	CWDES - P-4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Water stains, cracks, tiles are warped - 45%	Architecture	Ceiling	2
3-1453	CWDES - P-5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Water stains, cracks, tiles are warped - 45%	Architecture	Ceiling	2
3-1464	CWDES - P-6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Small holes, chips - 15% | Water stains, cracks, tiles are warped - 45%	Architecture	Ceiling	2
3-1348	CWDES - P-1	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1349	CWDES - P-1	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1418	CWDES - P-2	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1419	CWDES - P-2	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1429	CWDES - P-3	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1430	CWDES - P-3	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1440	CWDES - P-4	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1441	CWDES - P-4	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1451	CWDES - P-5	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1452	CWDES - P-5	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1462	CWDES - P-6	Repair / replace existing flooring and base throughout.	Some wear and tear, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1463	CWDES - P-6	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 20%	Architecture	Walls - Interior Repair	3
3-1351	CWDES - P-1	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1354	CWDES - P-1	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
3-1421	CWDES - P-2	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1424	CWDES - P-2	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
3-1432	CWDES - P-3	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1435	CWDES - P-3	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
3-1443	CWDES - P-4	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1446	CWDES - P-4	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
3-1454	CWDES - P-5	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4

CRESTWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1457	CWDES - P-5	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
3-1465	CWDES - P-6	Replace casework.	Very good, paint chipped - 10%	Architecture	Casework	4
3-1468	CWDES - P-6	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
3-6207	CWDES - Grounds (16)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0075	CWDES - Grounds (16)	Remove and replace drive approach to make ADA compliant.	No walk around by drive approaches	Civil		1
1-0077	CWDES - Grounds (16)	Remove and replace drive approach to make ADA compliant (west parking lot).	West parking lot drive approaches don't have ADA walk around	Civil		1
1-0078	CWDES - Grounds (16)	Remove and replace ramp with correct slopes to make ADA compliant.	Ramp by drive approaches doesn't meet slope of ADA standard	Civil		1
1-0079	CWDES - Grounds (16)	Add designated areas to add fire access lane with striping.	No fire lane access to go onto campus	Civil		1
1-0073	CWDES - Grounds (16)	Remove and replace sidewalk, curb and asphalt.	Huge bump in front of office and drop off zone	Civil		2
1-0074	CWDES - Grounds (16)	Remove and replace damaged concrete panels at drop off area.	Office parking lot is missing a curb by the drop off zone	Civil		2
1-0076	CWDES - Grounds (16)	Remove and replace sidewalk.	West office building sidewalk excessive max slope	Civil		2
3-1352	CWDES - P-1	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
3-1422	CWDES - P-2	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
3-1433	CWDES - P-3	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
3-1444	CWDES - P-4	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
3-1455	CWDES - P-5	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
3-1466	CWDES - P-6	Replace/upgrade interior lighting.	Few bulbs out - 20%	Electrical	Lighting - Interior	3
4-1240	CWDES - Grounds (16)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1241	CWDES - Grounds (16)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	2
4-1864	CWDES - Grounds (16)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
3-1353	CWDES - P-1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1423	CWDES - P-2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1434	CWDES - P-3	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1445	CWDES - P-4	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1456	CWDES - P-5	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	2
3-1467	CWDES - P-6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink at 31" but has base cab so not ADA - 10%	Plumbing	Plumbing - Fixtures	3
4-1242	CWDES - Grounds (16)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1243	CWDES - Grounds (16)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4

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Crowley Elementary School

214 East Ferguson St., Visalia, CA 93291

Bo Yang, Principal

CDS Code: 54 72256 6054548



Grade Level

P-6

Year Built

1949

Enrollment

422

Capacity

618

Building Area

37,094 SF

Site Acreage

7.50

Crowely Elementary School serves approximately 456 students in grades Pre-K through 6.

Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students.

Curriculum planning, professional development, collaborative decision-making, and assessment activities are focused on assisting students in mastering the Common Core content standards, as well as increasing the overall student achievement of all subgroups.

At Crowley Elementary School, our goal is to fully develop each child's potential as a scholar through a rigorous standards-based academic program utilizing research-based strategies.

Crowley Elementary School

EXISTING SITE



Crowley Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Crowley Elementary School

PROPOSED SITE



Crowley Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. New Cafeteria / MPR Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

PARKING LOT / DRIVE RECONFIGURATION

- Parking Lot Expansion

CROWLEY ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Crowley Elementary School	**$570,186**	**$1,531,905**	**$2,102,091**	**$1,299,153**	**$8,766,059**	**$12,167,303**
Civil	$1,337	$108,417	$109,753			$109,753
Building Envelope	$306,950	$569,385	$876,335	$786,886	$533,427	$2,196,647
Architecture			$0	$24,133	$7,243,060	$7,267,193
Mechanical	$261,900	$521,964	$783,864		$412,402	$1,196,266
Electrical		$292,043	$292,043	$55,112	$105,248	$452,403
Plumbing		$40,095	$40,095		$369,886	$409,981
Technology			$0	$314,925	$102,038	$416,963
Life Safety & Security			$0	$118,097		$118,097

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All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1533	CWYES - Building 1	Repair / replace existing flooring and base throughout.	Floor - concrete polish - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1534	CWYES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1535	CWYES - Building 1	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1536	CWYES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1537	CWYES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 5%	Architecture	Ceiling	4
3-1539	CWYES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - lever and pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
2-0420	CWYES - Building 1	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0421	CWYES - Building 1	Roof Maintenance Shingles are good, curbs are good, needs gutters.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0419	CWYES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - storefront - 5%	Building Envelope	Windows	3
2-0418	CWYES - Building 1	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0417	CWYES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1540	CWYES - Building 1	Replace/upgrade interior lighting.	Lighting - LED 5%	Electrical	Lighting - Interior	4
4-0251	CWYES - Building 1	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0252	CWYES - Building 1	Replace ductless mini-split.	Ductless Mini-Splits are 20+ years old	Mechanical	HVAC	1
4-0253	CWYES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-1538	CWYES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - ADA compliant	Plumbing	Plumbing - Fixtures	4
3-1527	CWYES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-1523	CWYES - Building 2	Repair / replace existing flooring and base throughout.	Floor - concrete polish - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1524	CWYES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1525	CWYES - Building 2	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1526	CWYES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1529	CWYES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-1532	CWYES - Building 2	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0414	CWYES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - casement 70% T-24	Building Envelope	Windows	2
2-0415	CWYES - Building 2	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0416	CWYES - Building 2	Roof Maintenance Needs perimeter gutters.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0413	CWYES - Building 2	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0412	CWYES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1530	CWYES - Building 2	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0256	CWYES - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0255	CWYES - Building 2	Replace rooftop package units.	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
3-1528	CWYES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
3-1491	CWYES - Building 3	Repair / replace existing flooring and base throughout.	Floor - concrete polish - 5% | Carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1492	CWYES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1493	CWYES - Building 3	Replace casework.	Casework - 5%	Architecture	Casework	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1494	CWYES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1495	CWYES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 10%	Architecture	Ceiling	4
3-1497	CWYES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-1500	CWYES - Building 3	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0410	CWYES - Building 3	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0408	CWYES - Building 3	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	3
2-0407	CWYES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0411	CWYES - Building 3	Roof Maintenance Gutter neds cleaning	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0409	CWYES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
3-1498	CWYES - Building 3	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0258	CWYES - Building 3	Replace rooftop package units.	Rooftop Package Units are 15-20 years old	Mechanical	HVAC	2
4-0259	CWYES - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 15-20 years old	Mechanical	HVAC	2
3-1496	CWYES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
3-1503	CWYES - Building 4	Repair / replace existing flooring and base throughout.	Floor - concrete polish - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1504	CWYES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1505	CWYES - Building 4	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1506	CWYES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1507	CWYES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 10%	Architecture	Ceiling	4
3-1509	CWYES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-1512	CWYES - Building 4	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0405	CWYES - Building 4	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0402	CWYES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0406	CWYES - Building 4	Roof Maintenance Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0404	CWYES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-0403	CWYES - Building 4	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-1510	CWYES - Building 4	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0261	CWYES - Building 4	Replace rooftop package units.	Rooftop Package Units are 15-20 years old	Mechanical	HVAC	2
4-0262	CWYES - Building 4	Replace Exhaust Fans.	Rooftop Exhaust Fans are 15-20 years old	Mechanical	HVAC	2
3-1508	CWYES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
3-1513	CWYES - Building 5	Repair / replace existing flooring and base throughout.	Floor - concrete polish - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1514	CWYES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1515	CWYES - Building 5	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1516	CWYES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1517	CWYES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 10%	Architecture	Ceiling	4
3-1519	CWYES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-1522	CWYES - Building 5	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0400	CWYES - Building 5	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0397	CWYES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0401	CWYES - Building 5	Roof Maintenance Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0399	CWYES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-0398	CWYES - Building 5	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-1520	CWYES - Building 5	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0264	CWYES - Building 5	Replace rooftop package units.	Rooftop Package Units are 15-20 years old	Mechanical	HVAC	2
4-0265	CWYES - Building 5	Replace Exhaust Fans.	Rooftop Exhaust Fans are 15-20 years old	Mechanical	HVAC	2
3-1518	CWYES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
3-1544	CWYES - Building 7	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1545	CWYES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1548	CWYES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ lever	Architecture	Doors - Hardware Only	4
3-1551	CWYES - Building 7	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-1549	CWYES - Building 7	Replace/upgrade interior lighting.	Lighting - 2x4 LED 5%	Electrical	Lighting - Interior	4
4-0267	CWYES - Building 7	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4
4-0292	CWYES - Building 7	Replace rooftop package HP units.	Rooftop Package HP Unit are 3 years old	Mechanical	HVAC	4
2-0349	CWYES - Building 8	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-0348	CWYES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0351	CWYES - Building 8	Roof Maintenance Internal gutter need cleaning. Shiners throughout.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0350	CWYES - Building 8	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
4-0268	CWYES - Building 8	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-6265	CWYES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in poor condition	Plumbing	Plumbing - Fixtures	2
2-0345	CWYES - Building 9	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-0344	CWYES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0347	CWYES - Building 9	Roof Maintenance	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0346	CWYES - Building 9	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
4-0269	CWYES - Building 9	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-6266	CWYES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in poor condition	Plumbing	Plumbing - Fixtures	2
3-1484	CWYES - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Wall - FRP - 10%	Architecture	Walls - Interior Repair	3
3-1485	CWYES - Building 12	Replace casework.	Rolling cabinets - 10%	Architecture	Casework	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1486	CWYES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M	Architecture	Doors - Interior	3
3-1487	CWYES - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system	Architecture	Ceiling	3
3-1489	CWYES - Building 12	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar - 30%	Architecture	Doors - Hardware Only	3
3-1483	CWYES - Building 12	Repair / replace existing flooring and base throughout.	Floor - concrete polish - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-0340	CWYES - Building 12	Roof Replacement Major disorientation, splitting in acrylic coating.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0327	CWYES - Building 12	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0324	CWYES - Building 12	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0325	CWYES - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0326	CWYES - Building 12	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-1490	CWYES - Building 12	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50% T-24	Electrical	Lighting - Interior	2
4-0272	CWYES - Building 12	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0274	CWYES - Building 12	Replace rooftop Evap. Cooler units.	Rooftop Evap. Cooler Units are 20+ years old	Mechanical	HVAC	1
3-1488	CWYES - Building 12	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink kitchen - 10%	Plumbing	Plumbing - Fixtures	2
3-1572	CWYES - Building 13	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1573	CWYES - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1574	CWYES - Building 13	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1575	CWYES - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1576	CWYES - Building 13	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 5%	Architecture	Ceiling	4
3-1578	CWYES - Building 13	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ lever	Architecture	Doors - Hardware Only	4
3-1581	CWYES - Building 13	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0358	CWYES - Building 13	Roof Replacement Needs cleaning at deck & gutter.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0352	CWYES - Building 13	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0353	CWYES - Building 13	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0343	CWYES - Building 13	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 5%	Building Envelope	Windows	3
3-1579	CWYES - Building 13	Replace/upgrade interior lighting.	Lighting - 2x4 LED 5%	Electrical	Lighting - Interior	4
4-0275	CWYES - Building 13	Replace Heat Pump units.	Bard Heat Pumps less than 15-20 years old.	Mechanical	HVAC	2
3-1577	CWYES - Building 13	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant	Plumbing	Plumbing - Fixtures	4
3-1582	CWYES - Building 14	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1583	CWYES - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1584	CWYES - Building 14	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1585	CWYES - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1586	CWYES - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 5%	Architecture	Ceiling	4
3-1588	CWYES - Building 14	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ lever	Architecture	Doors - Hardware Only	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1591	CWYES - Building 14	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0329	CWYES - Building 14	Roof Replacement Needs cleaning at deck & gutter.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0328	CWYES - Building 14	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0359	CWYES - Building 14	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0360	CWYES - Building 14	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 5%	Building Envelope	Windows	3
3-1589	CWYES - Building 14	Replace/upgrade interior lighting.	Lighting - 2x4 LED 5%	Electrical	Lighting - Interior	4
4-0276	CWYES - Building 14	Replace Heat Pump units.	Bard Heat Pumps less than 15-20 years old.	Mechanical	HVAC	2
3-1587	CWYES - Building 14	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant	Plumbing	Plumbing - Fixtures	4
3-1592	CWYES - Building 15	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1593	CWYES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1594	CWYES - Building 15	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1595	CWYES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1596	CWYES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 5%	Architecture	Ceiling	4
3-1598	CWYES - Building 15	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ lever	Architecture	Doors - Hardware Only	4
3-1601	CWYES - Building 15	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0337	CWYES - Building 15	Roof Replacement Needs Maintenace & Cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0330	CWYES - Building 15	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0336	CWYES - Building 15	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0331	CWYES - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 5%	Building Envelope	Windows	3
3-1599	CWYES - Building 15	Replace/upgrade interior lighting.	Lighting - 2x4 LED 5%	Electrical	Lighting - Interior	4
4-0277	CWYES - Building 15	Replace Heat Pump units.	Bard Heat Pumps less than 15-20 years old.	Mechanical	HVAC	2
3-1597	CWYES - Building 15	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant	Plumbing	Plumbing - Fixtures	4
3-1562	CWYES - Building 16	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1563	CWYES - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1564	CWYES - Building 16	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1565	CWYES - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1566	CWYES - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 5%	Architecture	Ceiling	4
3-1568	CWYES - Building 16	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ lever	Architecture	Doors - Hardware Only	4
3-1571	CWYES - Building 16	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0355	CWYES - Building 16	Roof Replacement Wrinkles throughout. Feels soft at southwest perimeter. Gutter needs cleaning.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0354	CWYES - Building 16	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0339	CWYES - Building 16	Continued Maintenace Recommended for Wood Facade. Paint and Roof Perimeter Flashing peeling.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0342	CWYES - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 5%	Building Envelope	Windows	3
3-1569	CWYES - Building 16	Replace/upgrade interior lighting.	Lighting - 2x4 LED 5%	Electrical	Lighting - Interior	4
4-0278	CWYES - Building 16	Replace Heat Pump units.	Bard Heat Pumps less than 15-20 years old.	Mechanical	HVAC	2
3-1567	CWYES - Building 16	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant	Plumbing	Plumbing - Fixtures	4
3-1552	CWYES - Building 17	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1553	CWYES - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1554	CWYES - Building 17	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1555	CWYES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1556	CWYES - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 5%	Architecture	Ceiling	4
3-1558	CWYES - Building 17	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ lever	Architecture	Doors - Hardware Only	4
3-1561	CWYES - Building 17	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0333	CWYES - Building 17	Roof Replacement Wrinkles throughout. Gutters need cleaning. Cold laps at perimeter.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0332	CWYES - Building 17	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0356	CWYES - Building 17	Continued Maintenace Recommended for Wood Facade. Paint and Roof Perimeter Flashing peeling.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0357	CWYES - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 5%	Building Envelope	Windows	3
3-1559	CWYES - Building 17	Replace/upgrade interior lighting.	Lighting - 2x4 LED 5%	Electrical	Lighting - Interior	4
4-0279	CWYES - Building 17	Replace Heat Pump units.	Bard Heat Pumps less than 15-20 years old.	Mechanical	HVAC	2
3-1557	CWYES - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant	Plumbing	Plumbing - Fixtures	4
3-1606	CWYES - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-1611	CWYES - Building 21	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1602	CWYES - Building 21	Repair / replace existing flooring and base throughout.	Floor - carpet -5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1603	CWYES - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1604	CWYES - Building 21	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1605	CWYES - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1608	CWYES - Building 21	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar	Architecture	Doors - Hardware Only	4
2-0376	CWYES - Building 21	Roof Replacement Clean roof and internal gutters.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0375	CWYES - Building 21	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0373	CWYES - Building 21	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0374	CWYES - Building 21	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 10%	Building Envelope	Windows	4
3-1609	CWYES - Building 21	Replace fluorescent lighting with LED.	Lighting - florescent - 50%	Electrical	Lighting - Interior	2
4-0280	CWYES - Building 21	Replace Heat Pump units.	Bard Heat Pumps less than 15-20 years old.	Mechanical	HVAC	2
3-1607	CWYES - Building 21	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures- sink not ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4

CROWLEY ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1477	CWYES - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-1482	CWYES - Building 22	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1473	CWYES - Building 22	Repair / replace existing flooring and base throughout.	Floor - carpet -5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1474	CWYES - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1475	CWYES - Building 22	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1476	CWYES - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1479	CWYES - Building 22	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar	Architecture	Doors - Hardware Only	4
2-0380	CWYES - Building 22	Roof Replacement Clean roof and internal gutters. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0379	CWYES - Building 22	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0377	CWYES - Building 22	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0378	CWYES - Building 22	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 10%	Building Envelope	Windows	4
3-1480	CWYES - Building 22	Replace fluorescent lighting with LED.	Lighting - florescent - 50%	Electrical	Lighting - Interior	2
4-0281	CWYES - Building 22	Replace Heat Pump units.	Bard Heat Pumps less than 15-20 years old.	Mechanical	HVAC	2
3-1478	CWYES - Building 22	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures- sink not ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
2-0383	CWYES - Building 23	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0384	CWYES - Building 23	Roof Maintenance. Clean roof and internal gutters.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0381	CWYES - Building 23	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0382	CWYES - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0282	CWYES - Building 23	Replace rooftop package HP units.	Rooftop Package HP Unit are 9 years old	Mechanical	HVAC	4
3-1616	CWYES - Building 24	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-1621	CWYES - Building 24	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1612	CWYES - Building 24	Repair / replace existing flooring and base throughout.	Floor - carpet -5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1613	CWYES - Building 24	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1614	CWYES - Building 24	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1615	CWYES - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1618	CWYES - Building 24	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar	Architecture	Doors - Hardware Only	4
2-0372	CWYES - Building 24	Roof Maintenance. Clean roof and internal gutters.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0371	CWYES - Building 24	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0369	CWYES - Building 24	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0370	CWYES - Building 24	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 10%	Building Envelope	Windows	4
3-1619	CWYES - Building 24	Replace fluorescent lighting with LED.	Lighting - florescent - 50%	Electrical	Lighting - Interior	2
4-0283	CWYES - Building 24	Replace Heat Pump units.	Bard Heat Pumps less than 15-20 years old.	Mechanical	HVAC	2
3-1617	CWYES - Building 24	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures- sink not ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4

CROWLEY ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-6208	CWYES - Grounds (10)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-0385	CWYES - New Building	Room 36 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0389	CWYES - New Building	Room 33 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0393	CWYES - New Building	Room 32 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0368	CWYES - New Building	Room 709 Roof Maintenance Needs Cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0338	CWYES - New Building	Room 707 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0363	CWYES - New Building	Room 708 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0367	CWYES - New Building	Room 709 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0387	CWYES - New Building	Room 36 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0391	CWYES - New Building	Room 33 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0395	CWYES - New Building	Room 32 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0334	CWYES - New Building	Room 707 Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0361	CWYES - New Building	Room 708 Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0365	CWYES - New Building	Room 709 Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0388	CWYES - New Building	Room 36 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-0392	CWYES - New Building	Room 33 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-0396	CWYES - New Building	Room 32 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-0341	CWYES - New Building	Room 707 Roof Maintenance Needs Cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-0364	CWYES - New Building	Room 708 Roof Maintenance Needs Cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-0335	CWYES - New Building	Room 707 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0362	CWYES - New Building	Room 708 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0366	CWYES - New Building	Room 709 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0386	CWYES - New Building	Room 36 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0390	CWYES - New Building	Room 33 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0394	CWYES - New Building	Room 32 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0085	CWYES - Grounds (10)	Remove and replace concrete to make ADA compliant.	Cracked concrete can be a hazard - pictures 9 and 10	Civil		1
1-0080	CWYES - Grounds (10)	Remove and replace landscaping / concrete to get proper drainage.	Outside of classroom has low spots, ponding and drainage issues.	Civil		2
1-0081	CWYES - Grounds (10)	Install gutters on building to get run off to landscaped areas, away from doors of buildings.	Gutters on buildings	Civil		2
1-0082	CWYES - Grounds (10)	Remove and replace concrete. Possible tree removal.	Tree roots lifting concrete - picture 7	Civil		2
1-0083	CWYES - Grounds (10)	Install area drain if needed. Remove and replace concrete to get proper drainage.	6.4% slope is creating low point in buildings	Civil		2

CROWLEY ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0084	CWYES - Grounds (10)	Add dry wells, or other drainage options.	Low spots in concrete is causing lots of still water - picture 8	Civil		2
4-1266	CWYES - Field Lighting (11)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1267	CWYES - Grounds (10)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1865	CWYES - Grounds (10)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1268	CWYES - Grounds (10)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1269	CWYES - Grounds (10)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4

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Elbow Creek Elementary School

32747 Road 138, Visalia, CA 93292

Kimberly Hale, Principal

CDS Code: 54 72256 6054563



Grade Level

P-6

Year Built

1952

Enrollment

540

Capacity

546

Building Area

36,085 SF

Site Acreage

14

Elbow Creek Elementary School served approximately 525 students in grades TK-6 in 2017-18. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.

Elbow Creek School is dedicated to the preservation of its rural history, while preparing its students for life in the future. Staff, parents, and students share the responsibility for achieving academic excellence, developing personal reliability, encouraging respectful citizenship, and fostering the love of learning. Our goal is to provide a safe environment in which children can develop the skills and knowledge that will allow them to be successful problem solvers and valued citizens in tomorrow's society. In partnership, the staff, parents, and community pledge our support, resources, and talents in achieving this goal.

Elbow Creek Elementary School

EXISTING SITE



Elbow Creek Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Elbow Creek Elementary School

PROPOSED SITE



Elbow Creek Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portable Classrooms with New Permanent Classroom Building with VAPA

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- New Playground

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- Expanded New Parking Lot

ELBOW CREEK ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Elbow Creek Elementary School	**$1,740,110**	**$3,970,344**	**$5,710,453**	**$1,905,244**	**$7,136,431**	**$14,752,129**
Civil	$138,375	$20,689	$159,064	$787		$159,851
Building Envelope	$1,080,635	$3,153,698	$4,234,332	$508,413	$132,618	$4,875,364
Architecture		$0	$0	$659,780	$6,563,705	$7,223,486
Mechanical	$521,100	$372,519	$893,619		$280,603	$1,174,222
Electrical		$263,058	$263,058	$157,588	$31,958	$452,605
Plumbing		$160,380	$160,380	$169,272		$329,652
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

ELBOW CREEK ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0485	ECES - Building 1	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	2
2-0481	ECES - Building 1	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-0484	ECES - Building 1	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0483	ECES - Building 1	Continued Maintenance Recommended. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	3
2-0480	ECES - Building 1	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-0479	ECES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0482	ECES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0293	ECES - Building 1	Replace rooftop package units.	Rooftop Package Units are 16 years old	Mechanical	HVAC	2
4-0412	ECES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 15-20 years old	Mechanical	HVAC	2
3-6267	ECES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-1624	ECES - Building 2	Replace casework.	Casework - 30%	Architecture	Casework	3
3-1625	ECES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 20%	Architecture	Doors - Interior	3
3-1626	ECES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles, 20%	Architecture	Ceiling	3
3-1628	ECES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar	Architecture	Doors - Hardware Only	3
3-1622	ECES - Building 2	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1623	ECES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1631	ECES - Building 2	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0497	ECES - Building 2	Roof Replacement Roof needs cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0488	ECES - Building 2	Replace Steel frame window system.	Windows- Steel Frame | Windows - H.M. - 30%	Building Envelope	Windows	2
2-0490	ECES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0489	ECES - Building 2	Continued Maintenace Recommended for Fiber Glass Panels window system.	Windows- Fiber Glass Panels	Building Envelope	Windows	3
2-0486	ECES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0487	ECES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-1629	ECES - Building 2	Replace/upgrade interior lighting (pendant).	Lighting - pendent - 5%	Electrical	Lighting - Interior	4
4-0414	ECES - Building 2	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-1627	ECES - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink, not compliant	Plumbing	Plumbing - Fixtures	3
3-1634	ECES - Building 3	Replace casework.	Casework - 60%	Architecture	Casework	2
3-1632	ECES - Building 3	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1633	ECES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-1635	ECES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-1636	ECES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles, 60%	Architecture	Ceiling	3
3-1638	ECES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1641	ECES - Building 3	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0478	ECES - Building 3	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	2
2-0475	ECES - Building 3	Replace Steel frame window system.	Windows- Steel Frame | Windows - H.M. - 50% Tiles 24	Building Envelope	Windows	2
2-0477	ECES - Building 3	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0476	ECES - Building 3	Continued Maintenance Recommended. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	3

ELBOW CREEK ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0474	ECES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-1639	ECES - Building 3	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent - 50%	Electrical	Lighting - Interior	2
4-0415	ECES - Building 3	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 16 years old	Mechanical	HVAC	2
4-0416	ECES - Building 3	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 3 years old	Mechanical	HVAC	4
3-1637	ECES - Building 3	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink, not compliant	Plumbing	Plumbing - Fixtures	2
3-1760	ECES - Building 4	Repair / replace existing flooring and base throughout.	Floor - carpet - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1761	ECES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-1762	ECES - Building 4	Replace casework.	Casework - 50%	Architecture	Casework	3
3-1763	ECES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M, frame H.M. - 40%	Architecture	Doors - Interior	3
3-1764	ECES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles - 40%	Architecture	Ceiling	3
3-1766	ECES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	3
3-1769	ECES - Building 4	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0507	ECES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel with Glass)	Doors- Steel with Glass	Building Envelope	Doors - Exterior	1
2-0510	ECES - Building 4	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	1
2-0509	ECES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	2
2-2801	ECES - Building 4	Roof Replacement- Membrane Peeling	Roof- TPO	Building Envelope	Roof Replacement	2
2-0506	ECES - Building 4	Replace Steel frame window system.	Windows- Steel Frame | Windows - H.M 50% Title 24	Building Envelope	Windows	2
2-0508	ECES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0505	ECES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2802	ECES - Building 4	Roof Maintenance	Roof- Shingle	Building Envelope	Roof Replacement	3
3-1767	ECES - Building 4	Replace fluorescent lighting with LED.	Lighting - 2x4 ceiling mounted florescent - 50%	Electrical	Lighting - Interior	2
4-0438	ECES - Building 4	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-1765	ECES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-1644	ECES - Building 5	Replace casework.	Casework - 60%	Architecture	Casework	2
3-1642	ECES - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1643	ECES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-1645	ECES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-1646	ECES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles, 60%	Architecture	Ceiling	3
3-1648	ECES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1651	ECES - Building 5	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0471	ECES - Building 5	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-0473	ECES - Building 5	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	2
2-0470	ECES - Building 5	Replace Steel frame window system.	Windows- Steel Frame | Windows - H.M. - 50% Tiles 24	Building Envelope	Windows	2
2-0472	ECES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0469	ECES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-1649	ECES - Building 5	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent - 50%	Electrical	Lighting - Interior	2
4-0440	ECES - Building 5	Replace rooftop package units.	Rooftop Package Units are 18 years old	Mechanical	HVAC	1

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1647	ECES - Building 5	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink, not compliant	Plumbing	Plumbing - Fixtures	2
3-1654	ECES - Building 6	Replace casework.	Casework - 60%	Architecture	Casework	2
3-1652	ECES - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1653	ECES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-1655	ECES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-1656	ECES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles, 60%	Architecture	Ceiling	3
3-1658	ECES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1661	ECES - Building 6	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0468	ECES - Building 6	Roof Placement Perimeter edge open.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0467	ECES - Building 6	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0465	ECES - Building 6	Replace Steel frame window system.	Windows- Steel Frame | Windows - H.M. - 50% Tiles 24	Building Envelope	Windows	2
2-0466	ECES - Building 6	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	3
2-0464	ECES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-1659	ECES - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent - 50%	Electrical	Lighting - Interior	2
4-0442	ECES - Building 6	Replace rooftop package units.	Rooftop Package Units are 16 years old	Mechanical	HVAC	2
3-1657	ECES - Building 6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink, not compliant	Plumbing	Plumbing - Fixtures	2
4-0445	ECES - Building 7	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	4
3-1771	ECES - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1772	ECES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-1773	ECES - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	3
3-1774	ECES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M, frame H.M. - 40%	Architecture	Doors - Interior	3
3-1775	ECES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles - 40% | T-bar system - 5%	Architecture	Ceiling	3
3-1777	ECES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	3
3-1780	ECES - Building 8	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0501	ECES - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-0499	ECES - Building 8	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-0504	ECES - Building 8	Roof Replacement Shiners throughout. Granule Loss. Needs new roof.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-0502	ECES - Building 8	Replace Roll-up Door.	Doors- Roll Up- Alumnium	Building Envelope	Doors - Exterior	2
2-0500	ECES - Building 8	Replace Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M 50% Title 24	Building Envelope	Windows	2
3-1778	ECES - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 ceiling mounted florescent - 50%	Electrical	Lighting - Interior	2
3-1776	ECES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-1674	ECES - Building 11	Replace casework.	Casework - 60%	Architecture	Casework	2
3-1672	ECES - Building 11	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1673	ECES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-1675	ECES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1676	ECES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles, 60%	Architecture	Ceiling	3
3-1678	ECES - Building 11	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1681	ECES - Building 11	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0459	ECES - Building 11	Roof Replacement Pipes missing at post mod lines. Many patches.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0457	ECES - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M. - 50% Tiles 24	Building Envelope	Windows	2
2-0458	ECES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0456	ECES - Building 11	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
3-1679	ECES - Building 11	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent - 50%	Electrical	Lighting - Interior	2
4-0446	ECES - Building 11	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	4
3-1677	ECES - Building 11	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink, not compliant	Plumbing	Plumbing - Fixtures	2
3-1664	ECES - Building 12	Replace casework.	Casework - 60%	Architecture	Casework	2
3-1662	ECES - Building 12	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1663	ECES - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-1665	ECES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-1666	ECES - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles, 60%	Architecture	Ceiling	3
3-1668	ECES - Building 12	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1671	ECES - Building 12	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0463	ECES - Building 12	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	1
2-0461	ECES - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M. - 50% Tiles 24	Building Envelope	Windows	2
2-0462	ECES - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0460	ECES - Building 12	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
3-1669	ECES - Building 12	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent - 50%	Electrical	Lighting - Interior	2
4-0447	ECES - Building 12	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	4
3-1667	ECES - Building 12	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink, not compliant	Plumbing	Plumbing - Fixtures	2
3-1713	ECES - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard painted - 10%	Architecture	Walls - Interior Repair	3
3-1714	ECES - Building 13	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1715	ECES - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 10%	Architecture	Doors - Interior	3
3-1716	ECES - Building 13	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	3
3-1718	ECES - Building 13	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1712	ECES - Building 13	Repair / replace existing flooring and base throughout.	Floor - carpet 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1721	ECES - Building 13	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0438	ECES - Building 13	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0440	ECES - Building 13	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0441	ECES - Building 13	Roof Maintenance Penetrations need to be resealed.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0439	ECES - Building 13	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 30%	Building Envelope	Windows	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1719	ECES - Building 13	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent - 50%	Electrical	Lighting - Interior	2
4-0448	ECES - Building 13	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	4
3-1717	ECES - Building 13	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink, not ADA compliant	Plumbing	Plumbing - Fixtures	3
3-1693	ECES - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard painted - 10%	Architecture	Walls - Interior Repair	3
3-1694	ECES - Building 14	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1695	ECES - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 10%	Architecture	Doors - Interior	3
3-1696	ECES - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	3
3-1698	ECES - Building 14	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1692	ECES - Building 14	Repair / replace existing flooring and base throughout.	Floor - carpet 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1701	ECES - Building 14	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0442	ECES - Building 14	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0444	ECES - Building 14	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0445	ECES - Building 14	Roof Maintenance Penetrations need to be resealed.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0443	ECES - Building 14	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 30%	Building Envelope	Windows	3
3-1699	ECES - Building 14	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent - 50%	Electrical	Lighting - Interior	2
4-0449	ECES - Building 14	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	4
3-1697	ECES - Building 14	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink, not ADA compliant	Plumbing	Plumbing - Fixtures	3
3-1703	ECES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard painted - 10%	Architecture	Walls - Interior Repair	3
3-1704	ECES - Building 15	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1705	ECES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 10%	Architecture	Doors - Interior	3
3-1706	ECES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	3
3-1708	ECES - Building 15	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1702	ECES - Building 15	Repair / replace existing flooring and base throughout.	Floor - carpet 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1711	ECES - Building 15	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0446	ECES - Building 15	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0448	ECES - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0449	ECES - Building 15	Roof Maintenance Penetrations need to be resealed.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0447	ECES - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 30%	Building Envelope	Windows	3
3-1709	ECES - Building 15	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent - 50%	Electrical	Lighting - Interior	2
4-0450	ECES - Building 15	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	4
3-1707	ECES - Building 15	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink, not ADA compliant	Plumbing	Plumbing - Fixtures	3
3-1683	ECES - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard painted - 10%	Architecture	Walls - Interior Repair	3
3-1684	ECES - Building 16	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1685	ECES - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 10%	Architecture	Doors - Interior	3
3-1686	ECES - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1688	ECES - Building 16	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1682	ECES - Building 16	Repair / replace existing flooring and base throughout.	Floor - carpet 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1691	ECES - Building 16	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0450	ECES - Building 16	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0452	ECES - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0453	ECES - Building 16	Roof Maintenance Penetrations need to be resealed.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0451	ECES - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 30%	Building Envelope	Windows	3
3-1689	ECES - Building 16	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent - 50%	Electrical	Lighting - Interior	2
4-0451	ECES - Building 16	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	4
3-1687	ECES - Building 16	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink, not ADA compliant	Plumbing	Plumbing - Fixtures	3
2-2741	ECES - Building 17	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0455	ECES - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0454	ECES - Building 17	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0452	ECES - Building 17	Replace rooftop package units.	Rooftop Package Unit are less than 5 years old	Mechanical	HVAC	4
3-6268	ECES - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-2743	ECES - Building 18	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2746	ECES - Building 18	Roof Replacement Penetrations need to be resealed. Gutters need cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-2744	ECES - Building 18	Relace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-2745	ECES - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
4-0465	ECES - Building 18	Replace Heat Pump units. (2 of 2)	Bard Heat Pumps less than 15+ years old.	Mechanical	HVAC	2
4-0462	ECES - Building 18	Replace Heat Pump units. (1 of 2)	Bard Heat Pumps 3 years old.	Mechanical	HVAC	4
3-1723	ECES - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard painted - 10%	Architecture	Walls - Interior Repair	3
3-1724	ECES - Building 19	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1725	ECES - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 10%	Architecture	Doors - Interior	3
3-1726	ECES - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	3
3-1728	ECES - Building 19	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1722	ECES - Building 19	Repair / replace existing flooring and base throughout.	Floor - carpet 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1731	ECES - Building 19	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0437	ECES - Building 19	Roof Replacement Discoloration. Rust throughout. Need re-roof. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0436	ECES - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0434	ECES - Building 19	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-0435	ECES - Building 19	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 30%	Building Envelope	Windows	4
3-1729	ECES - Building 19	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent - 50%	Electrical	Lighting - Interior	2
4-0463	ECES - Building 19	Replace Heat Pump units.	Bard Heat Pumps 3 years old.	Mechanical	HVAC	4
3-1727	ECES - Building 19	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink, not ADA compliant	Plumbing	Plumbing - Fixtures	3
3-1742	ECES - Building 20	Repair / replace existing flooring and base throughout.	Floor - VCT - 20% | Floor - carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1743	ECES - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - FRP - 20% | Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-1746	ECES - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tile 20% - soffit 2x4 - 20% | Ceiling - T-bar system - 20%	Architecture	Ceiling	3
3-1753	ECES - Building 20	Replace casework.	Casework - 50%	Architecture	Casework	3
3-1754	ECES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Door - entry - storefront, interior door H.M, frame H.M.	Architecture	Doors - Interior	3
3-1757	ECES - Building 20	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar front, interior - lever	Architecture	Doors - Hardware Only	3
3-1745	ECES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-1748	ECES - Building 20	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
2-0425	ECES - Building 20	Roof Replacement Allegations and granule loss is present throughout the roof area. The roof is due to be replaced. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0424	ECES - Building 20	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0422	ECES - Building 20	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0423	ECES - Building 20	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 10%	Building Envelope	Windows	4
3-1749	ECES - Building 20	Replace/upgrade interior lighting.	Lighting - 12x12 LED - 20% (Cafeteria); Lighting - 2x4 -LED - 50% (Administrative)	Electrical	Lighting - Interior	3
4-0467	ECES - Building 20	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0468	ECES - Building 20	Replace Make-Up Air unit.	Rooftop Make-Up Air Unit is 20+ years old	Mechanical	HVAC	1
4-0469	ECES - Building 20	Replace rooftop package units. (2 of 2)	Rooftop Package Units Large are 20+ years old	Mechanical	HVAC	1
4-0470	ECES - Building 20	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-1756	ECES - Building 20	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-1734	ECES - New Building	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1735	ECES - New Building	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 10%	Architecture	Doors - Interior	3
3-1738	ECES - New Building	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1741	ECES - New Building	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-6210	ECES - Grounds (9)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-0428	ECES - New Building	Room 25 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0432	ECES - New Building	Room 27 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2739	ECES - New Building	Room 26 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0426	ECES - New Building	Room 25 Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0430	ECES - New Building	Room 27 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2737	ECES - New Building	Room 26 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-0429	ECES - New Building	Room 25 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-0433	ECES - New Building	Room 27 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-2740	ECES - New Building	Room 26 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-0427	ECES - New Building	Room 25 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4

ELBOW CREEK ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0431	ECES - New Building	Room 27 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2738	ECES - New Building	Room 26 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0091	ECES - Grounds (9)	Remove and replace ramp to make ADA compliant.	Portable classroom ramp not ADA compliant - see picture 16 and 17	Civil		1
1-0092	ECES - Grounds (9)	Add dry well or other drainage options (classroom 17 and girls' restroom).	Flooding near classroom 17 and girls restroom	Civil	Site Drainage	1
1-0094	ECES - Grounds (9)	Add dry well or other drainage options (girls' restroom and spotlight).	Flooding on the corner of the girls restroom and spotlight - see picture 24	Civil	Site Drainage	1
1-0098	ECES - Grounds (9)	Add truncated domes to the drive approach to make ADA compliant.	Drive approach not ADA compliant - see picture 32	Civil	Site Paving - New	1
1-0099	ECES - Grounds (9)	Remove and replace entrance to parking lot; major alligator cracking.	Entrance to parking lot alligator cracking, weathered - see picture 34	Civil		1
1-0088	ECES - Grounds (9)	Provide maintenance on field and add water valves.	Severely dry area in playfield, no water valves - see pictures 3, 4 and 7	Civil		2
1-0089	ECES - Grounds (9)	Remove and replace sloped walkway outside classroom 14.	Sloped walkway outside classroom 14 - see picture 5 and 6; 9.6% slope.	Civil		2
1-0086	ECES - Grounds (9)	Add sign signaling end of sidewalk.	No end of sidewalk sign - see picture 1	Civil		3
3-1739	ECES - New Building	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent - 50%	Electrical	Lighting - Interior	2
4-1292	ECES - Grounds (9)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1293	ECES - Grounds (9)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1866	ECES - Grounds (9)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1294	ECES - Grounds (9)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1295	ECES - Grounds (9)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Four Creeks Elementary School

1844 North Burke St., Visalia, CA 93291

Carrie Kears, Principal

CDS Code: 54 72256 0105783



Grade Level

P-6

Year Built

2003

Enrollment

659

Capacity

714

Building Area

47,892 SF

Site Acreage

12.37

Four Creeks Elementary School serves approximately 750 students in grades Pre-K-6. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. Our school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the common core state standards, as well as increasing the overall student achievement of all subgroups.

All students at Four Creeks will receive rigorous standards-based instruction through researched based practices and curriculum in preparation for college and career. We will guide students to become contributing self-sufficient individuals by holding the highest expectations in academics and citizenship. We will partner with our students and their families to share the responsibility of preparing children for their future by demonstrating positive attitude, academic focus, wise choices, and showing respect.

Four Creeks Elementary School

EXISTING SITE



Four Creeks Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Four Creeks Elementary School

PROPOSED SITE



Four Creeks Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. New Admin and Classroom Building to Replace Portables
2. New Cafeteria / MPR and Kitchen Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- New Expanded Parking Lot

FOUR CREEKS ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Four Creeks Elementary School	**$1,250,127**	**$574,000**	**$1,824,127**	**$2,751,019**	**$11,020,669**	**$15,595,816**
Civil	$48,627		$48,627			$48,627
Building Envelope		$574,000	$574,000	$1,045,693	$773,068	$2,392,761
Architecture			$0	$742,349	$8,904,828	$9,647,177
Mechanical	$1,201,500		$1,201,500	$244,067	$217,680	$1,663,247
Electrical			$0	$403,986	$274,780	$678,766
Plumbing			$0		$323,119	$323,119
Technology			$0	$314,925	$102,038	$416,963
Life Safety & Security			$0		$425,156	$425,156

FOUR CREEKS ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0003	FCES - Building 1	Replace casework.	Casework - 20%	Architecture	Casework	3
3-0004	FCES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Decent - 15% | Good; some tiles are chipped - 20% | TBar system - 5%	Architecture	Ceiling	3
3-0009	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear - 25%	Architecture	Doors - Interior	3
3-0010	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear; paint chips - 15%	Architecture	Doors - Interior	3
3-0011	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear; paint chips - 15%	Architecture	Doors - Interior	3
3-0013	FCES - Building 1	Repair / replace existing flooring and base throughout.	Showing cracks; wear and tear - 40% | Tiles look worn - 40% | Carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0023	FCES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Scuffs; holes - 30% | FRP is decent; stained - 25% | Scuffs; holes - 30% | Gypboard-Tackboard - 10%	Architecture	Walls - Interior Repair	3
3-0001	FCES - Building 1	Replace casework.	Scratches along bottom - 20%	Architecture	Casework	4
3-0002	FCES - Building 1	Replace casework.	Scratches along bottom - 20%	Architecture	Casework	4
3-0008	FCES - Building 1	Repair or replace interior door hardware as needed throughout.	Entry: pull/push bar; Offices: lever - 5%	Architecture	Doors - Hardware Only	4
3-0012	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow Metal doors and frames - 5%	Architecture	Doors - Interior	4
3-4481	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - Kickplate/ panic - 10%	Architecture	Doors - Interior	4
3-4482	FCES - Building 1	Replace casework.	Casework - metal rack - 10%	Architecture	Casework	4
3-4487	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - Kickplate/ panic / window lite - 10%	Architecture	Doors - Interior	4
3-4488	FCES - Building 1	Replace casework.	Casework - 10%	Architecture	Casework	4
2-0004	FCES - Building 1	Roof Replacement Granule loss throughout. Open laps at parapet. Alligatoring in field, penetration base open.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0003	FCES - Building 1	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	4
2-0001	FCES - Building 1	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0002	FCES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Storefront - 5%	Building Envelope	Windows	4
3-4486	FCES - Building 1	Replace/upgrade interior lighting in library.	Lighting - 40%	Electrical	Lighting - Interior	3
3-0017	FCES - Building 1	Replace/upgrade interior lighting.	New LED lights - 5%	Electrical	Lighting - Interior	4
4-0001	FCES - Building 1	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0002	FCES - Building 1	Replace ductless mini-splits.	Ductless Mini-Splits are 20 years old	Mechanical	HVAC	1
3-0021	FCES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Good - 20%	Plumbing	Plumbing - Fixtures	4
3-0032	FCES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	TBar System - 10%	Architecture	Ceiling	3
3-0035	FCES - Building 2	Repair / replace existing flooring and base throughout.	VCT/Carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0039	FCES - Building 2	Replace tackboards in classrooms.	Tackboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0031	FCES - Building 2	Replace casework.	Casework - 5%	Architecture	Casework	4
3-0033	FCES - Building 2	Repair or replace interior door hardware as needed throughout.	Pull/push Bar - 5%	Architecture	Doors - Hardware Only	4
3-0034	FCES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow Metal Door and Frame - 5%	Architecture	Doors - Interior	4
3-0038	FCES - Building 2	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0040	FCES - Building 2	Roof Maintenance All penetrations need to be sealed. Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0039	FCES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0037	FCES - Building 2	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0038	FCES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Hollow Metal - 5%	Building Envelope	Windows	4
3-0036	FCES - Building 2	Replace fluorescent lighting with LED.	2x4 Fluorescent - 50%	Electrical	Lighting - Interior	3
4-0003	FCES - Building 2	Replace split system furnace units.	Split System Furnace Units are 20 years old	Mechanical	HVAC	1

FOUR CREEKS ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0018	FCES - Building 2	Replace wall mount heat pump units.	Relocatable rooms 202 & 203 Wall Mount Heat Pump Units approx. 10 years old	Mechanical	HVAC	3
3-0037	FCES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
3-0041	FCES - Building 3	Replace casework.	Casework - 20%	Architecture	Casework	3
3-0042	FCES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	TBar System - 20%	Architecture	Ceiling	3
3-0045	FCES - Building 3	Repair / replace existing flooring and base throughout.	Carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0048	FCES - Building 3	Replace tackboards in classrooms.	Tackboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0043	FCES - Building 3	Repair or replace interior door hardware as needed throughout.	Pull / Push Bar - 5%	Architecture	Doors - Hardware Only	4
3-0044	FCES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow Metal doors and frames - 5%	Architecture	Doors - Interior	4
3-0049	FCES - Building 3	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0036	FCES - Building 3	Roof Maintenance. Pipe penetrations need to be sealed. Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0035	FCES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0033	FCES - Building 3	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0034	FCES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Storefront - 5%	Building Envelope	Windows	4
3-0046	FCES - Building 3	Replace fluorescent lighting with LED.	2x4 Fluorescent - 50%	Electrical	Lighting - Interior	3
4-0004	FCES - Building 3	Replace split system furnace units. (2 of 2)	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
4-0005	FCES - Building 3	Replace split system furnace units. (1 of 2)	Split System Furnace Unit is approx. 10 years old	Mechanical	HVAC	3
3-0047	FCES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink ADA Compliant	Plumbing	Plumbing - Fixtures	4
3-0051	FCES - Building 4	Replace casework.	Casework - 20%	Architecture	Casework	3
3-0052	FCES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	TBar System - 20%	Architecture	Ceiling	3
3-0055	FCES - Building 4	Repair / replace existing flooring and base throughout.	Carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0058	FCES - Building 4	Replace tackboards in classrooms.	Tackboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0053	FCES - Building 4	Repair or replace interior door hardware as needed throughout.	Pull / Push Bar - 5%	Architecture	Doors - Hardware Only	4
3-0054	FCES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow Metal doors and frames - 5%	Architecture	Doors - Interior	4
3-0059	FCES - Building 4	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0032	FCES - Building 4	Roof Maintenance. Pipe penetrations/ gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0031	FCES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0029	FCES - Building 4	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0030	FCES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Storefront - 5%	Building Envelope	Windows	4
3-0056	FCES - Building 4	Replace fluorescent lighting with LED.	2x4 Fluorescent - 50%	Electrical	Lighting - Interior	3
4-0006	FCES - Building 4	Replace split system furnace units.	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
4-0017	FCES - Building 4	Replace rooftop package units.	Relocatable rooms 405 & 406 Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0019	FCES - Building 4	Replace wall mount heat pump units.	Relocatable rooms 407, 408 & 409 Wall Mount Heat Pump Units approx. 10 years old	Mechanical	HVAC	3
3-0057	FCES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink ADA Compliant	Plumbing	Plumbing - Fixtures	4

FOUR CREEKS ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0061	FCES - Building 5	Replace casework.	Casework - 20%	Architecture	Casework	3
3-0062	FCES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	TBar System - 20%	Architecture	Ceiling	3
3-0065	FCES - Building 5	Repair / replace existing flooring and base throughout.	Carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0068	FCES - Building 5	Replace tackboards in classrooms.	Tackboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0063	FCES - Building 5	Repair or replace interior door hardware as needed throughout.	Pull / Push Bar - 5%	Architecture	Doors - Hardware Only	4
3-0064	FCES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow Metal doors and frames - 5%	Architecture	Doors - Interior	4
3-0069	FCES - Building 5	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0028	FCES - Building 5	Roof Maintenance. Pipe penetrations/ gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0027	FCES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0025	FCES - Building 5	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0026	FCES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Storefront - 5%	Building Envelope	Windows	4
3-0066	FCES - Building 5	Replace fluorescent lighting with LED.	2x4 Fluorescent - 50%	Electrical	Lighting - Interior	3
4-0007	FCES - Building 5	Replace split system furnace units.	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
3-0067	FCES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink ADA Compliant	Plumbing	Plumbing - Fixtures	4
3-4443	FCES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar - 40% | Water marks on ceiling	Architecture	Ceiling	3
3-4441	FCES - Building 6	Repair / replace existing flooring and base throughout.	Floors - carpet - lvt - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4442	FCES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tack - 30% - holes - whiteboards	Architecture	Walls - Interior Repair	4
3-4445	FCES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - kickplate / narrow lite / panic	Architecture	Doors - Interior	4
3-4446	FCES - Building 6	Replace casework.	Casework - ADA compliant	Architecture	Casework	4
2-0024	FCES - Building 6	Roof Needs Maintenance. All penetrations need to be sealed. Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0023	FCES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0021	FCES - Building 6	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0022	FCES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-4444	FCES - Building 6	Replace/upgrade interior lighting.	Lighting - 40%	Electrical	Lighting - Interior	3
4-0008	FCES - Building 6	Replace split system furnace units. (2 of 2)	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
4-0009	FCES - Building 6	Replace split system furnace units. (1 of 2)	Split System Furnace Unit is approx. 10 years old	Mechanical	HVAC	3
3-6269	FCES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0073	FCES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Warped tiles - 25%	Architecture	Ceiling	3
3-0079	FCES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes / scratches - 20%.	Architecture	Walls - Interior Repair	3
3-0072	FCES - Building 7	Replace casework.	Good - 10%	Architecture	Casework	4
3-0074	FCES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Good - 10%	Architecture	Doors - Interior	4
3-0075	FCES - Building 7	Repair / replace existing flooring and base throughout.	Carpet in great condition - 15%.	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0078	FCES - Building 7	Replace markerboards in classrooms.	Light wear and tear - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0020	FCES - Building 7	Roof Needs Maintenance. All penetrations need to be sealed. Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0019	FCES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4

FOUR CREEKS ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0017	FCES - Building 7	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0018	FCES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to be cleaned - 15%	Building Envelope	Windows	4
3-0076	FCES - Building 7	Replace/upgrade interior lighting.	Decent, could be improved - 15%	Electrical	Lighting - Interior	4
4-0010	FCES - Building 7	Replace split system furnace units.	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
3-0077	FCES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA Compliant - 15%	Plumbing	Plumbing - Fixtures	4
3-0082	FCES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Warped tiles - 25% | Needs cleaning - 30%	Architecture	Ceiling	3
3-0090	FCES - Building 8	Replace toilet partitions.	Minor scuffs - 30%	Architecture	Restroom - Toilet Partitions	3
3-0092	FCES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes / scratches - 20%.	Architecture	Walls - Interior Repair	3
3-0081	FCES - Building 8	Replace casework.	Good - 10%	Architecture	Casework	4
3-0084	FCES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Good - 10%	Architecture	Doors - Interior	4
3-0085	FCES - Building 8	Repair / replace existing flooring and base throughout.	Carpet in great condition - 15%.	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0091	FCES - Building 8	Replace markerboards in classrooms.	Light wear and tear - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0016	FCES - Building 8	Roof Needs Maintenance. All penetrations need to be sealed. Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0015	FCES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0013	FCES - Building 8	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0014	FCES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Minor holes and scratches - 35%	Building Envelope	Windows	4
3-0087	FCES - Building 8	Replace/upgrade interior lighting.	Decent, could be improved - 15%	Electrical	Lighting - Interior	4
4-0011	FCES - Building 8	Replace split system furnace units. (2 of 2)	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
4-0012	FCES - Building 8	Replace split system furnace units. (1 of 2)	Split System Furnace Unit is approx. 10 years old	Mechanical	HVAC	3
3-0088	FCES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA Compliant - 15%	Plumbing	Plumbing - Fixtures	4
3-4452	FCES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar 40%	Architecture	Ceiling	3
3-4450	FCES - Building 9	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4451	FCES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tack - 20% whiteboard	Architecture	Walls - Interior Repair	4
3-4454	FCES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - panic / kickplate / narrow lite	Architecture	Doors - Interior	4
3-4455	FCES - Building 9	Replace casework.	Casework - 10%	Architecture	Casework	4
3-4460	FCES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - kickplate / narrow lite / panic	Architecture	Doors - Interior	4
3-4461	FCES - Building 9	Replace casework.	Casework - 10%	Architecture	Casework	4
3-4466	FCES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - narrow lite / kickplate/ panic	Architecture	Doors - Interior	4
3-4467	FCES - Building 9	Replace casework.	Casework - 15%	Architecture	Casework	4
3-4474	FCES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - kickplate / window lite / levers	Architecture	Doors - Interior	4
3-4476	FCES - Building 9	Replace casework.	Casework - ADA compliant - 10%	Architecture	Casework	4
2-0012	FCES - Building 9	Roof Needs Maintenance. Pipe penetrations & gutters need attention/ maintenance.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0011	FCES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0009	FCES - Building 9	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0010	FCES - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-4453	FCES - Building 9	Replace/upgrade interior lighting.	Lighting - 30%	Electrical	Lighting - Interior	3
4-0013	FCES - Building 9	Replace split system furnace units. (2 of 2)	Split System Furnace Units are 20 years old	Mechanical	HVAC	1

FOUR CREEKS ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0014	FCES - Building 9	Replace split system furnace units. (1 of 2)	Split System Furnace Unit is approx. 10 years old	Mechanical	HVAC	3
3-6270	FCES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0097	FCES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Majority of celling tiles are warped - 40% | Ceiling - T-bar 50% warp and water marks | Ceiling - T-bar 50%	Architecture	Ceiling	3
3-0100	FCES - Building 10	Repair / replace existing flooring and base throughout.	No rips or tears but recommend cleaning - 30% | Floors - carpet - 10% | Floors - lvt - 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0104	FCES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes and scratches - 20% | Walls - tack - 10%	Architecture	Walls - Interior Repair	3
3-0096	FCES - Building 10	Replace casework.	Good condition - 15%	Architecture	Casework	4
3-0098	FCES - Building 10	Upgrade master clock system to an IP clock system.	Equipped - 5%	Architecture	Clock	4
3-0099	FCES - Building 10	Clean doors.	Recommend to be cleaned - 10%	Architecture	Doors - Exterior	4
3-0103	FCES - Building 10	Replace markerboards in classrooms.	Good - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-4431	FCES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door -kickplate/ panic - 15%	Architecture	Doors - Interior	4
3-4432	FCES - Building 10	Replace casework.	Casework - 25%	Architecture	Casework	4
3-4435	FCES - Building 10	Replace markerboards in classrooms.	Markerboards - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0008	FCES - Building 10	Roof Maintenance Modlines need proper terminations.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0007	FCES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0005	FCES - Building 10	Continued Maintenace Recommended for texture board facade.	Facade- Texture Board	Building Envelope	Walls - Exterior Cleaning	4
2-0006	FCES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to be cleaned - 10%	Building Envelope	Windows	4
3-0101	FCES - Building 10	Replace/upgrade interior lighting.	Functional - 1 bulb is out - 20%	Electrical	Lighting - Interior	3
4-0015	FCES - Building 10	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0102	FCES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-0108	FCES - Building 12	Replace casework.	Casework - 5%	Architecture	Casework	4
3-0109	FCES - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	TBar System - 5%	Architecture	Ceiling	4
3-0110	FCES - Building 12	Repair or replace interior door hardware as needed throughout.	Pull / Push Bar	Architecture	Doors - Hardware Only	4
3-0111	FCES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow metal doors and frame - 5%	Architecture	Doors - Interior	4
3-0112	FCES - Building 12	Repair / replace existing flooring and base throughout.	Walk off mat / carpet - 5% Room 204 | Carpet / Wood Laminate	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0115	FCES - Building 12	Replace tackboards in classrooms.	Tackboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-0116	FCES - Building 12	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0044	FCES - Building 12	Roof Needs Maintenance. All penetrations need to be sealed. Gutters need cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0043	FCES - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0041	FCES - Building 12	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0042	FCES - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Aluminum - 10%	Building Envelope	Windows	4
3-0114	FCES - Building 12	Replace/upgrade interior lighting.	2x4 LED	Electrical	Lighting - Interior	4
4-0016	FCES - Building 12	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-6211	FCES - Grounds (11)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-0047	FCES - New Building	Room 405 Newly installed, not on site map Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4

FOUR CREEKS ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2717	FCES - New Building	Room 406 Newly installed, not on-site map Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0051	FCES - New Building	Room 407 Newly installed, not on-site map Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2721	FCES - New Building	Room 408 Newly installed, not on-site map Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2725	FCES - New Building	Room 409 Newly installed, not on-site map Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0045	FCES - New Building	Room 405 Continued Maintenace Recommended for stucco facade. Newly installed, not on-site map	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-2715	FCES - New Building	Room 406 Continued Maintenace Recommended for stucco facade. Newly installed, not on-site map	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0049	FCES - New Building	Room 407 Continued Maintenace Recommended for wood facade. Newly installed, not on-site map	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2719	FCES - New Building	Room 408 Continued Maintenace Recommended for wood facade. Newly installed, not on-site map	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2723	FCES - New Building	Room 409 Continued Maintenace Recommended for wood facade. Newly installed, not on-site map	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-0048	FCES - New Building	Room 405 Continued Maintenace Recommended for Roof. Newly installed, not on-site map	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-2718	FCES - New Building	Room 406 Continued Maintenace Recommended for Roof. Newly installed, not on-site map	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-0052	FCES - New Building	Room 407 Continued Maintenace Recommended for Roof. Newly installed, not on-site map	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-2722	FCES - New Building	Room 408 Continued Maintenace Recommended for Roof. Newly installed, not on-site map	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-2726	FCES - New Building	Room 409 Continued Maintenace Recommended for Roof. Newly installed, not on-site map. Damaged Downspouts.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-0046	FCES - New Building	Room 405 Continued Maintenace Recommended for Aluminum frame window system. Newly installed, not on-site map	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2716	FCES - New Building	Room 406 Continued Maintenace Recommended for Aluminum frame window system. Newly installed, not on-site map	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0050	FCES - New Building	Room 407 Continued Maintenace Recommended for Aluminum frame window system. Newly installed, not on-site map	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2720	FCES - New Building	Room 408 Continued Maintenace Recommended for Aluminum frame window system. Newly installed, not on-site map	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2724	FCES - New Building	Room 409 Continued Maintenace Recommended for Aluminum frame window system. Newly installed, not on-site map.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0001	FCES - Grounds (11)	Remove and replace ramps to make ADA compliant.	Ramps are non-compliant (no truncated domes and 9.0% ramp).	Civil	Site Paving - Maintenance	1
1-0002	FCES - Grounds (11)	Remove and replace fire lane striping.	Restriping on Fire Lanes	Civil	Site Paving - Maintenance	1
1-0003	FCES - Grounds (11)	Remove and replace concrete. Possible tree removal.	Tree roots are uprooting concrete (6.4%).	Civil	Site Paving - Maintenance	1

FOUR CREEKS ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0004	FCES - Grounds (11)	Add truncated domes to make ADA compliant.	No truncated domes at drive approaches.	Civil	Site Paving - Maintenance	1
1-0006	FCES - Grounds (11)	Remove and replace ramp to make ADA compliant.	No truncated domes and non-compliant ramps.	Civil	Site Paving - Maintenance	1
1-0007	FCES - Grounds (11)	Remove and replace ramp to make ADA compliant.	Ramp landing at 5.4% (ramp to handicap stalls).	Civil	Site Paving - Maintenance	1
4-0041	FCES - Grounds (11)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-0042	FCES - Grounds (11)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1867	FCES - Grounds (11)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-0043	FCES - Grounds (11)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-0044	FCES - Grounds (11)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4

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Global Learning Charter School

1051 Robin Dr., Visalia, CA 93291

Jessica Wynn Principal

CDS Code: 54 72256 0135863



Grade Level

K-8

Year Built

1961

Enrollment

437

Capacity

692

Building Area

45,136 SF

Site Acreage

14.72

Global Learning Charter School (GLC) is a public charter school committed to offering relevant, personalized learning opportunities to prepare students to be global-ready in work and life. GLC opened in August of 2017. Currently, we serve approximately 420 students in grades K-8.

A charter school is a public school of choice. Charter schools are given more flexibility in meeting district and state expectations. GLC complements VUSD's elementary neighborhood school model by increasing choice for VUSD families. Authorized by the VUSD board, the central office provides infrastructure and financial support to the charter school, while allowing latitude in school programs and organization.

At GLC, we believe that students learn best when learning is engaging, relevant, and meaningful. We do our best to create learning experiences that allow students to see connections, apply their knowledge, and experience new concepts.

At GLC, we believe that schools prepare students for limitless opportunities by teaching not only core content areas, but also socio-emotional learning (SEL). SEL refers to the knowledge and skills that help manage emotions, achieve goals, feel empathy for others, develop positive relationships, and make responsible decisions.

A commitment to quality and continuous improvement are hallmarks of GLC.

Global Learning Charter School

EXISTING SITE



Global Learning Charter School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Global Learning Charter School

PROPOSED SITE



Global Learning Charter School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portables with New Permanent Classroom Building with VAPA

RENOVATIONS / MODERNIZATIONS

- Admin Renovations
- Additional Restrooms

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- New Expanded Parking Lot

GLOBAL LEARNING CHARTER SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Global Learning Charter School	**$2,637,738**	**$3,850,525**	**$6,488,263**	**$1,959,117**	**$1,664,051**	**$10,111,431**
Civil	$305,424	$622,979	$928,403			$928,403
Building Envelope	$1,514,214	$2,897,046	$4,411,260	$402,491	$43,915	$4,857,667
Architecture		$0	$0	$399,182	$794,700	$1,193,882
Mechanical	$818,100	$196,830	$1,014,930		$323,119	$1,338,049
Electrical		$133,669	$133,669	$122,128	$336,506	$592,303
Plumbing			$0	$232,257	$165,811	$398,068
Technology			$0	$409,403		$409,403
Life Safety & Security			$0	$393,656		$393,656

GLOBAL LEARNING CHARTER SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1789	GLCS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5% | Walls - painted - 50% wood panels	Architecture	Walls - Interior Repair	3
3-1792	GLCS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 5% | Ceiling - soffit - T-bar system - 12x12 tile 50%	Architecture	Ceiling	3
3-1795	GLCS - Building 1	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1796	GLCS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 30%	Architecture	Doors - Interior	3
3-1799	GLCS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 20%	Architecture	Doors - Hardware Only	3
3-1802	GLCS - Building 1	Replace markerboards in classrooms.	Markerboard 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1788	GLCS - Building 1	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1790	GLCS - Building 1	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1791	GLCS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door -front - storefront - 5% , interior wood - 5%	Architecture	Doors - Interior	4
3-1784	GLCS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - front - pull/ push bar - 5%, interior- knobs - 5%	Architecture	Doors - Hardware Only	4
2-2486	GLCS - Building 1	Roof Replacement Metal diverters are damaged at roof edge. Granule loss throughout, Repair patches around HVAC gouges in capsheet. Vents south/west corner or roof installed incorrectly, west edge gravel stops. Delaminating along edge and perimeter edge, throughout internal gutter. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2485	GLCS - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-2483	GLCS - Building 1	Replace Steel frame window system.	Windows- Steel Frame | Windows - storefront/ H.M - 30% | Windows - H.M. frame, single pane - 70%	Building Envelope	Windows	2
2-2484	GLCS - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2482	GLCS - Building 1	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
3-1800	GLCS - Building 1	Replace fluorescent lighting with LED (pendant). Building observed to have both LED and fluorescent lighting in place.	Lighting - 1x4 pendent florescent 50%	Electrical	Lighting - Interior	3
3-1785	GLCS - Building 1	Replace/upgrade interior lighting. Building observed to have both LED and fluorescent lighting in place.	Lighting - 2x4 LED - 5%	Electrical	Lighting - Interior	4
4-0472	GLCS - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0476	GLCS - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0473	GLCS - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Units are less than 3 years old	Mechanical	HVAC	4
3-1798	GLCS - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-4492	GLCS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 20% / general maintenance	Architecture	Ceiling	3
3-4509	GLCS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 50% missing threshold	Architecture	Doors - Interior	3
3-4511	GLCS - Building 2	Replace toilet partitions.	Toilet partition - 50% general maintenance	Architecture	Restroom - Toilet Partitions	3
3-4490	GLCS - Building 2	Repair / replace existing flooring and base throughout.	Floors - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4491	GLCS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - 20%	Architecture	Walls - Interior Repair	4
3-4494	GLCS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 15%	Architecture	Doors - Interior	4
3-4496	GLCS - Building 2	Replace casework.	Casework - 10%	Architecture	Casework	4
3-4502	GLCS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 15% general maintenance	Architecture	Doors - Interior	4
2-2499	GLCS - Building 2	Roof Replacement Lots of Repair on Roof shows signs roof is at end of life (replace). Penetration sealant failure throughout. *Notated on District list of roofs to be replaced.	Roof- BUR/ Gravel	Building Envelope	Roof Replacement	1
2-2498	GLCS - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-2496	GLCS - Building 2	Replace Steel frame window system.	Windows- Steel Frame | Windows - 15% / Title 24 Update/ Single panel	Building Envelope	Windows	2
2-2497	GLCS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3

GLOBAL LEARNING CHARTER SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2495	GLCS - Building 2	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
3-4493	GLCS - Building 2	Replace/upgrade interior lighting.	Lighting - 15%	Electrical	Lighting - Interior	4
4-0475	GLCS - Building 2	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0477	GLCS - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-4497	GLCS - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - 50% ADA update	Plumbing	Plumbing - Fixtures	4
3-1804	GLCS - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1805	GLCS - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-1806	GLCS - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	3
3-1807	GLCS - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 30%	Architecture	Doors - Interior	3
3-1808	GLCS - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-1810	GLCS - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1813	GLCS - Building 8	Replace markerboards in classrooms.	Markerboard 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-2503	GLCS - Building 8	Roof Replacement Coating splits at laps. Delamination at perimeter edge. Condensation lines, penetrations need sealant.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2502	GLCS - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2501	GLCS - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-2500	GLCS - Building 8	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-1811	GLCS - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0479	GLCS - Building 8	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0480	GLCS - Building 8	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-1809	GLCS - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-1855	GLCS - Building 9	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1856	GLCS - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-1857	GLCS - Building 9	Replace casework.	Casework - 50%	Architecture	Casework	3
3-1858	GLCS - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 50%	Architecture	Doors - Interior	3
3-1859	GLCS - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 50%	Architecture	Ceiling	3
3-1861	GLCS - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-1864	GLCS - Building 9	Replace markerboards in classrooms.	Markerboard 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1865	GLCS - Building 9	Replace casework.	Casework - 30%	Architecture	Casework	3
2-2515	GLCS - Building 9	Roof Replacement Delamination at perimeter edge. Open penetrations. Coating failure throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2513	GLCS - Building 9	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-2514	GLCS - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2512	GLCS - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-1862	GLCS - Building 9	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0482	GLCS - Building 9	Replace rooftop package units.	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
3-1860	GLCS - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 40%	Plumbing	Plumbing - Fixtures	3

GLOBAL LEARNING CHARTER SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1844	GLCS - Building 10	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1845	GLCS - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-1846	GLCS - Building 10	Replace casework.	Casework - 50%	Architecture	Casework	3
3-1847	GLCS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 50%	Architecture	Doors - Interior	3
3-1848	GLCS - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 50%	Architecture	Ceiling	3
3-1850	GLCS - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-1853	GLCS - Building 10	Replace markerboards in classrooms.	Markerboard 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1854	GLCS - Building 10	Replace casework.	Casework - 30%	Architecture	Casework	3
2-2519	GLCS - Building 10	Roof Replacement Delamination at perimeter edge. Open penetrations. Coating failure throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2517	GLCS - Building 10	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-2518	GLCS - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2516	GLCS - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-1851	GLCS - Building 10	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0484	GLCS - Building 10	Replace rooftop package units.	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
3-1849	GLCS - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 40%	Plumbing	Plumbing - Fixtures	3
3-4514	GLCS - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 40% general maintenance	Architecture	Ceiling	3
3-4512	GLCS - Building 11	Repair / replace existing flooring and base throughout.	Floors - 40% / general maintenance	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4513	GLCS - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - 10% general maintenance	Architecture	Walls - Interior Repair	4
3-4516	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 15% general maintenance	Architecture	Doors - Interior	4
3-4522	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 15% general maintenance	Architecture	Doors - Interior	4
3-4523	GLCS - Building 11	Replace casework.	Casework - 15% general maintenance	Architecture	Casework	4
3-4529	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - 15% general maintenance	Architecture	Doors - Interior	4
3-4530	GLCS - Building 11	Replace casework.	Casework - 15% general maintenance	Architecture	Casework	4
3-4535	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 15% general maintenance	Architecture	Doors - Interior	4
3-4537	GLCS - Building 11	Replace casework.	Casework - 15% general maintenance	Architecture	Casework	4
3-4543	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - 10% general maintenance	Architecture	Doors - Interior	4
3-4549	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - 10% general maintenance	Architecture	Doors - Interior	4
2-2531	GLCS - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2532	GLCS - Building 11	Roof Maintenance Needs Cleaning. Waterways to drain need clearing. Coping needs attention at wall/ masonary.	Roof- PVC	Building Envelope	Roof Maintenance	3
2-2530	GLCS - Building 11	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - 15% Title 24 update	Building Envelope	Windows	3
2-2528	GLCS - Building 11	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2529	GLCS - Building 11	Continued Maintenace Recommended for Metal Cladding Facade.	Facade- Metal Cladding	Building Envelope	Walls - Exterior Cleaning	4
3-4515	GLCS - Building 11	Replace/upgrade interior lighting.	Lighting - 10% general maintenance	Electrical	Lighting - Interior	4
4-0486	GLCS - Building 11	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0487	GLCS - Building 11	Replace large rooftop package units. (1 of 2)	Rooftop Package Units Large is 20+ years old	Mechanical	HVAC	1

GLOBAL LEARNING CHARTER SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0489	GLCS - Building 11	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0490	GLCS - Building 11	Replace rooftop Evap. Cooler units.	Rooftop Evap. Cooler Units are 20+ years old	Mechanical	HVAC	1
4-0491	GLCS - Building 11	Replace rooftop Duct Furnace units.	Rooftop Duct Furnace Units are 20+ years old	Mechanical	HVAC	1
4-0488	GLCS - Building 11	Replace large rooftop package units. (2 of 2)	Rooftop Package Units Large is 3 years old	Mechanical	HVAC	4
3-4524	GLCS - Building 11	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - 15% general maintenance	Plumbing	Plumbing - Fixtures	4
2-2523	GLCS - Building 12	Roof Replacement Membrane dried out. Drain needs cleaning. Repair with caulking throughout.	Roof- PVC	Building Envelope	Roof Replacement	1
2-2521	GLCS - Building 12	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-2522	GLCS - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2520	GLCS - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2527	GLCS - Building 13	Roof Replacement Membrane at end of life. Needs Cleaning.	Roof- PVC	Building Envelope	Roof Replacement	1
2-2526	GLCS - Building 13	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2524	GLCS - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2525	GLCS - Building 13	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
3-1835	GLCS - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-1836	GLCS - Building 15	Replace casework.	Casework - 30%	Architecture	Casework	3
3-1837	GLCS - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 20%	Architecture	Doors - Interior	3
3-1838	GLCS - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	3
3-1843	GLCS - Building 15	Replace markerboards in classrooms.	Markerboard 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1834	GLCS - Building 15	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1840	GLCS - Building 15	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 20%	Architecture	Doors - Hardware Only	4
2-2507	GLCS - Building 15	Roof Replacement Internal gutter completely clogged, needs full maintenance.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-2506	GLCS - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2504	GLCS - Building 15	Continued Maintenace Recommended for Composite Panels.	Facade- Composite Panels	Building Envelope	Walls - Exterior Cleaning	4
2-2505	GLCS - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 30%	Building Envelope	Windows	4
3-1841	GLCS - Building 15	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0492	GLCS - Building 15	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-1839	GLCS - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-1825	GLCS - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-1826	GLCS - Building 16	Replace casework.	Casework - 30%	Architecture	Casework	3
3-1827	GLCS - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 20%	Architecture	Doors - Interior	3
3-1828	GLCS - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	3
3-1833	GLCS - Building 16	Replace markerboards in classrooms.	Markerboard 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1824	GLCS - Building 16	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1830	GLCS - Building 16	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 20%	Architecture	Doors - Hardware Only	4
2-2511	GLCS - Building 16	Roof Replacement Internal gutter completely clogged, needs full maintenance.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2

GLOBAL LEARNING CHARTER SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2510	GLCS - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2508	GLCS - Building 16	Continued Maintenace Recommended for Composite Panels.	Facade- Composite Panels	Building Envelope	Walls - Exterior Cleaning	4
2-2509	GLCS - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 30%	Building Envelope	Windows	4
3-1831	GLCS - Building 16	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0493	GLCS - Building 16	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-1829	GLCS - Building 16	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-1814	GLCS - Building 17	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1815	GLCS - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1816	GLCS - Building 17	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1817	GLCS - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 5%	Architecture	Doors - Interior	4
3-1818	GLCS - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 5%	Architecture	Ceiling	4
3-1820	GLCS - Building 17	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-1823	GLCS - Building 17	Replace markerboards in classrooms.	Markerboard 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-2490	GLCS - Building 17	Roof Maintenance Internal gutter needs cleaning. Anchors need resealing.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2489	GLCS - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2487	GLCS - Building 17	Continued Maintenace Recommended for Composite Panels.	Facade- Composite Panels	Building Envelope	Walls - Exterior Cleaning	4
2-2488	GLCS - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 5%	Building Envelope	Windows	4
3-1821	GLCS - Building 17	Replace/upgrade interior lighting.	Lighting - 2x4 LED - 5%	Electrical	Lighting - Interior	4
4-0494	GLCS - Building 17	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-1819	GLCS - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
2-2494	GLCS - Building 18	Roof Replacement The coating is at the end of its life, the paint is deteriorating and the roof is due for replacement.	Roof- BUR	Building Envelope	Roof Maintenance	1
2-2493	GLCS - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2491	GLCS - Building 18	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-2492	GLCS - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0502	GLCS - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-6231	GLCS - Building 18	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Okay condition.	Plumbing	Plumbing - Fixtures	3
1-0104	GLCS - Grounds (4)	Remove and replace damaged concrete panels at drop off area.	Concrete at drop - off needs to be replaced, damaged	Civil		1
1-0105	GLCS - Grounds (4)	Remove and replace drive approaches in drop off areas.	Drive approaches at drop-off to be replaced or maintenaced	Civil		1
1-0106	GLCS - Grounds (4)	Add dry well or other drainage options to prevent flooding or drainage issues.	Exterior face of building 2 major drainage - see picture 5	Civil	Site Drainage	1
1-0107	GLCS - Grounds (4)	Replace playground equipment.	Playset exterior coating cracking/ rusted - see picture 7	Civil	Playgrounds / Equipment	1
1-0109	GLCS - Grounds (4)	Add dry well and other drainage options to prevent flooding.	Exterior face of building 2 drainage - see picture 9	Civil	Site Drainage	1
1-0110	GLCS - Grounds (4)	Add handrails major tripping hazard.	DI near building 2 steep drop-off needs handrails - see picture 8 and 9	Civil		1
1-0111	GLCS - Grounds (4)	Add dry well and other drainage options to prevent flooding - southeast corner of building.	Southeast corner of building 2 backup, not drainage - see picture 10	Civil		1
1-0112	GLCS - Grounds (4)	Add handrails near cafeteria building to prevent possible hazards.	DI near cafeteria building II steep drop off - need handrails - see picture 11	Civil		1

GLOBAL LEARNING CHARTER SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0113	GLCS - Grounds (4)	Remove and replace ramp with handrails to prevent possible hazards.	Ramp coming out of building II steep drop off, need handrails - see picture 12	Civil		1
1-0116	GLCS - Grounds (4)	Patch asphalt near basketball courts.	Asphalt washed away near basketball courts - see picture 17	Civil		1
1-0119	GLCS - Grounds (4)	Remove and replace drive approaches to make ADA compliant. (1 of 2)	Cracks on drive approaches on North side of school	Civil		1
1-0120	GLCS - Grounds (4)	Remove and replace drive approaches to make ADA compliant. (2 of 2)	North side DA crosswalk doesn't meet ADA standard requirements	Civil		1
1-0121	GLCS - Grounds (4)	Remove and replace ramps to make ADA compliant.	Teacher/ Staff parking lot on North side has ramps that don't meet ADA standards	Civil		1
1-0122	GLCS - Grounds (4)	Add signage to ADA parking.	Missing sign of ADA parking	Civil		1
1-0101	GLCS - Grounds (4)	Reseal alligator cracking in eastern parking lot.	Weathered and alligator cracking at eastern parking lot - see picture 4	Civil	Site Paving - New	2
1-0102	GLCS - Grounds (4)	Remove and replace ramp to make ADA compliant. Remove and replace striping in parking stalls	ADA ramp and ADA striping worn out - see picture 1 -3 not ADA	Civil		2
1-0103	GLCS - Grounds (4)	Remove and replace drive approach to make ADA compliant.	Drive approach eastern parking lot, not ADA, needs to be replaced	Civil		2
1-0115	GLCS - Grounds (4)	Remove and replace basketball court - major cracking.	Basketball court cracked and weathered - see picture 15 and 16	Civil		2
1-0117	GLCS - Grounds (4)	Remove and replace concrete.	ADA path of travel to office doesn't meet ADA standard width	Civil		2
1-0118	GLCS - Grounds (4)	Remove and replace concrete panels.	Drop off zone has minor cracks	Civil		2
1-0123	GLCS - Grounds (4)	Slurry seal alligator cracking in staff parking lot.	Staff parking lot has alligator cracking	Civil		2
1-0124	GLCS - Grounds (4)	Slurry seal cracking on basketball courts.	Cracking on basketball courts and by playground	Civil		2
4-1312	GLCS - Grounds (4)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1313	GLCS - Grounds (4)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1868	GLCS - Grounds (4)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1314	GLCS - Grounds (4)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1315	GLCS - Grounds (4)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Golden Oak Elementary School

1700 North Lovers Ln., Visalia, CA 93292

Brooke Schilling, Principal

CDS Code: 54 72256 6106249



Grade Level

K-6

Year Built

1985

Enrollment

643

Capacity

714

Building Area

37,622 SF

Site Acreage

15.50

Our mission at Golden Oak is to develop a community of students who are academically, behaviorally, socially, and emotionally prepared to persevere in life. We treat each other as we wish to be treated, and kindness, honesty, and respect are the foundation of all our interactions. In all we do, we strive to provide a safe, supportive place where excellence is encouraged and realized through standards-based, lively and engaging curriculum, and professional, caring teachers.

Respect
- Treat others the way you want to be treated
- Help and share with others

On-Task
- Be on time
- Follow Directions
- Be willing to participate and share answers

Achievement
- Be prepared and ready to learn
- Do your personal best

Responsible
- Whole body listening
- Use materials properly
- Keep hands and feet to self

Golden Oak Elementary School

EXISTING SITE



Golden Oak Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Golden Oak Elementary School

PROPOSED SITE



Golden Oak Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portables with New Permanent Classroom Building with VAPA

RENOVATIONS / MODERNIZATIONS

- Convert Existing Classrooms to Administration
- Additional Restrooms

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- Expanded Parking Lot

GOLDEN OAK ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Golden Oak Elementary School	**$1,254,139**	**$2,685,537**	**$3,939,676**	**$3,854,027**	**$15,733,507**	**$23,527,210**
Civil	$387,169	$89,772	$476,941	$2,362		$479,303
Building Envelope	$228,420	$1,525,418	$1,753,838	$2,465,184	$108,633	$4,327,655
Architecture		$0	$0	$693,646	$14,978,637	$15,672,283
Mechanical	$638,550		$638,550	$62,985	$646,238	$1,347,773
Electrical		$363,217	$363,217	$55,112		$418,329
Plumbing		$196,830	$196,830	$165,336		$362,166
Technology			$0	$409,403		$409,403
Life Safety & Security		$510,300	$510,300			$510,300

GOLDEN OAK ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0563	GOES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0564	GOES - Building 1	Roof Maintenance (SSM) Drains need cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2830	GOES - Building 1	Roof Maintenance (TPO) Drains need cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0560	GOES - Building 1	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0561	GOES - Building 1	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
2-0562	GOES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
4-0504	GOES - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0509	GOES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0505	GOES - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 6-11 years old	Mechanical	HVAC	3
3-6232	GOES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-4603	GOES - Building 2	Replace casework.	Casework - 50%	Architecture	Casework	2
3-4601	GOES - Building 2	Repair / replace existing flooring and base throughout.	Floors - VCT/ carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4602	GOES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4604	GOES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door -Door H.M., frame H.M.50%	Architecture	Doors - Interior	3
3-4605	GOES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	3
3-4607	GOES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4609	GOES - Building 2	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0585	GOES - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0586	GOES - Building 2	Roof Replacement Granule loss present throughout the roof. The roof will need to be maintained to last 3+ years before needed a re-roof.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-0584	GOES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0583	GOES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4608	GOES - Building 2	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0512	GOES - Building 2	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-4606	GOES - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-4623	GOES - Building 3	Replace casework.	Casework - 50%	Architecture	Casework	2
3-4621	GOES - Building 3	Repair / replace existing flooring and base throughout.	Floors - carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4622	GOES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4624	GOES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door -Door H.M., frame H.M.50%	Architecture	Doors - Interior	3
3-4625	GOES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12	Architecture	Ceiling	3
3-4627	GOES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4629	GOES - Building 3	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0574	GOES - Building 3	Roof Replacement Granule loss present throughout the roof. The roof will need to be maintained to last 3+ years before needed a re-roof.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-0573	GOES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0571	GOES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0572	GOES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-4628	GOES - Building 3	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2

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Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0514	GOES - Building 3	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-4626	GOES - Building 3	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-4613	GOES - Building 4	Replace casework.	Casework - 50%	Architecture	Casework	2
3-4611	GOES - Building 4	Repair / replace existing flooring and base throughout.	Floors - VCT/ carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4612	GOES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4614	GOES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door -Door H.M., frame H.M.50%	Architecture	Doors - Interior	3
3-4615	GOES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	3
3-4617	GOES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4619	GOES - Building 4	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0589	GOES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0590	GOES - Building 4	Roof Replacement Granule loss present throughout the roof. The roof will need to be maintained to last 3+ years before needed a re-roof.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-0588	GOES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0587	GOES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4618	GOES - Building 4	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0516	GOES - Building 4	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0517	GOES - Building 4	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
3-4616	GOES - Building 4	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
2-0559	GOES - Building 5	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	1
2-0558	GOES - Building 5	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0557	GOES - Building 5	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-4577	GOES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	2
3-4571	GOES - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet and VCT 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4572	GOES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- tackboard - 40%	Architecture	Walls - Interior Repair	3
3-4573	GOES - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	3
3-4574	GOES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. - 50%	Architecture	Doors - Interior	3
3-4575	GOES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system	Architecture	Ceiling	3
2-2831	GOES - Building 6	Roof Replacement The TPO roof is showing its age and will be due for replacement.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0552	GOES - Building 6	Roof Maintenance The metal Mansard roof is discolored but looks to be in good condition.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0550	GOES - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50%	Building Envelope	Windows	3
2-0551	GOES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0549	GOES - Building 6	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0548	GOES - Building 6	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
3-4578	GOES - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0523	GOES - Building 6	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0528	GOES - Building 6	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0529	GOES - Building 6	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
3-4576	GOES - Building 6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-4557	GOES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	2
3-4567	GOES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	2
3-4552	GOES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- tackboard - 40%	Architecture	Walls - Interior Repair	3
3-4553	GOES - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	3
3-4554	GOES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. - 50%	Architecture	Doors - Interior	3
3-4555	GOES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system	Architecture	Ceiling	3
3-4561	GOES - Building 7	Repair / replace existing flooring and base throughout.	Floor - carpet and VCT 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4563	GOES - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	3
3-4564	GOES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. - 50%	Architecture	Doors - Interior	3
2-2742	GOES - Building 7	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0547	GOES - Building 7	Roof Maintenance Gutters need cleaning. Mechanical well needs cleaning. Many repairs at mechanical curtain. Wall base flashing and penetrations need sealant.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0545	GOES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50%	Building Envelope	Windows	3
2-0546	GOES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0544	GOES - Building 7	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0543	GOES - Building 7	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
3-4558	GOES - Building 7	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0526	GOES - Building 7	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0527	GOES - Building 7	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0525	GOES - Building 7	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
3-4566	GOES - Building 7	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-4583	GOES - Building 12	Replace casework.	Casework - 50%	Architecture	Casework	2
3-4581	GOES - Building 12	Repair / replace existing flooring and base throughout.	Floors - VCT/ carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4582	GOES - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4584	GOES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Door -Door H.M., frame H.M.50%	Architecture	Doors - Interior	3
3-4585	GOES - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	3
3-4587	GOES - Building 12	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4589	GOES - Building 12	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0566	GOES - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0567	GOES - Building 12	Roof Maintenance	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0565	GOES - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4588	GOES - Building 12	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0537	GOES - Building 12	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0538	GOES - Building 12	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 5 years old	Mechanical	HVAC	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4586	GOES - Building 12	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-4593	GOES - Building 13	Replace casework.	Casework - 50%	Architecture	Casework	2
3-4591	GOES - Building 13	Repair / replace existing flooring and base throughout.	Floors - VCT/ carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4592	GOES - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4594	GOES - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Door -Door H.M., frame H.M.50%	Architecture	Doors - Interior	3
3-4595	GOES - Building 13	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	3
3-4597	GOES - Building 13	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4599	GOES - Building 13	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0569	GOES - Building 13	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0570	GOES - Building 13	Roof Maintenance	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0568	GOES - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4598	GOES - Building 13	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0540	GOES - Building 13	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0541	GOES - Building 13	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
3-4596	GOES - Building 13	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-4661	GOES - Building 14	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4662	GOES - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4663	GOES - Building 14	Replace casework.	Casework - 20%	Architecture	Casework	3
3-4664	GOES - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4667	GOES - Building 14	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4665	GOES - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	4
3-4669	GOES - Building 14	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0518	GOES - Building 14	Roof Replacement Surface rust throughout. Need cleaning and re-roof.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0515	GOES - Building 14	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0517	GOES - Building 14	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0516	GOES - Building 14	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
3-4668	GOES - Building 14	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0543	GOES - Building 14	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-4666	GOES - Building 14	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4642	GOES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4645	GOES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 40%	Architecture	Ceiling	3
3-4647	GOES - Building 15	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 40%	Architecture	Doors - Hardware Only	3
3-4641	GOES - Building 15	Repair / replace existing flooring and base throughout.	Floor - laminate / carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4643	GOES - Building 15	Replace casework.	Casework - 30%	Architecture	Casework	4
3-4644	GOES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	4

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Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4649	GOES - Building 15	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0594	GOES - Building 15	Roof Replacement	Roof- TPO	Building Envelope	Roof Replacement	2
2-0593	GOES - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0592	GOES - Building 15	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50%	Building Envelope	Windows	3
2-0591	GOES - Building 15	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4648	GOES - Building 15	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0548	GOES - Building 15	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0546	GOES - Building 15	Replace rooftop package units.	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
3-4646	GOES - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-4632	GOES - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4635	GOES - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 40%	Architecture	Ceiling	3
3-4637	GOES - Building 16	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 40%	Architecture	Doors - Hardware Only	3
3-4631	GOES - Building 16	Repair / replace existing flooring and base throughout.	Floor - laminate / carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4633	GOES - Building 16	Replace casework.	Casework - 30%	Architecture	Casework	4
3-4634	GOES - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	4
3-4639	GOES - Building 16	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0598	GOES - Building 16	Roof Replacement	Roof- TPO	Building Envelope	Roof Replacement	2
2-0597	GOES - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0596	GOES - Building 16	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50%	Building Envelope	Windows	3
2-0595	GOES - Building 16	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4638	GOES - Building 16	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0549	GOES - Building 16	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0547	GOES - Building 16	Replace rooftop package units.	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
3-4636	GOES - Building 16	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-4671	GOES - Building 17	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4672	GOES - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4673	GOES - Building 17	Replace casework.	Casework - 20%	Architecture	Casework	3
3-4674	GOES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4677	GOES - Building 17	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4675	GOES - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	4
3-4679	GOES - Building 17	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0519	GOES - Building 17	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0522	GOES - Building 17	Roof Replacement Needs cleaning. Metal anchor needs new sealant.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0521	GOES - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0520	GOES - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
3-4678	GOES - Building 17	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0551	GOES - Building 17	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-4676	GOES - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4651	GOES - Building 18	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4652	GOES - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4653	GOES - Building 18	Replace casework.	Casework - 20%	Architecture	Casework	3
3-4654	GOES - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4657	GOES - Building 18	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4655	GOES - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	4
3-4659	GOES - Building 18	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0526	GOES - Building 18	Roof Replacement Surface rust throughout. Need cleaning and re-roof.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0525	GOES - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0523	GOES - Building 18	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0524	GOES - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	4
3-4658	GOES - Building 18	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0545	GOES - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-4656	GOES - Building 18	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-6212	GOES - Grounds (9)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-0527	GOES - New Building	Room 40A Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0531	GOES - New Building	Room 40B Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0535	GOES - New Building	Room 40C Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0539	GOES - New Building	Stand Alone Portable Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0529	GOES - New Building	Room 40A Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0533	GOES - New Building	Room 40B Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0537	GOES - New Building	Room 40C Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0541	GOES - New Building	Stand Alone Portable Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0577	GOES - New Building	Room 53 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0581	GOES - New Building	Room 54 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0575	GOES - New Building	Room 53 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0579	GOES - New Building	Room 54 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0530	GOES - New Building	Room 40A Roof Maintenance Need to have gutters cleaned.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0534	GOES - New Building	Room 40B Roof Maintenance Need to have gutters cleaned.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0538	GOES - New Building	Room 40C Roof Maintenance Need to have gutters cleaned.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0578	GOES - New Building	Room 53 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3

GOLDEN OAK ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0582	GOES - New Building	Room 54 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0528	GOES - New Building	Room 40A Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0532	GOES - New Building	Room 40B Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0536	GOES - New Building	Room 40C Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0540	GOES - New Building	Stand Alone Portable Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0576	GOES - New Building	Room 53 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0580	GOES - New Building	Room 54 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
1-0376	GOES - Grounds (9)	Add dry wells, or other drainage options near basketball courts.	Site drainage issue near basketball courts	Civil		1
1-0378	GOES - Grounds (9)	Add Truncated Domes	Needs truncated domes, walkway goes into access road	Civil		1
1-0380	GOES - Grounds (9)	Remove and replace this section	Portion of basketball court is a safety hazard	Civil		1
1-0384	GOES - Grounds (9)	Add dry wells, or other drainage options near corridor.	Flooding near corridor	Civil		1
1-0385	GOES - Grounds (9)	repair outdoor stage area to remove tripping hazard	Tripping hazard - outdoor stage area	Civil		1
1-0379	GOES - Grounds (9)	Repair cracked portions of basketball courts	Cracking on portions of basketball court	Civil		2
1-0381	GOES - Grounds (9)	Repair asphalt walkways and weathered asphalt near portables	Asphalt walkway and asphalt near portables is weathered	Civil		2
1-0382	GOES - Grounds (9)	Repair Water fountains	Water fountains severely weathered and have issues	Civil		2
1-0386	GOES - Grounds (9)	Remove and Replace	Replace playground equipment - rusting	Civil		2
1-0387	GOES - Grounds (9)	Seal slight cracking on parking lot	Cracking on parking lot asphalt	Civil		2
1-0388	GOES - Grounds (9)	Seal cracking at bus drop off	Cracking at bus drop off	Civil		2
1-0383	GOES - Grounds (9)	Add concrete gap / joint filler	Concrete gap filler deteriorating, replace	Civil		3
4-1329	GOES - Grounds (9)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1330	GOES - Grounds (9)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	2
4-1869	GOES - Grounds (9)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1331	GOES - Grounds (9)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1332	GOES - Grounds (9)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Goshen Elementary School

6505 Avenue 308, Visalia, CA 93291

Angelina Gonzales-Thomas, Principal

CDS Code: 54 72256 6054597



Grade Level

P-6

Year Built

1980

Enrollment

584

Capacity

654

Building Area

49,034 SF

Site Acreage

13.66

Goshen Elementary School serves approximately 550 students in grades K-6. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.

Goshen Elementary School is dedicated to supporting all students with standards-based curriculum that will prepare them for a successful future in a rapidly changing world and global economy. We are committed to providing a safe, positive climate for learning in which all students can reach their fullest potential both academically and socially.

Goshen Elementary School

EXISTING SITE



Goshen Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Goshen Elementary School

PROPOSED SITE



Goshen Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Expand and Renovate Existing Cafeteria/MPR and Kitchen
2. Expand Existing Admin into New Building and Renovate Existing Admin
3. Replace Portables with New Permanent Classroom Building with VAPA

SITE IMPROVEMENTS

- Drainage Improvements

GOSHEN ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Goshen Elementary School	**$753,489**	**$4,485,543**	**$5,239,032**	**$1,055,213**	**$13,823,309**	**$20,117,554**
Civil	$91,800	$69,554	$161,354			$161,354
Building Envelope	$548,964	$4,247,590	$4,796,554	$155,582	$170,935	$5,123,071
Architecture		$59,049	$59,049	$159,928	$11,717,281	$11,936,258
Mechanical	$112,725	$109,350	$222,075	$125,970	$854,564	$1,202,609
Electrical			$0	$121,662	$625,612	$747,274
Plumbing			$0	$82,668	$327,370	$410,038
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

GOSHEN ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1868	GSHES - Building 1	Repair / replace existing flooring and base throughout.	Clean, general maintenance - 15% | Library in very good condition. Pretty much brand new - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1869	GSHES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Good - 10%	Architecture	Doors - Interior	4
3-1870	GSHES - Building 1	Replace casework.	Good condition - 10%	Architecture	Casework	4
3-1871	GSHES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Light stains - 5% | Ceiling - T-bar system - 5%	Architecture	Ceiling	4
3-1867	GSHES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Good - 10%	Architecture	Walls - Interior Repair	4
3-1874	GSHES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	5%	Architecture	Doors - Interior	4
3-1875	GSHES - Building 1	Replace casework.	5%	Architecture	Casework	4
3-4683	GSHES - Building 1	Replace casework.	Casework - upper/ lowers - 5%	Architecture	Casework	4
3-4684	GSHES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Doors H.M. / Frame H.M. - glass	Architecture	Doors - Interior	4
3-4686	GSHES - Building 1	Upgrade master clock system to an IP clock system.	Clock/ pa - 5%	Architecture	Clock	4
3-4688	GSHES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware door - lever / lever keypad -5%	Architecture	Doors - Hardware Only	4
2-0609	GSHES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0608	GSHES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows/ shades - window H.M. single pane - 30% T-24	Building Envelope	Windows	3
2-0607	GSHES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-2696	GSHES - Building 1	Roof Maintenance Gutters need cleaning/ Pipe boots through wall sealant failure.	Roof- Shinglel	Building Envelope	Roof Maintenance	4
3-1872	GSHES - Building 1	Replace/upgrade interior lighting.	Good, bright - 5%; Lighting - 2x4 florescent - 30% (Workroom)	Electrical	Lighting - Interior	4
4-0560	GSHES - Building 1	Replace ductless mini-split.	Ductless Mini-Splits are 20+ years old	Mechanical	HVAC	1
4-0565	GSHES - Building 1	Replace Exhaust Fans.	Ceiling Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0553	GSHES - Building 1	Replace rooftop package units.	Rooftop Package Units are 5+ years old	Mechanical	HVAC	4
3-4687	GSHES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant	Plumbing	Plumbing - Fixtures	4
3-1881	GSHES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 1.9% slope - panic hardware with pull handle exterior	Architecture	Doors - Interior	4
3-1882	GSHES - Building 2	Replace sinage.	54" A.F.F	Architecture	Signage / Way-finding	4
3-1883	GSHES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Tackboard floor to ceiling - condition very good, W1, W2, W3, W4	Architecture	Walls - Interior Repair	4
3-1884	GSHES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Acoustical ceiling ends 3'-7" from windows and slopes up to 12x12 glue-on ceiling tiles.	Architecture	Ceiling	4
3-1885	GSHES - Building 2	Upgrade master clock system to an IP clock system.	Clock/ speaker unit	Architecture	Clock	4
3-1887	GSHES - Building 2	Replace casework.	All casework - very good condition	Architecture	Casework	4
3-1890	GSHES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Pair of metal doors with panic hardware at opposite end of room.	Architecture	Doors - Interior	4
3-1891	GSHES - Building 2	Repair / replace existing flooring and base throughout.	12x12 VCT flooring	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1892	GSHES - Building 2	Replace restroom finishes.	Restroom in classroom - ADA compliant- 2x2 ceramic tile floor, 4'-0" ceramic tile wainscot	Architecture	Restroom - Finishes	4
2-0677	GSHES - Building 2	Roof Replacement Gutters south to north need suttle improvements	Roof- Shingle	Building Envelope	Roof Replacement	2
2-0675	GSHES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows are single-glazed in metal frames. metal panels at bottom of window frames	Building Envelope	Windows	2
2-0676	GSHES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0674	GSHES - Building 2	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-0673	GSHES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1889	GSHES - Building 2	Replace/upgrade interior lighting.	Lighting appears to be LED fixtures	Electrical	Lighting - Interior	4
4-0566	GSHES - Building 2	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1

GOSHEN ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1886	GSHES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Soap and PT dispenser are at accessible height. Faucet at sink	Plumbing	Plumbing - Fixtures	4
3-1894	GSHES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Light color discoloration - 10% | Water stains, T bar damage - 40%	Architecture	Ceiling	2
3-1893	GSHES - Building 3	Repair / replace existing flooring and base throughout.	Few mismatched tiles - 15%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1896	GSHES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Wall color discoloration - 15% | Small dents, scratches, stains - 20%	Architecture	Walls - Interior Repair	3
3-1898	GSHES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Good - 15%	Architecture	Doors - Interior	3
2-2695	GSHES - Building 3	Roof Replacement Penetrations need Maintenace. New coating/ re-roof within 3-5 yrs.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0606	GSHES - Building 3	Roof Replacement (Shingle)	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2881	GSHES - Building 3	Roof Replacement (TPO)	Roof- TPO	Building Envelope	Roof Replacement	2
2-0604	GSHES - Building 3	Replace Steel frame window system.	Windows- Steel Frame | General cleaning - 15%	Building Envelope	Windows	2
2-0605	GSHES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0603	GSHES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-1895	GSHES - Building 3	Replace/upgrade interior lighting.	Few bulbs not working - 15%	Electrical	Lighting - Interior	3
3-6233	GSHES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	4
3-1903	GSHES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 2.32% slope -pull handle exterior	Architecture	Doors - Interior	4
3-1904	GSHES - Building 5	Replace sinage.	54" A.F.F.	Architecture	Signage / Way-finding	4
3-1909	GSHES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Painted gypsum board | Acoustical ceiling ends 3'-7" from windows and slopes up to 12x12 glue-on ceiling tiles. Some gouges in tiles | 2 loose 12x12 tiles	Architecture	Ceiling	4
3-1914	GSHES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 1.35 slope - panic hardware with pull handle exterior	Architecture	Doors - Interior	4
3-1915	GSHES - Building 5	Replace sinage.	54" A.F.F	Architecture	Signage / Way-finding	4
3-1916	GSHES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Tackboard floor to ceiling = condition very good, W1-W4	Architecture	Walls - Interior Repair	4
3-1918	GSHES - Building 5	Upgrade master clock system to an IP clock system.	Clock/ speaker unit	Architecture	Clock	4
3-1920	GSHES - Building 5	Replace casework.	All casework - very good condition - clearance below sink 27.5", countertop at +35.5"	Architecture	Casework	4
3-1923	GSHES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Rear door landing = 0.6% slope. Panic hardware with pull handle exterior	Architecture	Doors - Interior	4
3-1924	GSHES - Building 5	Repair / replace existing flooring and base throughout.	Epoxy flooring	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1925	GSHES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Rear door landing = 2.18% slope. Panic hardware with pull handle exterior.	Architecture	Doors - Interior	4
3-1926	GSHES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 2.11% slop - Panic hardware with pull handle exterior.	Architecture	Doors - Interior	4
3-1928	GSHES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Rear door landing 2.14% slope. Panic hardware with pull handle exterior.	Architecture	Doors - Interior	4
3-1929	GSHES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 2.9% slope. Pull handle exterior	Architecture	Doors - Interior	4
3-1930	GSHES - Building 5	Replace sinage.	54" A.F.F.	Architecture	Signage / Way-finding	4
2-2699	GSHES - Building 5	Restrooms Perimeter edge open in some areas.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0672	GSHES - Building 5	Roof Replacement No gutters. Minor ridging present.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-0669	GSHES - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows are single-glazed in metal frames. Wood casing and trim	Building Envelope	Windows	2
2-0671	GSHES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4

GOSHEN ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0668	GSHES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0670	GSHES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-1922	GSHES - Building 5	Replace/upgrade interior lighting.	Lighting appears to be LED fixtures	Electrical	Lighting - Interior	4
4-0610	GSHES - Building 5	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0611	GSHES - Building 5	Replace rooftop package units.	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-1910	GSHES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Soap and PT dispenser are at accessible height. faucet in good condition.	Plumbing	Plumbing - Fixtures	4
3-1962	GSHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Rear door landing = 3.7% slope. Lever hardware. Door opens to 45 degrees. Concrete landing has shifted causing door to not open full. 2" drop off at landing.	Architecture	Doors - Interior	3
3-1937	GSHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 0.9% slope - pull handle exterior	Architecture	Doors - Interior	4
3-1938	GSHES - Building 6	Replace sinage.	54" A.F.F.	Architecture	Signage / Way-finding	4
3-1945	GSHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 0.8% slope - pull handle exterior	Architecture	Doors - Interior	4
3-1955	GSHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 2.6% slope - panic hardware with pull handle exterior	Architecture	Doors - Interior	4
3-1946	GSHES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Tackboard floor to ceiling = condition very good, W1-W4	Architecture	Walls - Interior Repair	4
3-1947	GSHES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Acoustical ceiling ends 3'-7" from windows and slopes up to 12x12 glue-on ceiling tiles. Water spot by main door. | 2 loose 12x12 tiles | Painted gypsum board	Architecture	Ceiling	4
3-1948	GSHES - Building 6	Upgrade master clock system to an IP clock system.	Clock/ speaker unit	Architecture	Clock	4
3-1950	GSHES - Building 6	Replace casework.	All casework - very good condition - clearance below sink 27.5", countertop at +35.5"	Architecture	Casework	4
3-1953	GSHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Rear door landing = 1.8% slope. Lever hardware	Architecture	Doors - Interior	4
3-1956	GSHES - Building 6	Replace sinage.	54" A.F.F.	Architecture	Signage / Way-finding	4
3-1957	GSHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 0.3% slope - panic hardware with pull handle exterior	Architecture	Doors - Interior	4
3-1959	GSHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Rear door landing = 2.1% slope. Lever hardware	Architecture	Doors - Interior	4
3-1960	GSHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 0.5% slope - panic hardware with pull handle exterior	Architecture	Doors - Interior	4
3-1963	GSHES - Building 6	Repair / replace existing flooring and base throughout.	Epoxy flooring. Slight tear in coved portion pf rubber base. | Coved sheet vinyl. Separation from J-mold in one location mid wall	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1964	GSHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 1.3% slope. Pull handle exterior	Architecture	Doors - Interior	4
3-1965	GSHES - Building 6	Replace sinage.	54" A.F.F.	Architecture	Signage / Way-finding	4
2-2698	GSHES - Building 6	Roof Replacement Mod Cap deteriorating on perimeter.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0667	GSHES - Building 6	Roof Replacement Ridging in some areas. Need repairs.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-0664	GSHES - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows are single-glazed in metal frames. Wood casing and trim	Building Envelope	Windows	2
2-0666	GSHES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0663	GSHES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0665	GSHES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-1952	GSHES - Building 6	Replace/upgrade interior lighting.	Lighting appears to be LED fixtures	Electrical	Lighting - Interior	4
4-0613	GSHES - Building 6	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1

GOSHEN ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0614	GSHES - Building 6	Replace rooftop package units.	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-1941	GSHES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Soap and PT dispenser are at accessible height. faucet in good condition.	Plumbing	Plumbing - Fixtures	4
3-1999	GSHES - Building 7	Replace restroom finishes.	Silver backing on right mirror damaged	Architecture	Restroom - Finishes	3
3-1991	GSHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 1.6% slope -pull handle exterior	Architecture	Doors - Interior	4
3-1992	GSHES - Building 7	Replace sinage.	54" A.F.F.	Architecture	Signage / Way-finding	4
3-2000	GSHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 1.5% slope -pull handle exterior	Architecture	Doors - Interior	4
3-2001	GSHES - Building 7	Replace sinage.	54" A.F.F.	Architecture	Signage / Way-finding	4
3-2008	GSHES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Tackboard floor to ceiling = condition very good, W1-W4	Architecture	Walls - Interior Repair	4
3-2009	GSHES - Building 7	Replace sinage.	54" A.F.F	Architecture	Signage / Way-finding	4
3-2010	GSHES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Acoustical ceiling ends 3'-7" from windows and slopes up to 12x12 glue-on ceiling tiles. Tile at A/V rack loose. | Missing 12x12 tile | Painted gypsum board	Architecture	Ceiling	4
3-2011	GSHES - Building 7	Upgrade master clock system to an IP clock system.	Clock/ speaker unit	Architecture	Clock	4
3-2013	GSHES - Building 7	Replace casework.	All casework - very good condition - clearance below sink 27.5", countertop at +35.5"	Architecture	Casework	4
3-2016	GSHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Rear door landing = 0.7% slope. Lever hardware	Architecture	Doors - Interior	4
3-2018	GSHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 1.9% slope - panic hardware with pull handle exterior	Architecture	Doors - Interior	4
3-2019	GSHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 1.4% slope - panic hardware with pull handle exterior	Architecture	Doors - Interior	4
3-2020	GSHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Rear door landing = 1.3% slope. Lever hardware	Architecture	Doors - Interior	4
3-2021	GSHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 1.7% slope - panic hardware with pull handle exterior	Architecture	Doors - Interior	4
3-2023	GSHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Rear door landing = 1.3% slope. Knob hardware	Architecture	Doors - Interior	4
3-2024	GSHES - Building 7	Repair / replace existing flooring and base throughout.	Epoxy flooring. Slight blistering at main entry door. Stain on floor by rear door. Unknown origin due to casework.	Architecture	Flooring - Carpet, Tile, Etc.	4
2-2700	GSHES - Building 7	Roof Replacement Mod Cap deteriorating on perimeter. Gutters need to be cleaned, HVAC units need improved saddles installed on the upslope of the units to divert water to gutters.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0662	GSHES - Building 7	Roof Replacement Some ridging/sagging is present in the roofing system and will need to be corrected during the re-roof of the building which is do to be performed.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-0660	GSHES - Building 7	Replace Steel frame window system.	Windows- Steel Frame | Windows are single-glazed in metal frames. Wood casing and trim. Painted metal panels in window system.	Building Envelope	Windows	2
2-0661	GSHES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0659	GSHES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2015	GSHES - Building 7	Replace/upgrade interior lighting.	Lighting appears to be LED fixtures	Electrical	Lighting - Interior	4
4-0615	GSHES - Building 7	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0617	GSHES - Building 7	Replace rooftop package units.	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-1995	GSHES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Soap and PT dispenser are at accessible height. Left faucet missing control top, right faucet very loose	Plumbing	Plumbing - Fixtures	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2032	GSHES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Scratches, scuffs 30%	Architecture	Doors - Interior	2
3-2033	GSHES - Building 8	Replace casework.	Multiple scuffs - 40%	Architecture	Casework	2
3-2027	GSHES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Stains, small cracks and gouges - 30% | Older mismatched tiles - 25%	Architecture	Ceiling	3
3-2038	GSHES - Building 8	Replace teaching surfaces.	Stains, holes, wear and tear - 35%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2039	GSHES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Wall board falling off, general stains - 25%	Architecture	Walls - Interior Repair	3
3-2025	GSHES - Building 8	Repair / replace existing flooring and base throughout.	Carpet tiles, good condition overall - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2026	GSHES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Panic hardware, no kickplate - 5%	Architecture	Doors - Interior	4
2-0654	GSHES - Building 8	Roof Replacement Ridging Throughout	Roof- Shingle	Building Envelope	Roof Replacement	1
2-0653	GSHES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0652	GSHES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Needs general cleaning - 30%	Building Envelope	Windows	3
2-0651	GSHES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2028	GSHES - Building 8	Replace/upgrade interior lighting.	Good - 15%	Electrical	Lighting - Interior	4
4-0618	GSHES - Building 8	Replace rooftop package units.	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-2035	GSHES - Building 8	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Non ADA sink - 25%	Plumbing	Plumbing - Fixtures	3
3-2043	GSHES - Building 9	Repair / replace existing flooring and base throughout.	Smooth epoxy over concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2044	GSHES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate - 10%	Architecture	Doors - Interior	4
3-2045	GSHES - Building 9	Replace casework.	Good -5%	Architecture	Casework	4
3-2046	GSHES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good, brand new 5% | Ceiling has water stains - 10%	Architecture	Ceiling	4
3-2049	GSHES - Building 9	Replace teaching surfaces.	Good - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-2051	GSHES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Good - 5%	Architecture	Walls - Interior Repair	4
3-2052	GSHES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Secondary door - lever hardware - 10%	Architecture	Doors - Interior	4
2-0614	GSHES - Building 9	Replace Roof Penetrations need Maintenace. Granule Loss.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-0612	GSHES - Building 9	Replace Steel frame window system.	Windows- Steel Frame | General cleaning, stains - 15%	Building Envelope	Windows	2
2-0613	GSHES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0611	GSHES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2048	GSHES - Building 9	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0609	GSHES - Building 9	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0622	GSHES - Building 9	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0621	GSHES - Building 9	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 10-15 years old	Mechanical	HVAC	3
3-2047	GSHES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Good, ADA compliant - 5%; Remove / why is hygiene vendor in Boys' Restroom? - 25%	Plumbing	Plumbing - Fixtures	4
3-2068	GSHES - Building 10	Repair / replace existing flooring and base throughout.	Carpet tile flooring	Architecture	Flooring - Carpet, Tile, Etc.	2
3-2054	GSHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 0.1% slope - lever hardware. Ramp and handrail access	Architecture	Doors - Interior	4
3-2055	GSHES - Building 10	Replace sinage.	54" A.F.F.	Architecture	Signage / Way-finding	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2057	GSHES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Acoustical ceiling tiles broken and perimeter grid bent in three location | Acoustical ceiling tiles are hanging down in some spots and have waterspots. Mismatched tiles throughout.	Architecture	Ceiling	4
3-2058	GSHES - Building 10	Upgrade master clock system to an IP clock system.	Clock	Architecture	Clock	4
3-2062	GSHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 1.6% slope - lever hardware.	Architecture	Doors - Interior	4
3-2063	GSHES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Tackboard floor to ceiling - some trim does not go to ceiling, W1-W4	Architecture	Walls - Interior Repair	4
3-2065	GSHES - Building 10	Upgrade master clock system to an IP clock system.	Clock	Architecture	Clock	4
3-2069	GSHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Interior wood doors with knob hardware	Architecture	Doors - Interior	4
3-2070	GSHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 2.4% slope - lever hardware.	Architecture	Doors - Interior	4
3-2071	GSHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Interior wood doors with knob hardware. Doors go to room 501	Architecture	Doors - Interior	4
2-0625	GSHES - Building 10	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0623	GSHES - Building 10	Repair Fiber Glass Paneling Facade. (Allowance)	Facade- Fiber Glass Paneling	Building Envelope	Walls - Exterior Repair	2
2-0626	GSHES - Building 10	Roof Replacement Mastic repairs failing. Laps opening, minor ridging at perimeter gutter.	Roof- EPDM	Building Envelope	Roof Replacement	2
2-0624	GSHES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window is single-glazed in aluminum frame	Building Envelope	Windows	3
3-2067	GSHES - Building 10	Replace/upgrade interior lighting.	Lighting appears to be LED fixtures	Electrical	Lighting - Interior	4
3-2072	GSHES - Building 10	Replace general electrical items.	Surface mounted electrical receptacles	Electrical	Electrical - General / Misc.	4
4-0624	GSHES - Building 10	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
4-0625	GSHES - Building 13	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2079	GSHES - Building 15	Repair / replace existing flooring and base throughout.	Carpet tile flooring	Architecture	Flooring - Carpet, Tile, Etc.	2
3-2073	GSHES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 4.5% slope - panic hardware.	Architecture	Doors - Interior	3
3-2075	GSHES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Acoustical ceiling tiles are mismatched. some gouges in tiles.	Architecture	Ceiling	4
3-2076	GSHES - Building 15	Upgrade master clock system to an IP clock system.	Clock	Architecture	Clock	4
3-2080	GSHES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Interior wood doors with knob hardware. Doors go to Room 501	Architecture	Doors - Interior	4
3-2082	GSHES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Tackboard floor to ceiling - holes in tackboard above markerboards. Some tear at bottom by markerboards - W4	Architecture	Walls - Interior Repair	4
3-2084	GSHES - Building 15	Replace casework.	Casework older style with plastic laminate countertop	Architecture	Casework	4
2-0621	GSHES - Building 15	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0622	GSHES - Building 15	Roof Replacement Needs full maintenance. Punctures. Cols laps at perimeter.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0619	GSHES - Building 15	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0620	GSHES - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window is single-glazed in aluminum frame	Building Envelope	Windows	3
3-2078	GSHES - Building 15	Replace/upgrade interior lighting.	Lighting appears to be LED fixtures	Electrical	Lighting - Interior	4
3-2083	GSHES - Building 15	Replace general electrical items.	Surface mounted electrical receptacles. Romex coming out of adjoining panel boxes - unknown connection	Electrical	Electrical - General / Misc.	4
4-0626	GSHES - Building 15	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2085	GSHES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 2.6% slope - panic hardware.	Architecture	Doors - Interior	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2086	GSHES - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Tackboard floor to ceiling - W1 and W2	Architecture	Walls - Interior Repair	4
3-2087	GSHES - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Acoustical ceiling tiles are mismatched. some gouged and broken tiles. waterspots.	Architecture	Ceiling	4
3-2088	GSHES - Building 17	Upgrade master clock system to an IP clock system.	Clock	Architecture	Clock	4
3-2091	GSHES - Building 17	Repair / replace existing flooring and base throughout.	Carpet tile flooring	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2092	GSHES - Building 17	Replace sinage.	54" A.F.F.	Architecture	Signage / Way-finding	4
3-2093	GSHES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	No clear visibility of lower portion of room as everything in room is piled against walls	Architecture	Doors - Interior	4
2-0618	GSHES - Building 17	Roof Replacement Perimeter delaminating. Blisters. Needs full maintenance.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0617	GSHES - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0615	GSHES - Building 17	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0616	GSHES - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window is single-glazed in aluminum frame	Building Envelope	Windows	3
3-2090	GSHES - Building 17	Replace/upgrade interior lighting.	Lighting appears to be LED fixtures	Electrical	Lighting - Interior	4
4-0627	GSHES - Building 17	Replace Heat Pump units.	Bard Heat Pumps less than 4 years old.	Mechanical	HVAC	4
3-2096	GSHES - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Acoustical ceiling tiles are mylar over fiberglass and fiberboard. Mylar tiles are delaminating, Mismatched tiles.	Architecture	Ceiling	3
3-2094	GSHES - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Main entry door landing = 2.4% slope - panic hardware. with pull handle exterior	Architecture	Doors - Interior	4
3-2095	GSHES - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Tackboard floor to ceiling - condition very good -W1-W4	Architecture	Walls - Interior Repair	4
3-2097	GSHES - Building 18	Upgrade master clock system to an IP clock system.	Clock/ speaker unit	Architecture	Clock	4
3-2100	GSHES - Building 18	Repair / replace existing flooring and base throughout.	Carpet tiles from right side of door. LVT keft of carpet tiles, Carpet tiles in other room	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2101	GSHES - Building 18	Replace sinage.	54" A.F.F.	Architecture	Signage / Way-finding	4
3-2102	GSHES - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	No clear visibility of lower portion of room as everything in room is piled against walls	Architecture	Doors - Interior	4
3-2104	GSHES - Building 18	Replace casework.	No built in casework	Architecture	Casework	4
3-2105	GSHES - Building 18	Replace restroom finishes.	Boys and girls toilet rooms with pre-school toilets and grab bars, FRP wainscot to +4'-0"	Architecture	Restroom - Finishes	4
2-0684	GSHES - Building 18	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0685	GSHES - Building 18	Roof Replacement Discoloration. Perimeter gutter needs mod line lap maintenance.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0682	GSHES - Building 18	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0683	GSHES - Building 18	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows appear to be dual glazed in metal frames	Building Envelope	Windows	4
3-2099	GSHES - Building 18	Replace/upgrade interior lighting.	Lighting appears to be LED fixtures	Electrical	Lighting - Interior	4
4-0628	GSHES - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4
3-2103	GSHES - Building 18	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Soap and PT dispenser are at accessible height. High/ low wall hung sinks	Plumbing	Plumbing - Fixtures	4
3-2126	GSHES - Building 19	Replace teaching surfaces.	Light stains - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2122	GSHES - Building 19	Repair / replace existing flooring and base throughout.	Good - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2123	GSHES - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate - 10%	Architecture	Doors - Interior	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2124	GSHES - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Light scratches. marks - 15%	Architecture	Ceiling	4
3-2127	GSHES - Building 19	Replace casework.	Upper cabinets good - 10%	Architecture	Casework	4
2-0646	GSHES - Building 19	Roof Replacement Rust, discoloration. Due for re-roof in 1-3 yrs.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0643	GSHES - Building 19	Replace Wood Facade. Dry Rot in places.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0645	GSHES - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0644	GSHES - Building 19	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
3-2125	GSHES - Building 19	Replace/upgrade interior lighting.	Overall good - 15%	Electrical	Lighting - Interior	4
4-0629	GSHES - Building 19	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2109	GSHES - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Acoustical ceiling tiles are in very good condition, black grid	Architecture	Ceiling	3
3-2106	GSHES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Main (left) entry door landing = 2.9% - door (right) landing 3.4% slope. Panic hardware on both doors	Architecture	Doors - Interior	4
3-2107	GSHES - Building 20	Replace sinage.	54" A.F.F.	Architecture	Signage / Way-finding	4
3-2108	GSHES - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Tackboard floor to ceiling - condition very good W1-W4	Architecture	Walls - Interior Repair	4
3-2110	GSHES - Building 20	Upgrade master clock system to an IP clock system.	Clock with separate speaker unit	Architecture	Clock	4
3-2112	GSHES - Building 20	Replace casework.	Plastic laminate casework with plastic laminate tops	Architecture	Casework	4
3-2115	GSHES - Building 20	Repair / replace existing flooring and base throughout.	Carpet tiles 18" from right side of main (left) door. Sheet vinyl left of carpet tiles. Sheet vinyl separating at door	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2116	GSHES - Building 20	Replace restroom finishes.	Boys and girls toilet rooms with full-height vinyl wall covering	Architecture	Restroom - Finishes	4
2-0681	GSHES - Building 20	Roof Replacement Need cleaning and full maintenance.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0680	GSHES - Building 20	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0678	GSHES - Building 20	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0679	GSHES - Building 20	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | No windows in room other than sidelights	Building Envelope	Windows	3
3-2114	GSHES - Building 20	Replace/upgrade interior lighting.	Lighting appears to be LED fixtures	Electrical	Lighting - Interior	4
4-0630	GSHES - Building 20	Replace rooftop package units.	Rooftop Package Units are 10-15 years old	Mechanical	HVAC	3
3-2111	GSHES - Building 20	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Soap and PT dispenser are at accessible height. High/ low wall hung sinks	Plumbing	Plumbing - Fixtures	4
2-0601	GSHES - Building 21	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-0599	GSHES - Building 21	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0600	GSHES - Building 21	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-0602	GSHES - Building 21	Roof Maintenance Some Ponding. Perimeter gutters need some welding.	Roof- PVC over Metal	Building Envelope	Roof Maintenance	3
4-0631	GSHES - Building 21	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
2-0688	GSHES - Building 22	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-0686	GSHES - Building 22	Repair CMU Facade. (Allowance)	Facade- CMU	Building Envelope	Walls - Exterior Repair	1
2-0687	GSHES - Building 22	Replace Wood frame window system.	Windows- Wood Frame	Building Envelope	Windows	1
2-0689	GSHES - Building 22	Roof Replacement Pipe penetrations need to be sealed, with proper maintenance the roof will last for 3 years before a re-roof is needed.	Roof- TPO	Building Envelope	Roof Replacement	2

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3-2121	GSHES - Building 23	Replace teaching surfaces.	Light stains - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2117	GSHES - Building 23	Repair / replace existing flooring and base throughout.	Good - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2118	GSHES - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate - 10%	Architecture	Doors - Interior	4
3-2119	GSHES - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Light scratches. marks - 15%	Architecture	Ceiling	4
2-0647	GSHES - Building 23	Replace Wood Facade. Dry Rot in places.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0650	GSHES - Building 23	Roof Replacement Rust, discoloration. Due for re-roof in 1-3 yrs.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0649	GSHES - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0648	GSHES - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
3-2120	GSHES - Building 23	Replace/upgrade interior lighting.	Overall good - 15%	Electrical	Lighting - Interior	4
4-0632	GSHES - Building 23	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2129	GSHES - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	Minor scuffs, no kickplate on door - 20%	Architecture	Doors - Interior	4
3-2132	GSHES - Building 24	Upgrade master clock system to an IP clock system.	5%	Architecture	Clock	4
3-2134	GSHES - Building 24	Repair or replace interior door hardware as needed throughout.	Panic hardware - 10%	Architecture	Doors - Hardware Only	4
3-2136	GSHES - Building 24	Replace teaching surfaces.	Good, small scuffs - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-2139	GSHES - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, door stop does not work - 15%	Architecture	Doors - Interior	4
3-2143	GSHES - Building 24	Replace tackboards in classrooms.	Tackboard has small scuffs - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0629	GSHES - Building 24	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0630	GSHES - Building 24	Roof Maintenance Gutters need cleaning. Condensation lines need sealing.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0627	GSHES - Building 24	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0628	GSHES - Building 24	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows equipped with blinds - 5%	Building Envelope	Windows	4
3-2135	GSHES - Building 24	Replace/upgrade interior lighting.	Good - 5%	Electrical	Lighting - Interior	4
4-0633	GSHES - Building 24	Replace rooftop package units.	Rooftop Package Units are 8 years old	Mechanical	HVAC	4
3-6214	GSHES - Grounds (12)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-0655	GSHES - New Building	Room P2 Replace Wood Facade. Early signs of Dry Rot	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0633	GSHES - New Building	Room P3 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0637	GSHES - New Building	Room P4 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0641	GSHES - New Building	Room P5 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0657	GSHES - New Building	Room P2 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0656	GSHES - New Building	Room P2 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0631	GSHES - New Building	Room P3 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-0635	GSHES - New Building	Room P4 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4

GOSHEN ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0639	GSHES - New Building	Room P5 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-0632	GSHES - New Building	Room P3 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0636	GSHES - New Building	Room P4 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0640	GSHES - New Building	Room P5 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0125	GSHES - Grounds (12)	Remove and replace ramp to make ADA compliant.	Ramp at drop off could be replaced, slopes are over maximum - see picture 1	Civil		1
1-0126	GSHES - Grounds (12)	Remove and replace sidewalk and drive approach to make ADA compliant.	Cross slope of west end sidewalk is noncompliant all the way to driving approach - see picture 2	Civil		1
1-0127	GSHES - Grounds (12)	Remove and replace drive approach to make slopes ADA compliant.	Drive approach has noncompliant slopes - see picture 2	Civil		1
1-0134	GSHES - Grounds (12)	Replace playground equipment.	Play court and field: playground needs maintenance, paint is rusting as well as steps - picture 10	Civil	Playgrounds / Equipment	1
1-0135	GSHES - Grounds (12)	Add railing to ramp to prevent hazard.	Interior/ on campus: No railing on ramp	Civil		1
1-0136	GSHES - Grounds (12)	Provide barrier around area drain to mitigate tripping hazard.	Interior/ on campus: Tripping hazard and drainage - picture 12	Civil		1
1-0128	GSHES - Grounds (12)	Seal alligator cracking in parking lot.	Parking lot has lots of alligator cracking and low point drainage. see picture 3	Civil		2
1-0129	GSHES - Grounds (12)	Remove and replace cracked concrete panels.	ADA path of travel to office entrance is cracked - see picture 4	Civil		2
1-0130	GSHES - Grounds (12)	Seal cracking in basketball courts, and weather recommend seal.	Play court and field: Ponding on asphalt, weathering, minor alligator cracking. - picture 5	Civil		2
1-0131	GSHES - Grounds (12)	Site maintenance needed.	Play court and field: 3 spots with apparent gopher holes - pictures 6-7	Civil		2
1-0133	GSHES - Grounds (12)	Remove pressbox and bleachers, if unused.	Play court and field: Out of date press box and bleacher - picture 9	Civil	Renovation	2
4-1347	GSHES - Grounds (12)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1348	GSHES - Grounds (12)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1870	GSHES - Grounds (12)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1349	GSHES - Grounds (12)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1350	GSHES - Grounds (12)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Highland Elementary School

701 North Stevenson St., Visalia, CA 93291

Jessica Peredo, Principal

CDS Code: 54 72256 6054613



Grade Level

P-6

Year Built

1947

Enrollment

438

Capacity

714

Building Area

47,429 SF

Site Acreage

2.96

Highland Elementary School

EXISTING SITE



Highland Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Highland Elementary School

PROPOSED SITE



Highland Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Portables with Permanent Classroom Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

HIGHLAND ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Highland Elementary School	**$2,031,804**	**$1,820,000**	**$3,851,804**	**$1,883,204**	**$2,156,107**	**$7,891,115**
Civil	$106,650	$145,800	$252,450			$252,450
Building Envelope	$1,560,654	$1,368,020	$2,928,674	$308,850	$60,284	$3,297,807
Architecture			$0	$619,697	$578,580	$1,198,277
Mechanical	$364,500	$306,180	$670,680	$157,463	$646,238	$1,474,380
Electrical			$0	$147,662	$530,881	$678,543
Plumbing			$0	$334,608	$110,541	$445,148
Technology			$0	$314,925	$102,038	$416,963
Life Safety & Security			$0		$127,547	$127,547

HIGHLAND ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4691	HLES - Building 1	Repair / replace existing flooring and base throughout.	Floor - carpet / tile - 20% | Floor - VCT 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4692	HLES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackbaord - 20%	Architecture	Walls - Interior Repair	3
3-4693	HLES - Building 1	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4694	HLES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - Front -store front, int. doors, wood - 205	Architecture	Doors - Interior	3
3-4695	HLES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	3
3-4697	HLES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - front pull/ bar, interior levers 30%	Architecture	Doors - Hardware Only	3
3-4704	HLES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - storefront door / H.M. doors - 30%	Architecture	Doors - Interior	3
3-4707	HLES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-4699	HLES - Building 1	Replace markerboards in classrooms.	Markerboard -10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0755	HLES - Building 1	Roof Replacement Capsheet/ coating burnt out. Needs complete Re-roof. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0752	HLES - Building 1	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-0754	HLES - Building 1	Continue Maintenace on Roll-up Door.	Doors- Roll Up- Steel	Building Envelope	Doors - Exterior	3
2-0753	HLES - Building 1	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0751	HLES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - storefront - 30%	Building Envelope	Windows	3
2-0750	HLES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4698	HLES - Building 1	Replace fluorescent lighting in administration area with LED. Building observed to have both fluorescent and LED lighting in place.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	3
3-4708	HLES - Building 1	Replace/upgrade interior lighting.	Lighting - LEDs 20%	Electrical	Lighting - Interior	4
4-0638	HLES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0634	HLES - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 15 years old	Mechanical	HVAC	2
4-0635	HLES - Building 1	Replace large rooftop package units.	Rooftop Package Units Large are 15 years old	Mechanical	HVAC	2
4-0637	HLES - Building 1	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0636	HLES - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-4706	HLES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - restroom LAV - ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
2-0717	HLES - Building 4	Roof Replacement Needs new roof coating is failing. Open perimeter laps.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0716	HLES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0715	HLES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0714	HLES - Building 4	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
4-0640	HLES - Building 4	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-6234	HLES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2145	HLES - Building 5	Repair / replace existing flooring and base throughout.	Very good condition - 10% | Floors are extremely stained/ dirty - 60%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2157	HLES - Building 5	Replace toilet partitions.	Good - 20%	Architecture	Restroom - Toilet Partitions	3
3-2146	HLES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Light marks, some yellowing - 10%	Architecture	Walls - Interior Repair	4
3-2147	HLES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10%	Architecture	Ceiling	4
3-2151	HLES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Light marks, no kickplate - 5%	Architecture	Doors - Interior	4
3-2164	HLES - Building 5	Replace casework.	Good - 10%	Architecture	Casework	4
3-2167	HLES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, paint touch up - 15%	Architecture	Doors - Interior	4

HIGHLAND ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0693	HLES - Building 5	Roof Replacement Evidence of repairs throughout. Gutters full. All flashings throughout need sealant. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0692	HLES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0690	HLES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0691	HLES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Clean - 10%	Building Envelope	Windows	4
3-2149	HLES - Building 5	Replace/upgrade interior lighting.	Good -10%	Electrical	Lighting - Interior	4
4-0645	HLES - Building 5	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0646	HLES - Building 5	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0643	HLES - Building 5	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 10-13 years old	Mechanical	HVAC	3
3-2150	HLES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2169	HLES - Building 6	Repair / replace existing flooring and base throughout.	Light stains, recommended to clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2170	HLES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Few scuffs and holes - 10%	Architecture	Walls - Interior Repair	3
3-2171	HLES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good, few chips - 10%	Architecture	Ceiling	4
3-2172	HLES - Building 6	Replace casework.	Good - 10%	Architecture	Casework	4
3-2175	HLES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, paint touch up - 15%	Architecture	Doors - Interior	4
2-0697	HLES - Building 6	Roof Replacement Anchors need resealing. Pipe Flashing needs resealing. Flashing and gutters need to be cleaned. Gutter- Sheet Metal- Behind Rm 44 needs Replacement. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0696	HLES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0694	HLES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0695	HLES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Clean - 10%	Building Envelope	Windows	4
3-2177	HLES - Building 6	Replace/upgrade interior lighting.	Few of the lights have stains/ discoloration - 20%	Electrical	Lighting - Interior	3
4-0647	HLES - Building 6	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-2174	HLES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	4
3-2243	HLES - Building 7	Repair / replace existing flooring and base throughout.	Very good condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2244	HLES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Light marks, some yellowing - 10%	Architecture	Walls - Interior Repair	4
3-2245	HLES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10%	Architecture	Ceiling	4
3-2249	HLES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Light marks, no kickplate - 5%	Architecture	Doors - Interior	4
2-0733	HLES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0734	HLES - Building 7	Roof Maintenance Metal Penetrations Failing. Gutter and roof needs cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0732	HLES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean	Building Envelope	Windows	3
2-0731	HLES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2247	HLES - Building 7	Replace/upgrade interior lighting.	Good -10%	Electrical	Lighting - Interior	4
4-0652	HLES - Building 7	Replace rooftop package units.	Rooftop Package Units are 10 years old	Mechanical	HVAC	3
3-2248	HLES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2193	HLES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3

HIGHLAND ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2182	HLES - Building 11	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2202	HLES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10% | Very good condition for age, high ceilings too	Architecture	Ceiling	4
3-2183	HLES - Building 11	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2186	HLES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
2-0730	HLES - Building 11	Roof Replacement Some ridging.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2727	HLES - Building 11	Roof Replacement Good mansard.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0728	HLES - Building 11	Replace Wood frame window system.	Windows- Wood Frame | Recommended to clean - 10%	Building Envelope	Windows	2
2-0729	HLES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0727	HLES - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2188	HLES - Building 11	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0656	HLES - Building 11	Replace large ground mount package unit.	Ground mount Package Unit Large is 12 years old	Mechanical	HVAC	3
3-2190	HLES - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2203	HLES - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Chips, watermarks - 20%	Architecture	Ceiling	3
3-2204	HLES - Building 14	Replace casework.	Outdated, inconsistent with rest of campus - 25%	Architecture	Casework	3
3-2199	HLES - Building 14	Repair / replace existing flooring and base throughout.	Good, light stains, could use cleaning - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2207	HLES - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear and only 1 door has a kickplate - 15%	Architecture	Doors - Interior	4
2-0725	HLES - Building 14	Replace exterior doors and hardware to meet Visalia USD Standards. Replace Library Door	Doors- Wood	Building Envelope	Doors - Exterior	1
2-0726	HLES - Building 14	Roof Replacement Capsheet/ coating burnt out. Needs complete Re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0723	HLES - Building 14	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0724	HLES - Building 14	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean - 10%	Building Envelope	Windows	3
2-0722	HLES - Building 14	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-2205	HLES - Building 14	Replace/upgrade interior lighting.	Few bulbs out - 15%	Electrical	Lighting - Interior	4
4-0657	HLES - Building 14	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0659	HLES - Building 14	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-6235	HLES - Building 14	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2196	HLES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2184	HLES - Building 15	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2185	HLES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2187	HLES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Some tiles warped/ chipped - 15%	Architecture	Ceiling	4
3-2189	HLES - Building 15	Replace casework.	Good, just looks outdated - 10%	Architecture	Casework	4
2-0709	HLES - Building 15	Roof Replacement Lots of rust and discoloration. Needs re-roof. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0706	HLES - Building 15	Replace Wood Facade. Soffit- plywood, Dry Rot due to roof leaks, back of units 13 & 14, Replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0708	HLES - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0707	HLES - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3

HIGHLAND ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2192	HLES - Building 15	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0675	HLES - Building 15	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2194	HLES - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
2-0737	HLES - Building 16	Roof Replacement Perimeter pipe penetrations failing throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0736	HLES - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0735	HLES - Building 16	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
4-0660	HLES - Building 16	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-6236	HLES - Building 16	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2225	HLES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2229	HLES - Building 17	Replace teaching surfaces.	Scuffs, rips, tears - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2290	HLES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2222	HLES - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2227	HLES - Building 17	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2228	HLES - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10% | Ceiling has few watermarks/ chips - 15%	Architecture	Ceiling	4
3-2286	HLES - Building 17	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2292	HLES - Building 17	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
2-0741	HLES - Building 17	Roof Replacement Wrinkles throughout. Gutter needs cleaning. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	2
2-0740	HLES - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0738	HLES - Building 17	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0739	HLES - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
3-2223	HLES - Building 17	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0669	HLES - Building 17	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2224	HLES - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Kinder class, so its compliant for them - 10%	Plumbing	Plumbing - Fixtures	3
3-2281	HLES - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2277	HLES - Building 18	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2278	HLES - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2283	HLES - Building 18	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2284	HLES - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10%	Architecture	Ceiling	4
2-0745	HLES - Building 18	Roof Replacement Wrinkles throughout. Needs gutters.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0744	HLES - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0742	HLES - Building 18	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0743	HLES - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
3-2279	HLES - Building 18	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0670	HLES - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4

HIGHLAND ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2280	HLES - Building 18	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2206	HLES - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2181	HLES - Building 19	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2201	HLES - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 105	Architecture	Ceiling	4
3-2200	HLES - Building 19	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2209	HLES - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
2-0713	HLES - Building 19	Roof Replacement Lots of rust and discoloration. Needs re-roof. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0710	HLES - Building 19	Replace Wood Facade. Soffit- plywood, Dry Rot due to roof leaks, back of units 13 & 14, Replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0712	HLES - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0711	HLES - Building 19	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
3-2180	HLES - Building 19	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0666	HLES - Building 19	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2191	HLES - Building 19	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2214	HLES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2219	HLES - Building 20	Repair / replace existing flooring and base throughout.	Clean, stained - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2256	HLES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2216	HLES - Building 20	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2217	HLES - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10% | Tile warped - 15%	Architecture	Ceiling	4
3-2253	HLES - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2258	HLES - Building 20	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
2-0718	HLES - Building 20	Continued Maintenace Recommended for Wood Facade. Soffit-Wood- Dry Rot at back of Unit 30.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0721	HLES - Building 20	Roof Maintenance Penetrations need proper pipe boots. *Notated on District list of roofs to be replaced, PBK assessed as P3.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0720	HLES - Building 20	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0719	HLES - Building 20	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-2212	HLES - Building 20	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0673	HLES - Building 20	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2255	HLES - Building 20	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2264	HLES - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2260	HLES - Building 21	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2261	HLES - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10% | Baseboards are chipped/ damaged - 20%	Architecture	Walls - Interior Repair	4
3-2266	HLES - Building 21	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2267	HLES - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10%	Architecture	Ceiling	4

HIGHLAND ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0701	HLES - Building 21	Roof Replacement Capsheet/ coating burnt out. Needs complete Re-roof. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0700	HLES - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0698	HLES - Building 21	Continued Maintenace Recommended for Stucco Facade. Foundation Timbers at bottom of wall, Dry Rot in places. Replaces as needed.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0699	HLES - Building 21	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
3-2262	HLES - Building 21	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0671	HLES - Building 21	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2263	HLES - Building 21	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2273	HLES - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2269	HLES - Building 22	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2270	HLES - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2275	HLES - Building 22	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2276	HLES - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10%	Architecture	Ceiling	4
2-0705	HLES - Building 22	Roof Replacement Capsheet/ coating burnt out. Needs complete Re-roof. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0704	HLES - Building 22	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0702	HLES - Building 22	Continued Maintenace Recommended for Stucco Facade. Foundation Timbers at bottom of wall, Dry Rot in places. Replaces as needed.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0703	HLES - Building 22	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
3-2271	HLES - Building 22	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0672	HLES - Building 22	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2272	HLES - Building 22	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2237	HLES - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2233	HLES - Building 23	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2234	HLES - Building 23	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2239	HLES - Building 23	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2240	HLES - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10%	Architecture	Ceiling	4
2-0749	HLES - Building 23	Roof Replacement Needs cleaning. Roof needs new flashings.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0748	HLES - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0747	HLES - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
2-0746	HLES - Building 23	Continued Maintenace Recommended for Stucco Facade. Downspout- Aluminum- Damaged Replace at Back of Unit 31.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2235	HLES - Building 23	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0674	HLES - Building 23	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2236	HLES - Building 23	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
1-0137	HLES - Grounds (13)	Add ramp and drive approach in bus drop off area.	Bus drop off has no ADA ramp or drive approach - see picture 1 - 7	Civil		1

HIGHLAND ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0139	HLES - Grounds (13)	Remove and replace raised concrete to avoid possible hazards.	Raised concrete concern for safety - see pictures 9 & 10	Civil		1
1-0142	HLES - Grounds (13)	Remove and replace concrete as needed to get proper drainage.	Flooding between buildings - see picture 15	Civil	Site Drainage	1
1-0143	HLES - Grounds (13)	Remove and replace drive approach to make ADA compliant.	Front entrance drive approach not ADA - see pictures 16-19	Civil		1
1-0144	HLES - Grounds (13)	Remove and replace both drive approaches to make ADA compliant.	Both drive approaches of Goshen not ADA - see pictures 20 - 25	Civil		1
1-0146	HLES - Grounds (13)	Add fencing around parking lot for safety.	No fencing around parking lot, multiple issues with safety	Civil		1
1-0145	HLES - Grounds (13)	Remove and replace section of asphalt at parking lot.	Parking lot raised asphalt, cracking and weathered - see picture 26-29	Civil	Site Paving - Maintenance	2
4-1369	HLES - Grounds (13)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1370	HLES - Grounds (13)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1871	HLES - Grounds (13)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1371	HLES - Grounds (13)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1372	HLES - Grounds (13)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4

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Houston Elementary School

1200 North Giddings St., Visalia, CA 93291

Monica Saenz, Principal

CDS Code: 54 72256 6054621



Grade Level

P-6

Year Built

1950

Enrollment

508

Capacity

684

Building Area

40,191 SF

Site Acreage

10.27

Houston Elementary School serves approximately 615 students in grades TK-6 in 2018-2019. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.

The staff is committed to the mission: Building Educational Achievement through Rigorous Standards, an acronym for B.E.A.R.S – the school mascot. Houston Elementary School values the many languages and cultures of its students and their families.

Houston Elementary School

EXISTING SITE



Houston Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Houston Elementary School

PROPOSED SITE



Houston Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Existing Cafeteria/MPR and Kitchen with New Building to accommodate student population
2. Replace Portables with New Permanent Classroom Building with VAPA and SPED

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- New Parking Lots

HOUSTON ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Houston Elementary School	**$3,010,757**	**$2,296,712**	**$5,307,468**	**$2,154,626**	**$606,025**	**$8,068,118**
Civil	$22,950	$152,543	$175,493			$175,493
Building Envelope	$2,337,107	$1,830,337	$4,167,443	$107,808	$43,186	$4,318,437
Architecture	$0	$0	$0	$701,300	$160,811	$862,111
Mechanical	$650,700		$650,700	$400,742	$323,119	$1,374,561
Electrical		$313,832	$313,832	$55,112	$61,903	$430,846
Plumbing			$0	$362,164	$17,006	$379,170
Technology			$0	$409,403		$409,403
Life Safety & Security			$0	$118,097		$118,097

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2306	HOUES - Building 1		They are using an old RR as their man sanitation station for staff (food, coffee, ice, etc)	Architecture		1
3-2294	HOUES - Building 1	Repair / replace existing flooring and base throughout.	Overall good condition, might be outdated - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2295	HOUES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Light stains - 20%	Architecture	Walls - Interior Repair	3
3-2296	HOUES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Has wear and tear that comes with age - 30%	Architecture	Ceiling	3
3-2301	HOUES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Average wear and tear, recommended paint touch up - 20%	Architecture	Doors - Interior	3
3-2311	HOUES - Building 1	Replace casework.	Chips, scuffs, wear and tear - 40%	Architecture	Casework	3
3-2313	HOUES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Some dents and chips - 30%	Architecture	Doors - Interior	3
3-2297	HOUES - Building 1	Replace casework.	Looks good - 10%	Architecture	Casework	4
2-0825	HOUES - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors - Wood	Building Envelope	Doors - Exterior	1
2-2732	HOUES - Building 1	Roof Replacement Upper Roof Cap and perimeter openings throughout. Pipe penetrations failing. Gutter needs cleaning. Fascia failing. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0822	HOUES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0823	HOUES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0824	HOUES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
2-0821	HOUES - Building 1	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-2299	HOUES - Building 1	Replace fluorescent lighting with LED.	Recommend to upgrade. some bulbs out - 35%	Electrical	Lighting - Interior	2
4-0684	HOUES - Building 1	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0692	HOUES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-2305	HOUES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	The fixtures show its age	Plumbing	Plumbing - Fixtures	3
3-2319	HOUES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10% | Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2324	HOUES - Building 2	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2327	HOUES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
3-2317	HOUES - Building 2	Repair / replace existing flooring and base throughout.	Good - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2318	HOUES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Good - 10% | Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	4
2-0819	HOUES - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2731	HOUES - Building 2	Roof Replacement Upper Roof Cap and perimeter openings throughout. Pipe penetrations failing. Gutter needs cleaning. Fascia failing. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0818	HOUES - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0816	HOUES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0817	HOUES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
2-0815	HOUES - Building 2	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-2326	HOUES - Building 2	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2
4-0693	HOUES - Building 2	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0694	HOUES - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0704	HOUES - Building 2	Replace ductless mini-split.	Ductless Mini-Splits are 20+ years old	Mechanical	HVAC	1

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2325	HOUES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
3-2331	HOUES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10% | Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2334	HOUES - Building 3	Replace toilet partitions.	Light wear and tear - 20%	Architecture	Restroom - Toilet Partitions	3
3-2335	HOUES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Small scuffs - 15%	Architecture	Doors - Interior	3
3-2336	HOUES - Building 3	Repair / replace existing flooring and base throughout.	Good, has small stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2337	HOUES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	3
3-2339	HOUES - Building 3	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2342	HOUES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
2-0813	HOUES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2730	HOUES - Building 3	Roof Replacement Upper Roof Cap and perimeter openings throughout. Pipe penetrations failing. Gutter needs cleaning. Fascia failing. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0812	HOUES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0810	HOUES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0811	HOUES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
2-0809	HOUES - Building 3	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-2341	HOUES - Building 3	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2
4-0698	HOUES - Building 3	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0700	HOUES - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-2332	HOUES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
3-2359	HOUES - Building 4	Replace toilet partitions.	No ADA stall - 0%	Architecture	Restroom - Toilet Partitions	1
3-2346	HOUES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10% | Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2344	HOUES - Building 4	Repair / replace existing flooring and base throughout.	Good, has small stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2345	HOUES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	3
3-2347	HOUES - Building 4	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2350	HOUES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
3-2357	HOUES - Building 4	Replace toilet partitions.	Light wear and tear - 20%	Architecture	Restroom - Toilet Partitions	3
3-2358	HOUES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Small scuffs - 15%	Architecture	Doors - Interior	3
2-0806	HOUES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2729	HOUES - Building 4	Roof Replacement Upper Roof Cap and perimeter openings throughout. Pipe penetrations failing. Gutter needs cleaning. Fascia failing. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Maintenance	1
2-0807	HOUES - Building 4	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	3
2-0804	HOUES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0805	HOUES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
2-0803	HOUES - Building 4	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-2349	HOUES - Building 4	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0699	HOUES - Building 4	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0702	HOUES - Building 4	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-2348	HOUES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
2-0801	HOUES - Building 5	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0802	HOUES - Building 5	Roof Replacement Shingles have excessive moss growth. Penetrations are open.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-0800	HOUES - Building 5	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-0799	HOUES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
4-0720	HOUES - Building 5	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0719	HOUES - Building 5	Replace rooftop package unit.	Rooftop Package Unit is 3 years old	Mechanical	HVAC	4
3-6237	HOUES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-0775	HOUES - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2728	HOUES - Building 9	Roof Replacement Upper Roof Cap and perimeter openings throughout. Pipe penetrations failing. Gutter needs cleaning. Fascia failing. *Notated on District list of roofs to be replaced.	Roof- BUR Gravel	Building Envelope	Roof Replacement	1
2-0774	HOUES - Building 9	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	1
2-0773	HOUES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0772	HOUES - Building 9	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-2432	HOUES - Building 9	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0715	HOUES - Building 9	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0723	HOUES - Building 9	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-6238	HOUES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2422	HOUES - Building 15	Repair / replace existing flooring and base throughout.	Few stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2423	HOUES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Light marks - 20%	Architecture	Walls - Interior Repair	3
3-2424	HOUES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Decent - 15%	Architecture	Ceiling	4
3-2426	HOUES - Building 15	Replace casework.	Outdated but good condition - 10%	Architecture	Casework	4
3-2427	HOUES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Light scuffs - 15%	Architecture	Doors - Interior	4
2-0780	HOUES - Building 15	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-0782	HOUES - Building 15	Roof Replacement Perimeter edge open in areas.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0781	HOUES - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0779	HOUES - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0777	HOUES - Building 15	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-0778	HOUES - Building 15	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2428	HOUES - Building 15	Replace/upgrade interior lighting in kitchen.	Upgrade lighting - 45%	Electrical	Lighting - Interior	2
3-2425	HOUES - Building 15	Replace/upgrade interior lighting.	Very bright - 5%	Electrical	Lighting - Interior	4
4-0717	HOUES - Building 15	Replace large rooftop package units. (1 of 2)	Rooftop Package Units Large are 20+ years old	Mechanical	HVAC	1
4-0721	HOUES - Building 15	Replace MUA unit.	MUA unit is 20+ years old	Mechanical	HVAC	1

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0725	HOUES - Building 15	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0726	HOUES - Building 15	Replace rooftop Evap. Cooler units.	Rooftop Evap. Cooler Units are 20+ years old	Mechanical	HVAC	1
4-0718	HOUES - Building 15	Replace large rooftop package units. (2 of 2)	Rooftop Package Units Large are less than 5 years old	Mechanical	HVAC	4
3-6239	HOUES - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2362	HOUES - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2360	HOUES - Building 17	Repair / replace existing flooring and base throughout.	Good, has small stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2361	HOUES - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	3
3-2363	HOUES - Building 17	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2366	HOUES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
2-0760	HOUES - Building 17	Replace Wood Facade. Early Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-0762	HOUES - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0763	HOUES - Building 17	Roof Maintenance Needs cleaning or power washing.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0761	HOUES - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
3-2365	HOUES - Building 17	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2
4-0732	HOUES - Building 17	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-2364	HOUES - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
3-2376	HOUES - Building 18	Repair / replace existing flooring and base throughout.	Light stains, needs cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2378	HOUES - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Outdated - 30%	Architecture	Ceiling	3
3-2379	HOUES - Building 18	Replace casework.	Some surface chips and cracks - 20%	Architecture	Casework	3
3-2381	HOUES - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-2377	HOUES - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears - 10%	Architecture	Walls - Interior Repair	4
2-0759	HOUES - Building 18	Roof Replacement Low spots in deck. Dry Rot. Perimeter edge open gutter need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0756	HOUES - Building 18	Replace Wood Facade. Early Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0758	HOUES - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0757	HOUES - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
4-0734	HOUES - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-6240	HOUES - Building 18	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2370	HOUES - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2368	HOUES - Building 19	Repair / replace existing flooring and base throughout.	Good, has small stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2369	HOUES - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	3
3-2371	HOUES - Building 19	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2374	HOUES - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0767	HOUES - Building 19	Roof Replacement Gutters need cleaning. Roof needs cleaning.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0766	HOUES - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0764	HOUES - Building 19	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0765	HOUES - Building 19	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
3-2373	HOUES - Building 19	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2
4-0728	HOUES - Building 19	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-2372	HOUES - Building 19	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
3-2385	HOUES - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10% | Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2383	HOUES - Building 20	Repair / replace existing flooring and base throughout.	Good, has small stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2384	HOUES - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	3
3-2386	HOUES - Building 20	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2389	HOUES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
3-2398	HOUES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Light scuffs, no kickplate - 20%	Architecture	Doors - Interior	3
3-2395	HOUES - Building 20	Replace casework.	Great condition - 10%	Architecture	Casework	4
2-0768	HOUES - Building 20	Repair Stucco Facade. Damaged, substandard repairs.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	1
2-0771	HOUES - Building 20	Roof Replacement Anchor sealant failing throughout. Gutters clogged. Needs Overlay.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0770	HOUES - Building 20	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0769	HOUES - Building 20	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
3-2388	HOUES - Building 20	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2
4-0735	HOUES - Building 20	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0736	HOUES - Building 20	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0730	HOUES - Building 20	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-2387	HOUES - Building 20	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
3-2414	HOUES - Building 21	Repair / replace existing flooring and base throughout.	Light stains, needs cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2416	HOUES - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Outdated - 30%	Architecture	Ceiling	3
3-2417	HOUES - Building 21	Replace casework.	Some surface chips and cracks - 20%	Architecture	Casework	3
3-2419	HOUES - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-2415	HOUES - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears - 10%	Architecture	Walls - Interior Repair	4
2-0786	HOUES - Building 21	Roof Replacement Lap joints failing. Pipe jack failing.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0783	HOUES - Building 21	Replace Wood Facade. Wood Fascia- Dry Rot	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0785	HOUES - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0784	HOUES - Building 21	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-2421	HOUES - Building 21	Replace fluorescent lighting with LED.	Lighting is very dim, can barely see, multiple bulbs out - 45%	Electrical	Lighting - Interior	2

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0738	HOUES - Building 21	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-2418	HOUES - Building 21	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2407	HOUES - Building 23	Repair / replace existing flooring and base throughout.	Light stains, needs cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2409	HOUES - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Outdated - 30%	Architecture	Ceiling	3
3-2410	HOUES - Building 23	Replace casework.	Some surface chips and cracks - 20%	Architecture	Casework	3
3-2412	HOUES - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-2408	HOUES - Building 23	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears - 10%	Architecture	Walls - Interior Repair	4
2-0791	HOUES - Building 23	Replace Wood Facade. Early Stages of Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0794	HOUES - Building 23	Roof Replacement Needs cleaning and tree trimming.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0793	HOUES - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0792	HOUES - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
4-0740	HOUES - Building 23	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-2411	HOUES - Building 23	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2400	HOUES - Building 24	Repair / replace existing flooring and base throughout.	Light stains, needs cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2402	HOUES - Building 24	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Outdated - 30%	Architecture	Ceiling	3
3-2403	HOUES - Building 24	Replace casework.	Some surface chips and cracks - 20%	Architecture	Casework	3
3-2405	HOUES - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-2401	HOUES - Building 24	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears - 10%	Architecture	Walls - Interior Repair	4
2-0795	HOUES - Building 24	Replace Wood Facade. Early Stages of Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0798	HOUES - Building 24	Roof Replacement Needs cleaning and tree trimming.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0797	HOUES - Building 24	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0796	HOUES - Building 24	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
4-0742	HOUES - Building 24	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-6241	HOUES - Building 24	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-0790	HOUES - Building 26	Roof Replacement Lap joints failing. Pipe jack failing.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0787	HOUES - Building 26	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-0789	HOUES - Building 26	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0788	HOUES - Building 26	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0744	HOUES - Building 26	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
4-0746	HOUES - Building 26	Replace Exhaust Fans.	Ceiling Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-6242	HOUES - Building 26	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2431		Library but no building number.	Outdated, showing wear and tear - 20%	Architecture	Ceiling	3
3-2429		Library but no building number.	Very good condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2430		Library but no building number.	Light marks - 15%	Architecture	Walls - Interior Repair	4
3-2433		Library but no building number.	Light wear and tear - 10%	Architecture	Doors - Interior	4
3-2435		Library but no building number.	Practically brand new - 5%	Architecture	Casework	4
1-0149	HOUES - Grounds (12)	Remove and replace ramp to make ADA compliant. (1 of 2)	Ramp has 9.0% slopes	Civil		1
1-0150	HOUES - Grounds (12)	Remove and replace ramp to make ADA compliant. (2 of 2)	Drop off DA: 13.5% and no truncated domes	Civil		1
1-0147	HOUES - Grounds (12)	Remove and replace concrete as needed to get proper drainage.	Dry well floods entire area to ramp and tables	Civil		2
1-0148	HOUES - Grounds (12)	Seal alligator cracking by dry well.	Alligator cracking by dry well	Civil		2
1-0151	HOUES - Grounds (12)	Remove and replace pavement	Drop off zone has 5.5% slope on pavement	Civil		2
4-1390	HOUES - Grounds (12)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1391	HOUES - Grounds (12)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1872	HOUES - Grounds (12)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1392	HOUES - Grounds (12)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1393	HOUES - Grounds (12)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Hurley Elementary School

6600 West Hurley Ave., Visalia, CA 93291

Keri Montoya, Principal

CDS Code: 54 72256 6110902



Grade Level

K-6

Year Built

1992

Enrollment

593

Capacity

600

Building Area

44,622 SF

Site Acreage

11.56

Hurley Elementary School serves approximately 600 students in grades K-6. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the national standards, as well as increasing the overall student achievement of all subgroups.

We exist to provide students with an education that affords them limitless opportunities for the future.

Our mission is to ensure that all students achieve academic excellence in the context of positive, supportive relationships.
To guarantee this end, we pledge to:
- Commit to student mastery of essential learnings through intentional, collaborative work;
- Maintain a safe, orderly, caring, and enthusiastic environment in which each student is truly valued;
- Inspire character development and values that will cultivate life-long leadership;
- Reject failure as an option .

Hurley Elementary School

EXISTING SITE



Hurley Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Hurley Elementary School

PROPOSED SITE



Hurley Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

(1) Replace Portables with New Permanent Classroom Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

SITE IMPROVEMENTS

- Drainage Improvements

HURLEY ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Hurley Elementary School	**$170,100**	**$702,103**	**$872,203**	**$2,202,030**	**$4,501,759**	**$7,575,993**
Civil	$170,100		$170,100			$170,100
Building Envelope		$355,985	$355,985	$934,946	$109,660	$1,400,591
Architecture			$0	$609,678	$2,532,725	$3,142,403
Mechanical			$0		$1,524,610	$1,524,610
Electrical		$346,118	$346,118	$55,112	$128,989	$530,218
Plumbing			$0	$192,892	$78,229	$271,120
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

HURLEY ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0831	HURES - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0830	HURES - Building 1	Continued Maintenance Recommended	Doors- Steel & Glass	Building Envelope	Doors - Exterior	3
2-0832	HURES - Building 1	Roof Maintenance Roof needs cleaning & hatch needs new piston, for safety.	Roof- BUR	Building Envelope	Roof Maintenance	3
2-0829	HURES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0827	HURES - Building 1	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0828	HURES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0747	HURES - Building 1	Replace rooftop package unit.	Rooftop Package Units less than 5 years old	Mechanical	HVAC	4
4-0748	HURES - Building 1	Replace large rooftop package unit.	Rooftop Package Units large less than 5 years old	Mechanical	HVAC	4
4-0755	HURES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans less than years old	Mechanical	HVAC	4
3-6243	HURES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-2440	HURES - Building 2	Repair / replace existing flooring and base throughout.	Floor - VCT 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2437	HURES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M/ Frame H.M.	Architecture	Doors - Interior	3
3-2438	HURES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Wall - FRP - 5%	Architecture	Walls - Interior Repair	4
3-2442	HURES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 Title - 5%	Architecture	Ceiling	4
3-2436	HURES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - Lever/ Push Bar	Architecture	Doors - Hardware Only	4
2-0836	HURES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0837	HURES - Building 2	Roof Maintenance Needs Cleaning, Coing at wall needs gutter.	Roof- BUR	Building Envelope	Roof Maintenance	3
2-0835	HURES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. -5%	Building Envelope	Windows	3
2-0833	HURES - Building 2	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0834	HURES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2441	HURES - Building 2	Replace/upgrade interior lighting.	Lightning 12x12 LED 5%	Electrical	Lighting - Interior	4
4-0752	HURES - Building 2	Replace MUA unit.	MUA unit is less than 5 years old	Mechanical	HVAC	4
4-0753	HURES - Building 2	Replace large rooftop package unit.	Rooftop Package Units large less than 5 years old	Mechanical	HVAC	4
4-0758	HURES - Building 2	Replace rooftop Evap. Cooler units.	Rooftop Evap. Cooler Units less than 5 years old	Mechanical	HVAC	4
4-0759	HURES - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans less than years old	Mechanical	HVAC	4
4-0765	HURES - Building 2	Replace water heater.	Gas water heater in good condition	Plumbing	Plumbing - Water Heater	4
3-6244	HURES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
2-0842	HURES - Building 3	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0841	HURES - Building 3	Continued Maintenance Recommended (Steel and Glass)	Doors- Steel & Glass	Building Envelope	Doors - Exterior	3
2-0843	HURES - Building 3	Roof Maintenance Needs cleaning	Roof- BUR	Building Envelope	Roof Maintenance	3
2-0840	HURES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0838	HURES - Building 3	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0839	HURES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0760	HURES - Building 3	Replace large rooftop package unit.	Rooftop Package Units large less than 5 years old	Mechanical	HVAC	4
3-2444	HURES - Building 4	Repair / replace existing flooring and base throughout.	Floor - vct/ carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2446	HURES - Building 4	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2448	HURES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 25%	Architecture	Ceiling	3

HURLEY ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2449	HURES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar - 5%	Architecture	Doors - Hardware Only	3
3-2445	HURES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- tackboard 5%	Architecture	Walls - Interior Repair	4
3-2447	HURES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 5%	Architecture	Doors - Interior	4
3-2452	HURES - Building 4	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0847	HURES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0845	HURES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0848	HURES - Building 4	Roof Maintenance Needs pine needles cleaned from roof.	Roof- BUR	Building Envelope	Roof Maintenance	3
2-0846	HURES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. Frame	Building Envelope	Windows	3
2-0844	HURES - Building 4	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-2451	HURES - Building 4	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0749	HURES - Building 4	Replace ductless mini-split.	Ductless Mini-Splits less than 5 years old	Mechanical	HVAC	4
4-0762	HURES - Building 4	Replace rooftop package unit.	Rooftop Package Units less than 5 years old	Mechanical	HVAC	4
4-0763	HURES - Building 4	Replace Exhaust Fans.	Rooftop Exhaust Fans less than years old	Mechanical	HVAC	4
3-2450	HURES - Building 4	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA complaint - 50%	Plumbing	Plumbing - Fixtures	3
4-0766	HURES - Building 4	Replace water heater.	Electric water heater in good condition	Plumbing	Plumbing - Water Heater	4
3-2454	HURES - Building 5	Repair / replace existing flooring and base throughout.	Floor - vct/ carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2456	HURES - Building 5	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2458	HURES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 25%	Architecture	Ceiling	3
3-2459	HURES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar - 5%	Architecture	Doors - Hardware Only	3
3-2455	HURES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- tackboard 5%	Architecture	Walls - Interior Repair	4
3-2457	HURES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 5%	Architecture	Doors - Interior	4
3-2462	HURES - Building 5	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0869	HURES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0867	HURES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0870	HURES - Building 5	Roof Maintenance Needs Cleaning. Roof hatch damaged, needs repair	Roof- BUR	Building Envelope	Roof Maintenance	3
2-0868	HURES - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. Frame	Building Envelope	Windows	3
2-0866	HURES - Building 5	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-2461	HURES - Building 5	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0767	HURES - Building 5	Replace rooftop package unit.	Rooftop Package Units less than 5 years old	Mechanical	HVAC	4
4-0768	HURES - Building 5	Replace ductless mini-split.	Ductless Mini-Splits less than 5 years old	Mechanical	HVAC	4
4-0769	HURES - Building 5	Replace Exhaust Fans.	Rooftop Exhaust Fans less than years old	Mechanical	HVAC	4
3-2460	HURES - Building 5	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA complaint - 50%	Plumbing	Plumbing - Fixtures	3
4-0771	HURES - Building 5	Replace water heater.	Electric water heater in good condition	Plumbing	Plumbing - Water Heater	4
3-2466	HURES - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2464	HURES - Building 6	Repair / replace existing flooring and base throughout.	Floor - vct/ carpet 5%	Architecture	Flooring - Carpet, Tile, Etc.	4

HURLEY ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2465	HURES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- GYP board/ tackboard - 5%	Architecture	Walls - Interior Repair	4
3-2467	HURES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 5%	Architecture	Doors - Interior	4
3-2468	HURES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 5%	Architecture	Ceiling	4
3-2472	HURES - Building 6	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0864	HURES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0865	HURES - Building 6	Roof Maintenance Needs Cleaning	Roof- BUR	Building Envelope	Roof Maintenance	3
2-0863	HURES - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 5%	Building Envelope	Windows	3
2-0861	HURES - Building 6	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0862	HURES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2471	HURES - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0772	HURES - Building 6	Replace rooftop package unit.	Rooftop Package Units less than 5 years old	Mechanical	HVAC	4
4-0773	HURES - Building 6	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4
3-2470	HURES - Building 6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA complaint - 50%	Plumbing	Plumbing - Fixtures	3
3-2486	HURES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- GYP board/ tackboard - 50%	Architecture	Walls - Interior Repair	3
3-2487	HURES - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2489	HURES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	3
3-2492	HURES - Building 7	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2485	HURES - Building 7	Repair / replace existing flooring and base throughout.	Floor - vct/ carpet 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2488	HURES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M.	Architecture	Doors - Interior	4
3-2494	HURES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
2-0860	HURES - Building 7	Roof Replacement Gutters need cleaning. *Notated on District list of roofs to be replaced.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0859	HURES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0857	HURES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0858	HURES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 5%	Building Envelope	Windows	4
3-2491	HURES - Building 7	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0775	HURES - Building 7	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4
3-2490	HURES - Building 7	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA complaint	Plumbing	Plumbing - Fixtures	3
3-2475	HURES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- GYP board/ tackboard - 50%	Architecture	Walls - Interior Repair	3
3-2476	HURES - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2478	HURES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	3
3-2481	HURES - Building 8	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2474	HURES - Building 8	Repair / replace existing flooring and base throughout.	Floor - vct/ carpet 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2477	HURES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M.	Architecture	Doors - Interior	4
3-2483	HURES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 5%	Architecture	Doors - Hardware Only	4

HURLEY ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0852	HURES - Building 8	Roof Replacement Gutters need cleaning. *Notated on District list of roofs to be replaced.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0851	HURES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0849	HURES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0850	HURES - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 5%	Building Envelope	Windows	4
3-2480	HURES - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0777	HURES - Building 8	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4
3-2479	HURES - Building 8	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA complaint	Plumbing	Plumbing - Fixtures	3
3-6215	HURES - Grounds (10)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-0855	HURES - New Building	Module next to Bldg. 8 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0853	HURES - New Building	Module next to Bldg. 8 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-0854	HURES - New Building	Module next to Bldg. 8 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0154	HURES - Grounds (10)	Remove and replace ramps to make ADA compliant.	ADA ramp is not up to code. Its a paved ramp up.	Civil		1
1-0155	HURES - Grounds (10)	Remove and replace drive approach to make ADA compliant. (1 of 2)	Northeast DA doesn't have a walkway around. Doesn't meet ADA standards.	Civil		1
1-0156	HURES - Grounds (10)	Install a designated drop off zone with striping.	No visible dedicated drop off zone, uses parking stalls for drop offs.	Civil		1
1-0157	HURES - Grounds (10)	Remove and replace drive approach to make ADA compliant. (2 of 2)	Northeast DA doesn't have a walkway around and has cracking.	Civil		1
1-0158	HURES - Grounds (10)	Remove and replace all drive approaches in south end parking lot to make them ADA compliant.	South end of schools all DA are out of standard and have large cracks in them	Civil		1
1-0159	HURES - Grounds (10)	Install ADA ramps by ADA stalls to connect to path of travel.	South end parking lot ADA stall does not have a ramp up to the path of travel	Civil		1
1-0160	HURES - Grounds (10)	Install rails to the ramp of the music room.	Ramp to music room needs rails	Civil		1
1-0161	HURES - Grounds (10)	Remove and replace ramps to make slopes ADA compliant.	Ramp to play courts exceeds 5.0%	Civil		1
4-1406	HURES - Grounds (10)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1407	HURES - Grounds (10)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1873	HURES - Grounds (10)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1408	HURES - Grounds (10)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1409	HURES - Grounds (10)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Ivanhoe Elementary School

16030 Avenue 332, Ivanhoe, CA 93235

Sandra Aguilera, Principal

CDS Code: 54 72256 6054639



Grade Level

P-8

Year Built

1949

Enrollment

522

Capacity

711

Building Area

29,695 SF

Site Acreage

15.66

Ivanhoe School is a traditional school in a rural community of some 3,500 residents, located in the middle of the San Joaquin Valley. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.
Ivanhoe School is a safe place where all children are welcomed, respected and successful. We will provide an interesting and rigorous curriculum that is challenging for students at all levels to ensure that they attain California State Standards and become productive members of society.

The School motto is "Respect for Self and Others". In every interaction between students, teachers, and parents we work to see that this motto is lived every day.

Ivanhoe School staff is committed to the following core values established and agreed upon in pursuit of Ivanhoe's mission statement:
- To inspire students to be self-motivated and life-long learners;
- To teach the state standards and meeting our academic goals;
- To make sure that all students take responsibility and believe that they are capable of achieving higher standards;
- To positive attitudes and high expectations for all, which will lead to greater success;
- We are a community of learners continually working together to build excellence among staff, students, parents, and the community.

Ivanhoe Elementary School

EXISTING SITE



Ivanhoe Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Ivanhoe Elementary School

PROPOSED SITE



Ivanhoe Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

(1) Replace Portables with New Permanent Classroom Building

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- Expanded Parking Lot

IVANHOE ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Ivanhoe Elementary School	**$2,219,441**	**$2,556,530**	**$4,775,971**	**$2,971,378**	**$1,847,812**	**$9,595,160**
<BLANK>			$0		$0	$0
Civil	$26,663	$48,479	$75,141			$75,141
Building Envelope	$2,051,028	$2,231,032	$4,282,060	$1,083,358	$63,129	$5,428,546
Architecture			$0	$203,172	$804,837	$1,008,008
Mechanical	$141,750	$277,020	$418,770	$648,746	$265,298	$1,332,813
Electrical			$0	$55,112	$714,548	$769,660
Plumbing			$0	$453,492		$453,492
Technology			$0	$409,403		$409,403
Life Safety & Security			$0	$118,097		$118,097

IVANHOE ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2604	IHES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	3
3-2608	IHES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Light stains / cracks - 15%	Architecture	Ceiling	3
3-2607	IHES - Building 1	Replace casework.	Great condition, slightly outdated - 15%	Architecture	Casework	4
3-2609	IHES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Fairly good condition - 15%	Architecture	Walls - Interior Repair	4
3-2610	IHES - Building 1	Repair / replace existing flooring and base throughout.	Admin office, principal, staff RR, nurses office - good - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-0963	IHES - Building 1	Roof Replacement Roof is failing throughout. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0960	IHES - Building 1	Replace Steel frame window system.	Windows- Steel Frame | Recommend to clean - 10%	Building Envelope	Windows	2
2-0962	IHES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0959	IHES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0961	IHES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
3-2606	IHES - Building 1	Replace/upgrade interior lighting.	Few bulbs out - 10%	Electrical	Lighting - Interior	4
4-0784	IHES - Building 1	Replace Exhaust Fans.	Ceiling Exhaust Fans 20 years old	Mechanical	HVAC	1
4-0779	IHES - Building 1	Replace small rooftop package unit.	Rooftop Package Units small 14 years old	Mechanical	HVAC	3
4-0780	IHES - Building 1	Replace small ductless mini-split.	Ductless Mini-Splits small 5-7 years old	Mechanical	HVAC	4
3-2605	IHES - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	ADA compliant in nurses' office - 15%	Plumbing	Plumbing - Fixtures	3
3-4754	IHES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4757	IHES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull / push bar 20%	Architecture	Doors - Hardware Only	3
3-4751	IHES - Building 2	Repair / replace existing flooring and base throughout.	Floor - epoxy system - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4752	IHES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-4753	IHES - Building 2	Replace casework.	Casework - 10%	Architecture	Casework	4
3-4755	IHES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-4759	IHES - Building 2	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0954	IHES - Building 2	Roof Replacement Roof is failing throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0951	IHES - Building 2	Replace Steel frame window system.	Windows- Steel Frame | Windows - H,M 30%	Building Envelope	Windows	1
2-0952	IHES - Building 2	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-0953	IHES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0950	IHES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0949	IHES - Building 2	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-4758	IHES - Building 2	Replace/upgrade interior lighting.	Lighting - 2x4 LED 10%	Electrical	Lighting - Interior	4
4-0785	IHES - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans 20+ years old	Mechanical	HVAC	1
4-0782	IHES - Building 2	Replace rooftop package unit.	Rooftop Package Units 10-15 years old	Mechanical	HVAC	3
3-4756	IHES - Building 2	Repair or replace plumbing fixtures as required.	Fixtures - sink - ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-4764	IHES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4767	IHES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull / push bar 20%	Architecture	Doors - Hardware Only	3
3-4761	IHES - Building 3	Repair / replace existing flooring and base throughout.	Floor - epoxy system - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4762	IHES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-4763	IHES - Building 3	Replace casework.	Casework - 10%	Architecture	Casework	4
3-4765	IHES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4

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Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4769	IHES - Building 3	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0948	IHES - Building 3	Roof Replacement Roof coating staring to fail. Needs replacement soon.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0946	IHES - Building 3	Replace Steel frame window system.	Windows- Steel Frame | Windows - H,M 30%	Building Envelope	Windows	2
2-0947	IHES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0945	IHES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-4768	IHES - Building 3	Replace/upgrade interior lighting.	Lighting - 2x4 LED 10%	Electrical	Lighting - Interior	4
4-0786	IHES - Building 3	Replace rooftop package unit.	Rooftop Package Units 10-15 years old	Mechanical	HVAC	3
3-4766	IHES - Building 3	Repair or replace plumbing fixtures as required.	Fixtures - sink - ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-4784	IHES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4787	IHES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull / push bar 20%	Architecture	Doors - Hardware Only	3
3-4781	IHES - Building 4	Repair / replace existing flooring and base throughout.	Floor - epoxy system - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4782	IHES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-4783	IHES - Building 4	Replace casework.	Casework - 10%	Architecture	Casework	4
3-4785	IHES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 ceiling tiles	Architecture	Ceiling	4
3-4789	IHES - Building 4	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0938	IHES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-0940	IHES - Building 4	Roof Replacement Roof in decent shape, but will need a re-roof soon.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0937	IHES - Building 4	Replace Steel frame window system.	Windows- Steel Frame | Windows - H,M 30%	Building Envelope	Windows	2
2-0939	IHES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0935	IHES - Building 4	Continued Maintenace Recommended for Wood Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0936	IHES - Building 4	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-4788	IHES - Building 4	Replace/upgrade interior lighting.	Lighting - 2x4 LED 10%	Electrical	Lighting - Interior	4
4-0789	IHES - Building 4	Replace Exhaust Fans.	Ceiling Exhaust Fans 20 years old	Mechanical	HVAC	1
4-0788	IHES - Building 4	Replace rooftop package unit.	Rooftop Package Units 10-15 years old	Mechanical	HVAC	3
3-4786	IHES - Building 4	Repair or replace plumbing fixtures as required.	Fixtures - sink - ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-2495	IHES - Building 5	Repair / replace existing flooring and base throughout.	Looks new - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2496	IHES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes/ scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2497	IHES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor holes/ cracks - 20%	Architecture	Ceiling	4
3-2499	IHES - Building 5	Replace casework.	Mismatched but good - 10%	Architecture	Casework	4
3-2501	IHES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
2-0941	IHES - Building 5	Continued Maintenace Recommended for Wood Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0944	IHES - Building 5	Roof Maintenance Upper roof scuppers at rear of room 14 & 15. Need to be repaired.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0943	IHES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0942	IHES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 5%	Building Envelope	Windows	4
3-2498	IHES - Building 5	Replace/upgrade interior lighting.	Bright - 5%	Electrical	Lighting - Interior	4
4-0791	IHES - Building 5	Replace rooftop package unit.	Rooftop Package Units 5-10 years old	Mechanical	HVAC	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2500	IHES - Building 5	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Non ADA (Not wheelchair accessible) - 10%	Plumbing	Plumbing - Fixtures	3
3-4774	IHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4777	IHES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull / push bar 20%	Architecture	Doors - Hardware Only	3
3-4771	IHES - Building 6	Repair / replace existing flooring and base throughout.	Floor - epoxy system - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4772	IHES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-4773	IHES - Building 6	Replace casework.	Casework - 10%	Architecture	Casework	4
3-4775	IHES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-4779	IHES - Building 6	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0958	IHES - Building 6	Roof Replacement Coating will need a re-roof in 3-8 years.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0957	IHES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0955	IHES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0956	IHES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H,M 30%	Building Envelope	Windows	3
3-4778	IHES - Building 6	Replace/upgrade interior lighting.	Lighting - 2x4 LED 10%	Electrical	Lighting - Interior	4
4-0805	IHES - Building 6	Replace rooftop package unit. (1 of 2)	Rooftop Package Units 15-20 years old	Mechanical	HVAC	2
4-0804	IHES - Building 6	Replace rooftop package unit. (2 of 2)	Rooftop Package Units 5-10 years old	Mechanical	HVAC	4
3-4776	IHES - Building 6	Repair or replace plumbing fixtures as required.	Fixtures - sink - ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
2-0918	IHES - Building 7	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	2
2-0915	IHES - Building 7	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-0916	IHES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0917	IHES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
4-0807	IHES - Building 7	Replace Exhaust Fans.	Rooftop Exhaust Fans 20+ years old	Mechanical	HVAC	1
3-6245	IHES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2590	IHES - Building 8	Repair / replace existing flooring and base throughout.	Sealed conc. in very good condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2591	IHES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 10%	Architecture	Walls - Interior Repair	4
3-2592	IHES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Great condition, exposed beams	Architecture	Ceiling	4
3-2594	IHES - Building 8	Replace casework.	Practically new - 10%	Architecture	Casework	4
3-2596	IHES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear, no kickplate - 10%	Architecture	Doors - Interior	4
3-2599	IHES - Building 8		Both in great condition - 15%	Architecture		4
3-2600	IHES - Building 8		See pictures, overall in great condition - 15%	Architecture		4
2-0874	IHES - Building 8	Roof Replacement Need complete re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0873	IHES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0872	IHES - Building 8	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	3
2-0871	IHES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-2593	IHES - Building 8	Replace/upgrade interior lighting.	Great condition - 10%	Electrical	Lighting - Interior	4
4-0809	IHES - Building 8	Replace small rooftop package unit. (3 of 4)	Rooftop Package Units small 20+ years old	Mechanical	HVAC	1
4-0819	IHES - Building 8	Replace rooftop Evap. Cooler units.	Rooftop Evap. Cooler Units are 20+ years old	Mechanical	HVAC	1
4-0820	IHES - Building 8	Replace rooftop package unit. (2 of 4)	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
4-0821	IHES - Building 8	Replace Exhaust Fans.	Rooftop Exhaust Fans 20+ years old	Mechanical	HVAC	1

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0810	IHES - Building 8	Replace small rooftop package unit. (4 of 4)	Rooftop Package Units small 10-15 years old	Mechanical	HVAC	3
3-2601	IHES - Building 8	Replace HVAC.	Staff stated AC unit has gone out multiple times - 30%	Mechanical	HVAC	3
4-0811	IHES - Building 8	Replace rooftop package unit. (1 of 4)	Rooftop Package Units 8 years old	Mechanical	HVAC	4
4-0823	IHES - Building 8	Replace water heater.	Gas water heater in okay condition	Plumbing	Plumbing - Water Heater	3
3-6246	IHES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-2907	IHES - Building 8		Recommended to clean - 15%		Windows	4
3-2549	IHES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes/ scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2550	IHES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor holes/ cracks - 20%	Architecture	Ceiling	4
3-2552	IHES - Building 10	Replace casework.	Mismatched but good - 10%	Architecture	Casework	4
3-2554	IHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
3-2556	IHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate - 10%	Architecture	Doors - Interior	4
2-0878	IHES - Building 10	Roof Replacement Need gutters cleaned.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0876	IHES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 5%	Building Envelope	Windows	3
2-0877	IHES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2800	IHES - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2551	IHES - Building 10	Replace/upgrade interior lighting.	Bright - 5%	Electrical	Lighting - Interior	4
4-0839	IHES - Building 10	Replace rooftop package unit.	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
3-2553	IHES - Building 10	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Non ADA (Not wheelchair accessible) - 10%	Plumbing	Plumbing - Fixtures	3
3-2526	IHES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes/ scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2527	IHES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor holes/ cracks - 20%	Architecture	Ceiling	4
3-2529	IHES - Building 11	Replace casework.	Mismatched but good - 10%	Architecture	Casework	4
3-2531	IHES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
2-0882	IHES - Building 11	Roof Replacement Need pipe flashing properly installed.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0880	IHES - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 5%	Building Envelope	Windows	3
2-0881	IHES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0879	IHES - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2528	IHES - Building 11	Replace/upgrade interior lighting.	Bright - 5%	Electrical	Lighting - Interior	4
4-0843	IHES - Building 11	Replace rooftop package unit.	Rooftop Package Units 10-15 years old	Mechanical	HVAC	2
3-2530	IHES - Building 11	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Non ADA (Not wheelchair accessible) - 10%	Plumbing	Plumbing - Fixtures	3
3-2541	IHES - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes/ scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2542	IHES - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor holes/ cracks - 20%	Architecture	Ceiling	4
3-2544	IHES - Building 14	Replace casework.	Mismatched but good - 10%	Architecture	Casework	4
3-2546	IHES - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
3-2548	IHES - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate - 10%	Architecture	Doors - Interior	4
2-0898	IHES - Building 14	Roof Replacement Coated laps starting to open, needs re-roof sson.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0896	IHES - Building 14	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 5%	Building Envelope	Windows	3
2-0897	IHES - Building 14	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4

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2-0895	IHES - Building 14	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2543	IHES - Building 14	Replace/upgrade interior lighting.	Bright - 5%	Electrical	Lighting - Interior	4
4-0844	IHES - Building 14	Replace rooftop package unit.	Rooftop Package Units 5-10 years old	Mechanical	HVAC	3
3-2545	IHES - Building 14	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Non ADA (Not wheelchair accessible) - 10%	Plumbing	Plumbing - Fixtures	3
3-2534	IHES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor holes/ cracks - 20% | Watermarks, cracks, stains, warped tiles - 20%	Architecture	Ceiling	3
3-2533	IHES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes/ scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2536	IHES - Building 15	Replace casework.	Mismatched but good - 10%	Architecture	Casework	4
3-2538	IHES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
2-0894	IHES - Building 15	Roof Replacement Coated laps starting to open, needs re-roof sson.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0892	IHES - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 5%	Building Envelope	Windows	3
2-0893	IHES - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0891	IHES - Building 15	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2535	IHES - Building 15	Replace/upgrade interior lighting.	Bright - 5%	Electrical	Lighting - Interior	4
4-0846	IHES - Building 15	Replace rooftop package unit.	Rooftop Package Units 5-10 years old	Mechanical	HVAC	3
3-2537	IHES - Building 15	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Non ADA (Not wheelchair accessible) - 10%	Plumbing	Plumbing - Fixtures	3
3-2557	IHES - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes/ scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2558	IHES - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor holes/ cracks - 20%	Architecture	Ceiling	4
3-2560	IHES - Building 16	Replace casework.	Mismatched but good - 10%	Architecture	Casework	4
3-2562	IHES - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
3-2564	IHES - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate - 10%	Architecture	Doors - Interior	4
2-0887	IHES - Building 16	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0888	IHES - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 5%	Building Envelope	Windows	3
2-0889	IHES - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0890	IHES - Building 16	Roof Maintenance Fresh acrylic coating in place at time of assessment.	Roof- BUR	Building Envelope	Roof Maintenance	4
3-2559	IHES - Building 16	Replace/upgrade interior lighting.	Bright - 5%	Electrical	Lighting - Interior	4
4-0848	IHES - Building 16	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-2561	IHES - Building 16	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Non ADA (Not wheelchair accessible) - 10%	Plumbing	Plumbing - Fixtures	3
3-2511	IHES - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor holes/ cracks - 20% | Ceiling - T-bar system - 40%	Architecture	Ceiling	3
3-4743	IHES - Building 17	Replace casework.	Casework - 50%	Architecture	Casework	3
3-4744	IHES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. , frame H.M. - 30%	Architecture	Doors - Interior	3
3-4747	IHES - Building 17	Repair or replace interior door hardware as needed throughout.	Hardware - pull / push bar - 30%	Architecture	Doors - Hardware Only	3
3-4749	IHES - Building 17	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2510	IHES - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes/ scuffs - 15% | Walls - tackboard - 40%	Architecture	Walls - Interior Repair	4
3-2513	IHES - Building 17	Replace casework.	Mismatched but good - 10%	Architecture	Casework	4
3-2515	IHES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
3-4741	IHES - Building 17	Repair / replace existing flooring and base throughout.	Floor - carpet / lam plastic tile - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4

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2-0933	IHES - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0931	IHES - Building 17	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0934	IHES - Building 17	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0932	IHES - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
3-2512	IHES - Building 17	Replace/upgrade interior lighting.	Bright - 5%	Electrical	Lighting - Interior	4
3-4748	IHES - Building 17	Replace/upgrade interior lighting.	Lighting - 2x4 LED 20%	Electrical	Lighting - Interior	4
4-0852	IHES - Building 17	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
4-0854	IHES - Building 17	Replace Exhaust Fans.	Rooftop Exhaust Fans are 10+ years old	Mechanical	HVAC	3
3-4746	IHES - Building 17	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink ADA compliant 40% Non ADA (Not wheelchair accessible) - 10%	Plumbing	Plumbing - Fixtures	3
3-2574	IHES - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor holes/ cracks - 20% | Watermarks, cracks, stains, warped tiles - 20%	Architecture	Ceiling	3
3-2573	IHES - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes/ scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2576	IHES - Building 18	Replace casework.	Mismatched but good - 10%	Architecture	Casework	4
3-2578	IHES - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
2-0899	IHES - Building 18	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-0902	IHES - Building 18	Roof Replacement Coating laps starting to fail.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0901	IHES - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0900	IHES - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 5%	Building Envelope	Windows	3
3-2575	IHES - Building 18	Replace/upgrade interior lighting.	Bright - 5%	Electrical	Lighting - Interior	4
4-0860	IHES - Building 18	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-2577	IHES - Building 18	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Non ADA (Not wheelchair accessible) - 10%	Plumbing	Plumbing - Fixtures	3
3-2582	IHES - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor holes/ cracks - 20% | Watermarks, cracks, stains, warped tiles - 20%	Architecture	Ceiling	3
3-2581	IHES - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes/ scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2584	IHES - Building 19	Replace casework.	Mismatched but good - 10%	Architecture	Casework	4
3-2586	IHES - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
2-0903	IHES - Building 19	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-0906	IHES - Building 19	Roof Replacement Coating laps starting to fail.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0905	IHES - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0904	IHES - Building 19	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 5%	Building Envelope	Windows	3
3-2583	IHES - Building 19	Replace/upgrade interior lighting.	Bright - 5%	Electrical	Lighting - Interior	4
4-0862	IHES - Building 19	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-2585	IHES - Building 19	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Non ADA (Not wheelchair accessible) - 10%	Plumbing	Plumbing - Fixtures	3
3-2566	IHES - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor holes/ cracks - 20% | Watermarks, cracks, stains, warped tiles - 20% | Ceiling - T-bar system 50%	Architecture	Ceiling	3
3-4721	IHES - Building 20	Repair / replace existing flooring and base throughout.	Floor - carpet - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4723	IHES - Building 20	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4724	IHES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4727	IHES - Building 20	Repair or replace interior door hardware as needed throughout.	Hardware - pull / push bar - 30%	Architecture	Doors - Hardware Only	3
3-2565	IHES - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes/ scuffs - 15% | Walls - tackboard - 30%	Architecture	Walls - Interior Repair	4
3-2568	IHES - Building 20	Replace casework.	Mismatched but good - 10%	Architecture	Casework	4

IVANHOE ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2570	IHES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
3-4729	IHES - Building 20	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0929	IHES - Building 20	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0927	IHES - Building 20	Continued Maintenace Recommended for Wood Facade. Fascia- Wood- Early Dry Rot. Soffit- Wood- Dry Rot at back.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0930	IHES - Building 20	Roof Maintenance Slight discoloration.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0928	IHES - Building 20	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
3-2567	IHES - Building 20	Replace/upgrade interior lighting.	Bright - 5%	Electrical	Lighting - Interior	4
3-4728	IHES - Building 20	Replace/upgrade interior lighting.	Lighting - 2x4 LED 10%	Electrical	Lighting - Interior	4
4-0864	IHES - Building 20	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-2569	IHES - Building 20	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Non ADA (Not wheelchair accessible) - 10%	Plumbing	Plumbing - Fixtures	3
3-4731	IHES - Building 21	Repair / replace existing flooring and base throughout.	Floor - carpet - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4732	IHES - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4733	IHES - Building 21	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4734	IHES - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4735	IHES - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	3
3-4737	IHES - Building 21	Repair or replace interior door hardware as needed throughout.	Hardware - pull / push bar - 30%	Architecture	Doors - Hardware Only	3
3-4739	IHES - Building 21	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0921	IHES - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0919	IHES - Building 21	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0922	IHES - Building 21	Roof Maintenance Slight discoloration.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0920	IHES - Building 21	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
3-4738	IHES - Building 21	Replace/upgrade interior lighting.	Lighting - 2x4 LED 10%	Electrical	Lighting - Interior	4
4-0866	IHES - Building 21	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
2-0914	IHES - Building 22	Roof Replacement Need a thorough cleaning. Also, many of the pipe jacks have failing gaskets that will need to be updated due to UV deterioration. No gutter on roof, install gutter ASAP.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0911	IHES - Building 22	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0912	IHES - Building 22	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0913	IHES - Building 22	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
4-0868	IHES - Building 22	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-6247	IHES - Building 22	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-0886	IHES - Building 23	Roof Maintenance New pipe flashings needed.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0884	IHES - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0885	IHES - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0883	IHES - Building 23	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0869	IHES - Building 23	Replace Exhaust Fans.	Rooftop Exhaust Fans are 10+ years old	Mechanical	HVAC	3
3-6248	IHES - Building 23	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3

IVANHOE ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4711	IHES - Building 24	Repair / replace existing flooring and base throughout.	Floor - carpet - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4712	IHES - Building 24	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4713	IHES - Building 24	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4714	IHES - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4715	IHES - Building 24	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	3
3-4717	IHES - Building 24	Repair or replace interior door hardware as needed throughout.	Hardware - pull / push bar - 30%	Architecture	Doors - Hardware Only	3
3-4719	IHES - Building 24	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0925	IHES - Building 24	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0923	IHES - Building 24	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0926	IHES - Building 24	Roof Maintenance Roof in good shape.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0924	IHES - Building 24	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
3-4718	IHES - Building 24	Replace/upgrade interior lighting.	Lighting - 2x4 LED 10%	Electrical	Lighting - Interior	4
4-0871	IHES - Building 24	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
2-0910	IHES - Building 25	Roof Replacement Anchor sealant failing throughout. Need overlay. No gutter on roof, install gutter ASAP.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0907	IHES - Building 25	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0908	IHES - Building 25	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0909	IHES - Building 25	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
4-0873	IHES - Building 25	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-6249	IHES - Building 25	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
1-0163	IHES - Grounds (12)	Install ADA stall in the staff parking lot.	No ADA stall in staff parking lot - see pictures 4132-4136	Civil		1
1-0168	IHES - Grounds (12)	Remove and replace concrete panels by play area .	Concrete by play area has major cracking - see image 4141	Civil		1
1-0169	IHES - Grounds (12)	Connect drainage pipe to drainage system to prevent flooding.	By portable restrooms: flooding by drainage inlet due to drain pipe not going anywhere. - see image 4142	Civil		1
1-0170	IHES - Grounds (12)	Install ADA ramps with guard rails at entrance.	Missing ADA ramp or guard rails at entrance, striped red curb - 4143	Civil		1
1-0162	IHES - Grounds (12)	Seal alligator cracking in staff parking lot.	Alligator cracking in staff parking lot - see pictures 4132-4136	Civil		2
1-0164	IHES - Grounds (12)	Add drainage or dry wells to get proper drainage and prevent flooding (staff parking).	No drainage/ inlet at beginning of staff parking lot - see images 4132-4136	Civil		2
1-0165	IHES - Grounds (12)	Add drainage or dry wells to get proper drainage and prevent flooding (office).	Flooding entrance behind office - see images 4137 - 4138	Civil		2
1-0166	IHES - Grounds (12)	Add drainage or dry wells to get proper drainage and prevent flooding (between aisles).	Flooding between aisles - see images 4137-4138	Civil		2
1-0167	IHES - Grounds (12)	Remove an replace concrete panels under seating area.	Minor cracking between seating/ tables/ benches areas- see image 4139	Civil		2
1-0171	IHES - Grounds (12)	Install sidewalk/path of travel on northwest of school.	No sidewalk/ path of travel on northwest of school - see images 4145-4147	Civil		2
4-1422	IHES - Field Lighting (13)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1423	IHES - Grounds (12)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1874	IHES - Grounds (12)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1424	IHES - Grounds (12)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1425	IHES - Grounds (12)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Linwood Elementary School

3129 South Linwood St., Visalia, CA 93277

Michael Yates, Principal

CDS Code: 54 72256 6092795



Grade Level

K-6

Year Built

1992

Enrollment

525

Capacity

696

Building Area

39,413 SF

Site Acreage

12

Linwood Elementary School

EXISTING SITE



Linwood Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Linwood Elementary School

PROPOSED SITE



Linwood Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portables with New Permanent Classroom Building with VAPA

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- New Basketball Court

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- Expanded New Parking Lot

LINWOOD ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Linwood Elementary School	**$1,514,336**	**$1,291,071**	**$2,805,406**	**$2,193,442**	**$1,113,155**	**$6,112,004**
Civil	$67,500	$1,021	$68,521			$68,521
Building Envelope	$1,020,236	$837,708	$1,857,944	$467,585	$110,615	$2,436,144
Architecture		$0	$0	$352,753	$407,321	$760,074
Mechanical	$422,550	$262,440	$684,990	$185,806	$595,219	$1,466,015
Electrical		$189,902	$189,902	$214,968		$404,869
Plumbing	$4,050		$4,050	$444,832		$448,882
Technology			$0	$409,403		$409,403
Life Safety & Security			$0	$118,097		$118,097

LINWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0981	LWES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0982	LWES - Building 1	Roof Maintenance Roof needs cleaning. Temporay repairs throughout.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-2842	LWES - Building 1	Roof Maintenance Roof needs cleaning and gutters need clearing.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0980	LWES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0978	LWES - Building 1	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0979	LWES - Building 1	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
4-0887	LWES - Building 1	Replace rooftop package unit. (2 of 2)	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
4-0896	LWES - Building 1	Replace Exhaust Fans.	Ceiling Exhaust Fans 20 years old	Mechanical	HVAC	1
4-0888	LWES - Building 1	Replace rooftop package unit. (1 of 2)	Rooftop Package Units 13-15 years old	Mechanical	HVAC	2
3-6250	LWES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-0968	LWES - Building 2	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	2
2-0967	LWES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0966	LWES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0964	LWES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0965	LWES - Building 2	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
4-0900	LWES - Building 2	Replace large rooftop package unit. (4 of 6)	Rooftop Package Units Large 20+ years old	Mechanical	HVAC	1
4-0901	LWES - Building 2	Replace rooftop package unit. (6 of 6)	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
4-0904	LWES - Building 2	Replace Exhaust Fans. (1 of 6)	Ceiling Exhaust Fans 20 years old	Mechanical	HVAC	1
4-0905	LWES - Building 2	Replace Exhaust Fans. (2 of 6)	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0899	LWES - Building 2	Replace large rooftop package unit. (3 of 6)	Rooftop Package Units Large 4 years old	Mechanical	HVAC	4
4-0902	LWES - Building 2	Replace rooftop package unit. (5 of 6)	Rooftop Package Units 2 years old	Mechanical	HVAC	4
4-0925	LWES - Building 2	Replace water heater.	Water heater is 20+ years old	Plumbing	Plumbing - Water Heater	1
3-6251	LWES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-4792	LWES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4793	LWES - Building 3	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4794	LWES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 30%	Architecture	Doors - Interior	3
3-4795	LWES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-4797	LWES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-4799	LWES - Building 3	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-4791	LWES - Building 3	Repair / replace existing flooring and base throughout.	Floor- carpet / lam plastic - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-0977	LWES - Building 3	Roof Replacement Needs re-roof and cleaning. Coating failures throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0976	LWES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0975	LWES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. - 40%	Building Envelope	Windows	3
2-0973	LWES - Building 3	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0974	LWES - Building 3	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
3-4798	LWES - Building 3	Replace fluorescent lighting with LED.	Lighting - florescent - 50%	Electrical	Lighting - Interior	2
4-0907	LWES - Building 3	Replace rooftop package unit. (1 of 2)	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
4-0913	LWES - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1

LINWOOD ELEMENTARY SCHOOL
DETAILED REPORT

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0908	LWES - Building 3	Replace rooftop package unit. (2 of 2)	Rooftop Package Units less than 10 years old	Mechanical	HVAC	4
3-4796	LWES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 40%	Plumbing	Plumbing - Fixtures	3
3-4865	LWES - Building 4	Replace casework.	Casework 50%	Architecture	Casework	2
3-4867	LWES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 50%	Architecture	Ceiling	2
3-4863	LWES - Building 4	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4864	LWES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4866	LWES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 40%	Architecture	Doors - Interior	3
3-4869	LWES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4871	LWES - Building 4	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1028	LWES - Building 4	Roof Replacement Needs a re-roof and trees trimmed.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1025	LWES - Building 4	Replace for Wood Facade. Early Stages of Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-1027	LWES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1026	LWES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
3-4870	LWES - Building 4	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0926	LWES - Building 4	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-4868	LWES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 50%	Plumbing	Plumbing - Fixtures	3
3-4877	LWES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 50%	Architecture	Ceiling	2
3-4873	LWES - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4874	LWES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4876	LWES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 40%	Architecture	Doors - Interior	3
3-4879	LWES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4881	LWES - Building 5	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1032	LWES - Building 5	Roof Maintenance Needs cleaning and tree trimming.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1030	LWES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-1031	LWES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1029	LWES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4880	LWES - Building 5	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0928	LWES - Building 5	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-6252	LWES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-4817	LWES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles 60%	Architecture	Ceiling	2
3-4814	LWES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-4815	LWES - Building 7	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4816	LWES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4819	LWES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar 30%	Architecture	Doors - Hardware Only	3
3-4821	LWES - Building 7	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3

LINWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4813	LWES - Building 7	Repair / replace existing flooring and base throughout.	Floors - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-1019	LWES - Building 7	Roof Replacement Pipe penetrations need sealant at supports and anchors. *Notated on District list of roofs to be replaced.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1017	LWES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	2
2-1016	LWES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1018	LWES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1015	LWES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4820	LWES - Building 7	Replace fluorescent lighting with LED.	Lighting - 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-0946	LWES - Building 7	Replace rooftop package unit.	Rooftop Package Units 15+ years old	Mechanical	HVAC	2
3-4818	LWES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4827	LWES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles 60%	Architecture	Ceiling	2
3-4824	LWES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-4825	LWES - Building 8	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4826	LWES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4829	LWES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar 30%	Architecture	Doors - Hardware Only	3
3-4831	LWES - Building 8	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-4823	LWES - Building 8	Repair / replace existing flooring and base throughout.	Floors - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-0998	LWES - Building 8	Roof Replacement Sagging at ridge. Some structural issues at soffit area, needs repair. *Notated on District list of roofs to be replaced.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-0996	LWES - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - aluminum - 50%	Building Envelope	Windows	2
2-0997	LWES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0995	LWES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4830	LWES - Building 8	Replace fluorescent lighting with LED.	Lighting - 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-0947	LWES - Building 8	Replace rooftop package unit.	Rooftop Package Units 15+ years old	Mechanical	HVAC	2
3-4828	LWES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4837	LWES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles 60%	Architecture	Ceiling	2
3-4834	LWES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-4835	LWES - Building 9	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4836	LWES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4839	LWES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar 30%	Architecture	Doors - Hardware Only	3
3-4841	LWES - Building 9	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-4833	LWES - Building 9	Repair / replace existing flooring and base throughout.	Floors - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-0986	LWES - Building 9	Roof Replacement Soffit issues. Perimeter separation. *Notated on District list of roofs to be replaced.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-0984	LWES - Building 9	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - aluminum - 50%	Building Envelope	Windows	2
2-0985	LWES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0983	LWES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4

LINWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4840	LWES - Building 9	Replace fluorescent lighting with LED.	Lighting - 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-0949	LWES - Building 9	Replace rooftop package unit.	Rooftop Package Units 15+ years old	Mechanical	HVAC	2
3-4838	LWES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4844	LWES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4845	LWES - Building 11	Replace casework.	Casework - 40%	Architecture	Casework	3
3-4846	LWES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4847	LWES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	3
3-4849	LWES - Building 11	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar / lever see pictures	Architecture	Doors - Hardware Only	3
3-4843	LWES - Building 11	Repair / replace existing flooring and base throughout.	Floor - carpet/ lam plastic tile - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4851	LWES - Building 11	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0990	LWES - Building 11	Roof Replacement Rust throughout. Both need gutter cleaning and flashing resealed.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0987	LWES - Building 11	Replace for Wood Facade. Early Stages of Dry Rot. Soffits- Plywood- Early Stages of Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0988	LWES - Building 11	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - aluminum 50%	Building Envelope	Windows	2
2-0989	LWES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
3-4850	LWES - Building 11	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0951	LWES - Building 11	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-4848	LWES - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4883	LWES - Building 12	Repair / replace existing flooring and base throughout.	Floor - carpet / vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4884	LWES - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-4885	LWES - Building 12	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4886	LWES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4887	LWES - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-4889	LWES - Building 12	Repair or replace interior door hardware as needed throughout.	Hardware - lever / push bar - 30%	Architecture	Doors - Hardware Only	3
3-4891	LWES - Building 12	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1002	LWES - Building 12	Roof Replacement Roof nearing it's life span. Repairs throughout. Hole in east membrane. Needs cleaning.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1000	LWES - Building 12	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 40%	Building Envelope	Windows	3
2-1001	LWES - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0999	LWES - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4890	LWES - Building 12	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0953	LWES - Building 12	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0952	LWES - Building 12	Replace rooftop package unit.	Rooftop Package Units 11 years old	Mechanical	HVAC	3
3-4888	LWES - Building 12	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - Lav is loose	Plumbing	Plumbing - Fixtures	3
3-4893	LWES - Building 13	Repair / replace existing flooring and base throughout.	Floor - carpet / vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4894	LWES - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-4895	LWES - Building 13	Replace casework.	Casework - 30%	Architecture	Casework	3

LINWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4896	LWES - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4897	LWES - Building 13	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-4899	LWES - Building 13	Repair or replace interior door hardware as needed throughout.	Hardware - lever / push bar - 30%	Architecture	Doors - Hardware Only	3
3-4901	LWES - Building 13	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1014	LWES - Building 13	Roof Replacement Roof nearing it's life span. Repairs throughout. Hole in east membrane. Needs cleaning.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1012	LWES - Building 13	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 40%	Building Envelope	Windows	3
2-1013	LWES - Building 13	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1011	LWES - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4900	LWES - Building 13	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0956	LWES - Building 13	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0955	LWES - Building 13	Replace rooftop package unit.	Rooftop Package Units 11 years old	Mechanical	HVAC	3
3-4898	LWES - Building 13	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - Lav is loose	Plumbing	Plumbing - Fixtures	3
3-4854	LWES - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4855	LWES - Building 14	Replace casework.	Casework - 40%	Architecture	Casework	3
3-4856	LWES - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4857	LWES - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	3
3-4859	LWES - Building 14	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar / lever see pictures	Architecture	Doors - Hardware Only	3
3-4853	LWES - Building 14	Repair / replace existing flooring and base throughout.	Floor - carpet - 10% see pictures	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4861	LWES - Building 14	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0994	LWES - Building 14	Roof Replacement Rust throughout. Both need gutter cleaning and flashing resealed.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0991	LWES - Building 14	Replace for Wood Facade. Early Stages of Dry Rot. Soffits- Plywood- Early Stages of Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0992	LWES - Building 14	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - aluminum 50%	Building Envelope	Windows	2
2-0993	LWES - Building 14	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
3-4860	LWES - Building 14	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0997	LWES - Building 14	Replace Exhaust Fans.	Ceiling Exhaust Fans 5-10 years old	Mechanical	HVAC	3
4-0996	LWES - Building 14	Replace rooftop Heat Pump units.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
3-4858	LWES - Building 14	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4903	LWES - Building 15	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4904	LWES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-4905	LWES - Building 15	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4906	LWES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4907	LWES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-4909	LWES - Building 15	Repair or replace interior door hardware as needed throughout.	Hardware - lever / push bar - 30%	Architecture	Doors - Hardware Only	3
3-4911	LWES - Building 15	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3

LINWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1006	LWES - Building 15	Roof Replacement Gutters need cleaning. Pipe jacks need new boot.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1004	LWES - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M. 40%	Building Envelope	Windows	3
2-1005	LWES - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1003	LWES - Building 15	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4910	LWES - Building 15	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0998	LWES - Building 15	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-4908	LWES - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - Lav is loose	Plumbing	Plumbing - Fixtures	3
3-4913	LWES - Building 16	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4914	LWES - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-4915	LWES - Building 16	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4916	LWES - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4917	LWES - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-4919	LWES - Building 16	Repair or replace interior door hardware as needed throughout.	Hardware - lever / push bar - 30%	Architecture	Doors - Hardware Only	3
3-4921	LWES - Building 16	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1010	LWES - Building 16	Roof Replacement Gutters need cleaning. Pipe jacks need new boot.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1008	LWES - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M. 40%	Building Envelope	Windows	3
2-1009	LWES - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1007	LWES - Building 16	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4920	LWES - Building 16	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-1000	LWES - Building 16	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-4918	LWES - Building 16	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - Lav is loose	Plumbing	Plumbing - Fixtures	3
3-4807	LWES - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles 60%	Architecture	Ceiling	2
3-4804	LWES - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-4805	LWES - Building 17	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4806	LWES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4809	LWES - Building 17	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar 30%	Architecture	Doors - Hardware Only	3
3-4811	LWES - Building 17	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-4803	LWES - Building 17	Repair / replace existing flooring and base throughout.	Floors - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-1024	LWES - Building 17	Roof Replacement HVAC curbs show signs of repairs throughout. *Notated on District list of roofs to be replaced.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1022	LWES - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	2
2-1021	LWES - Building 17	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1023	LWES - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1020	LWES - Building 17	Continued Maintenace Recommended for Stucco Facade. Holes at wall on West elevation need patch. Install electric conduit junction box covers at South elevation by Soffit.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4810	LWES - Building 17	Replace fluorescent lighting with LED.	Lighting - 1x4 florescent 50%	Electrical	Lighting - Interior	2

LINWOOD ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1002	LWES - Building 17	Replace rooftop package unit.	Rooftop Package Units 5-10 years old	Mechanical	HVAC	4
3-4808	LWES - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
2-0971	LWES - New Building	New Portable 601 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0969	LWES - New Building	New Portable 601 Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0970	LWES - New Building	New Portable 601 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0172	LWES - Grounds (10)	Remove and replace all drive approaches to make ADA compliant.	All drive approaches not ADA & no walk around.	Civil		1
1-0173	LWES - Grounds (10)	Seal alligator cracking in the staff parking lot.	Alligator cracking in staff parking lot.	Civil		2
4-1449	LWES - Field Lighting (18)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1450	LWES - Grounds (10)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1875	LWES - Grounds (10)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1451	LWES - Grounds (10)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1452	LWES - Grounds (10)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Manuel F. Hernandez Elementary School

2133 North Leila St., Visalia, CA 93291

Adrian Leal, Principal

CDS Code: 54 72256 0116517



Grade Level

P-6

Year Built

2008

Enrollment

697

Capacity

750

Building Area

49,201 SF

Site Acreage

13

The school gained its name from a very special long-time Visalian, Manuel F. Hernandez, who called Visalia 'home' for over 65 years—a man who very quickly was better known as the 'Godfather of North Visalia.' Coming originally from Mexico at age 10, he made his way to eventually land in Visalia in 1937 where he met his wife, Helen, a native Visalian, and raised four children. He became a U.S. Citizen in 1943 and was proud to be an American, especially his ability to vote and take part in a democratic society. Manuel F. Hernandez was a man known for his "warm smile, giving heart, and a reputation for helping others. Manuel F. Hernandez left this world in February of 2005, but his 'good works' and name will live on in our community and within the halls of Manuel F. Hernandez Elementary.

The school serves approximately 830 students in grade K-6th. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.

Our fundamental purpose is to show academic growth for each student as demonstrated by ongoing student assessment data. Teachers are committed to knowing the standards and working collaboratively to design and deliver lessons to meet the individual needs of the students.

Manuel F Hernandez Elementary School

EXISTING SITE



Manuel F Hernandez Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Manuel F Hernandez Elementary School

PROPOSED SITE



Manuel F Hernandez Elementary School

SUMMARY OF RECOMMENDATIONS

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

MANUEL F HERNANDEZ ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Manuel F Hernandez Elementary School	**$634,230**	**$2,664,233**	**$3,298,463**	**$816,178**	**$4,955,637**	**$9,070,278**
Civil	$634,230	$32,805	$667,035			$667,035
Building Envelope		$1,278,404	$1,278,404	$205,643	$94,247	$1,578,293
Architecture			$0	$70,438	$3,388,466	$3,458,904
Mechanical		$1,353,024	$1,353,024	$70,858	$221,081	$1,644,963
Electrical			$0	$55,112	$669,380	$724,491
Plumbing			$0	$4,724	$454,917	$459,641
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

MANUEL F HERNANDEZ ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2656	MFHES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Wear and tear, scuffs, general clean too - 35%	Architecture	Walls - Interior Repair	3
3-2657	MFHES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good condition, popcorn in center - 20% | Very good - 10% | Very good condition - 5%	Architecture	Ceiling	4
3-2658	MFHES - Building 1	Replace casework.	Light wear and tear - 20%	Architecture	Casework	4
3-2660	MFHES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear - 30%	Architecture	Doors - Interior	4
3-2669	MFHES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Very good, light wear and tear - 10%	Architecture	Doors - Interior	4
3-2674	MFHES - Building 1	Replace casework.	Minimal wear and tear - 10%	Architecture	Casework	4
3-2675	MFHES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 10%	Architecture	Doors - Interior	4
3-2678	MFHES - Building 1		Note: Nurse RR was being used as storage	Architecture		4
3-4927	MFHES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-4928	MFHES - Building 1	Replace casework.	15%	Architecture	Casework	4
3-4930	MFHES - Building 1	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4934	MFHES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-4935	MFHES - Building 1	Replace casework.	10%	Architecture	Casework	4
3-4941	MFHES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-4942	MFHES - Building 1	Replace casework.	15%	Architecture	Casework	4
3-4948	MFHES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-4949	MFHES - Building 1	Replace casework.	10%	Architecture	Casework	4
2-1036	MFHES - Building 1	Roof Replacement Open Laps at wells. Asphalt bleed out, deteriorating throughout. South/ East corner of upper roof well cracking at Stucco.	Roof- BUR	Building Envelope	Roof Replacement	2
2-1035	MFHES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1033	MFHES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1034	MFHES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-2659	MFHES - Building 1	Replace/upgrade interior lighting.	Few bulbs out (see photos) - 25%	Electrical	Lighting - Interior	4
4-1005	MFHES - Building 1	Replace rooftop package unit.	Rooftop Package Units 16 years old	Mechanical	HVAC	2
4-1006	MFHES - Building 1	Replace small ductless mini-split.	Ductless Mini-Splits small 16 years old	Mechanical	HVAC	2
4-1007	MFHES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 16 years old	Mechanical	HVAC	3
4-1008	MFHES - Building 1	Replace Supply Fan.	Rooftop Supply Fan are 16 years old	Mechanical	HVAC	3
4-1010	MFHES - Building 1	Replace water heater.	Water heater is 16 years old	Plumbing	Plumbing - Water Heater	3
3-2677	MFHES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-4950	MFHES - Building 2	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4951	MFHES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	10%	Architecture	Walls - Interior Repair	4
3-4952	MFHES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	10%	Architecture	Ceiling	4
3-4954	MFHES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-4955	MFHES - Building 2	Replace casework.	10%	Architecture	Casework	4
3-4965	MFHES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-4971	MFHES - Building 2	Replace casework.	10%	Architecture	Casework	4
3-4972	MFHES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
2-2702	MFHES - Building 2	Roof Replacement (PVC) Gutters need cleaning, shiners in field, penetrations need to be sealed.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1040	MFHES - Building 2	Roof Replacement (Shingle) Gutters need cleaning, shiners in field, penetrations need to be sealed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1039	MFHES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1037	MFHES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1038	MFHES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4953	MFHES - Building 2	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4
4-1011	MFHES - Building 2	Replace split system furnace units.	Split System Furnace Unit is approx. 16 years old	Mechanical	HVAC	2
4-1012	MFHES - Building 2	Replace small ductless mini-split.	Ductless Mini-Splits small 16 years old	Mechanical	HVAC	2
4-1015	MFHES - Building 2	Replace Exhaust Fans.	Ceiling Exhaust Fans 16 years old	Mechanical	HVAC	3
3-4964	MFHES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	15% - ADA?	Plumbing	Plumbing - Fixtures	4
3-4974	MFHES - Building 3	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4975	MFHES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	10%	Architecture	Walls - Interior Repair	4
3-4976	MFHES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	10%	Architecture	Ceiling	4
3-4978	MFHES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-4979	MFHES - Building 3	Replace casework.	10%	Architecture	Casework	4
3-4986	MFHES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
2-2703	MFHES - Building 3	Roof Replacement (PVC) Gutters need cleaning, shiners in field, penetrations need to be sealed.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1044	MFHES - Building 3	Roof Replacement (Shingle) Gutters need cleaning, shiners in field, penetrations need to be sealed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1043	MFHES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1041	MFHES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1042	MFHES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4977	MFHES - Building 3	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4
4-1016	MFHES - Building 3	Replace split system furnace units.	Split System Furnace Unit is approx. 16 years old	Mechanical	HVAC	2
4-1019	MFHES - Building 3	Replace small ductless mini-split.	Ductless Mini-Splits small 16 years old	Mechanical	HVAC	2
4-1020	MFHES - Building 3	Replace Exhaust Fans.	Ceiling Exhaust Fans 16 years old	Mechanical	HVAC	3
3-4985	MFHES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	15% - ADA?	Plumbing	Plumbing - Fixtures	4
3-2703	MFHES - Building 4	Repair / replace existing flooring and base throughout.	General cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2704	MFHES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes, baseboards have scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2705	MFHES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10%	Architecture	Ceiling	4
3-2706	MFHES - Building 4	Replace casework.	Light wear and tear - 10%	Architecture	Casework	4
3-2708	MFHES - Building 4	Replace teaching surfaces.	Light wear and tear - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-2709	MFHES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Equipped with panic hardware - 15%	Architecture	Doors - Interior	4
2-2704	MFHES - Building 4	Roof Replacement (PVC) Gutters need cleaning, shiners in field, penetrations need to be sealed.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1048	MFHES - Building 4	Roof Replacement (Shingle) Gutters need cleaning, shiners in field, penetrations need to be sealed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1047	MFHES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1045	MFHES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1046	MFHES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-2707	MFHES - Building 4	Replace/upgrade interior lighting.	Bright, good - 10%	Electrical	Lighting - Interior	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1022	MFHES - Building 4	Replace split system furnace units.	Split System Furnace Unit is approx. 16 years old	Mechanical	HVAC	2
4-1024	MFHES - Building 4	Replace small ductless mini-split.	Ductless Mini-Splits small 16 years old	Mechanical	HVAC	2
3-6253	MFHES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-2680	MFHES - Building 5	Repair / replace existing flooring and base throughout.	General cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2681	MFHES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes, baseboards have scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2682	MFHES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10% | Few stains on ceiling - 15%	Architecture	Ceiling	4
3-2683	MFHES - Building 5	Replace casework.	Light wear and tear - 10%	Architecture	Casework	4
3-2685	MFHES - Building 5	Replace teaching surfaces.	Light wear and tear - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-2686	MFHES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Equipped with panic hardware - 15%	Architecture	Doors - Interior	4
3-2692	MFHES - Building 5	Replace toilet partitions.	TP in great shape - 10%	Architecture	Restroom - Toilet Partitions	4
2-2705	MFHES - Building 5	Roof Replacement (PVC) Gutters need cleaning, shiners in field, penetrations need to be sealed.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1052	MFHES - Building 5	Roof Replacement (Shingle) Gutters need cleaning, shiners in field, penetrations need to be sealed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1051	MFHES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1049	MFHES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1050	MFHES - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-2684	MFHES - Building 5	Replace/upgrade interior lighting.	Bright, good - 10%	Electrical	Lighting - Interior	4
4-1026	MFHES - Building 5	Replace split system furnace units.	Split System Furnace Unit is approx. 16 years old	Mechanical	HVAC	2
4-1027	MFHES - Building 5	Replace small ductless mini-split.	Ductless Mini-Splits small 16 years old	Mechanical	HVAC	2
4-1028	MFHES - Building 5	Replace Exhaust Fans.	Ceiling Exhaust Fans 16 years old	Mechanical	HVAC	3
3-2693	MFHES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Looks to be ADA compliant - 20%	Plumbing	Plumbing - Fixtures	4
3-5015	MFHES - Building 6	Replace toilet partitions.	15% ADA	Architecture	Restroom - Toilet Partitions	3
3-2712	MFHES - Building 6	Repair / replace existing flooring and base throughout.	Clean carpet - 25%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2713	MFHES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes and scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2714	MFHES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Very good condition - 15%	Architecture	Ceiling	4
3-2715	MFHES - Building 6	Replace casework.	Very good condition - 10%	Architecture	Casework	4
3-2718	MFHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
3-5013	MFHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
2-2708	MFHES - Building 6	Roof Replacement (PVC) Gutters need cleaning, shiners in field, penetrations need to be sealed.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1068	MFHES - Building 6	Roof Replacement (Shingle) Gutters need cleaning, shiners in field, penetrations need to be sealed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1065	MFHES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1067	MFHES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1066	MFHES - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-2716	MFHES - Building 6	Replace/upgrade interior lighting.	1 2x4 has yellow bulbs (see pictures) - 10%	Electrical	Lighting - Interior	4
4-1030	MFHES - Building 6	Replace small ductless mini-split.	Ductless Mini-Splits small 16 years old	Mechanical	HVAC	2

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1031	MFHES - Building 6	Replace split system furnace units.	Split System Furnace Unit is approx. 16 years old	Mechanical	HVAC	2
4-1032	MFHES - Building 6	Replace Exhaust Fans.	Ceiling Exhaust Fans 16 years old	Mechanical	HVAC	3
3-2717	MFHES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	4
3-2720	MFHES - Building 7	Repair / replace existing flooring and base throughout.	Clean carpet - 25%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2721	MFHES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes and scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2722	MFHES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Very good condition - 15%	Architecture	Ceiling	4
3-2723	MFHES - Building 7	Replace casework.	Very good condition - 10%	Architecture	Casework	4
3-2726	MFHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-1056	MFHES - Building 7	Roof Replacement HVAC Saddles splitting	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2701	MFHES - Building 7	Roof Maintenance	Roof- PVC	Building Envelope	Roof Maintenance	3
2-1055	MFHES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1053	MFHES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1054	MFHES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-2724	MFHES - Building 7	Replace/upgrade interior lighting.	1 2x4 has yellow bulbs (see pictures) - 10%	Electrical	Lighting - Interior	4
4-1034	MFHES - Building 7	Replace split system furnace units.	Split System Furnace Unit is approx. 16 years old	Mechanical	HVAC	2
4-1035	MFHES - Building 7	Replace small ductless mini-split.	Ductless Mini-Splits small 16 years old	Mechanical	HVAC	2
3-2725	MFHES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	4
3-5008	MFHES - Building 8	Replace toilet partitions.	15% ADA	Architecture	Restroom - Toilet Partitions	3
3-4987	MFHES - Building 8	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4988	MFHES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	25%	Architecture	Walls - Interior Repair	4
3-4989	MFHES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	25%	Architecture	Ceiling	4
3-4991	MFHES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-4992	MFHES - Building 8	Replace casework.	10%	Architecture	Casework	4
3-4999	MFHES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5000	MFHES - Building 8	Replace casework.	10%	Architecture	Casework	4
3-5006	MFHES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
2-2707	MFHES - Building 8	Roof Replacement (PVC) Gutters need cleaning, minor ridging, shiners, broken heat flue.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1064	MFHES - Building 8	Roof Replacement (Shingle) Gutters need cleaning, minor ridging, shiners, broken heat flue.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1061	MFHES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1063	MFHES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1062	MFHES - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4990	MFHES - Building 8	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4
4-1037	MFHES - Building 8	Replace split system furnace units.	Split System Furnace Unit is approx. 16 years old	Mechanical	HVAC	2
4-1038	MFHES - Building 8	Replace small ductless mini-split.	Ductless Mini-Splits small 16 years old	Mechanical	HVAC	2
4-1039	MFHES - Building 8	Replace Exhaust Fans.	Ceiling Exhaust Fans 16 years old	Mechanical	HVAC	3
3-4993	MFHES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	10%	Plumbing	Plumbing - Fixtures	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2694	MFHES - Building 9	Repair / replace existing flooring and base throughout.	Clean carpet - 25%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2695	MFHES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes and scuffs - 15%	Architecture	Walls - Interior Repair	4
3-2696	MFHES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Very good condition - 15%	Architecture	Ceiling	4
3-2697	MFHES - Building 9	Replace casework.	Very good condition - 10%	Architecture	Casework	4
3-2700	MFHES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-2706	MFHES - Building 9	Roof Maintenance (PVC)	Roof- PVC	Building Envelope	Roof Maintenance	3
2-1060	MFHES - Building 9	Roof Maintenance (Shingle)	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1059	MFHES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1057	MFHES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1058	MFHES - Building 9	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-2698	MFHES - Building 9	Replace/upgrade interior lighting.	1 2x4 has yellow bulbs (see pictures) - 10%	Electrical	Lighting - Interior	4
4-1041	MFHES - Building 9	Replace split system furnace units.	Split System Furnace Unit is approx. 16 years old	Mechanical	HVAC	2
4-1042	MFHES - Building 9	Replace small ductless mini-split.	Ductless Mini-Splits small 16 years old	Mechanical	HVAC	2
3-2699	MFHES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	4
3-5016	MFHES - Building 10	Repair / replace existing flooring and base throughout.	Floor - carpet/ LVT - 10% | Floor- tile 45%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5017	MFHES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tack - 10%	Architecture	Walls - Interior Repair	4
3-5018	MFHES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar 35% warped tiles | Ceiling - gypsum - 15%	Architecture	Ceiling	4
3-5020	MFHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - Full lite / panic / kickplate / ADA push button - 10%	Architecture	Doors - Interior	4
3-5021	MFHES - Building 10	Replace casework.	Casework -15%	Architecture	Casework	4
3-5028	MFHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - lever/ split top - 10%	Architecture	Doors - Interior	4
3-5029	MFHES - Building 10	Replace casework.	Casework - upper - 10%	Architecture	Casework	4
3-5031	MFHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Girls RR: Door isn't split and signage different and kickplate	Architecture	Doors - Interior	4
3-5036	MFHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - windad lite / kickplate / lever - 10%	Architecture	Doors - Interior	4
3-5042	MFHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 10%	Architecture	Doors - Interior	4
2-2709	MFHES - Building 10	Roof Replacement (PVC) Pipe jacks need sealing, clean gutters.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1072	MFHES - Building 10	Roof Replacement (Shingle) Pipe jacks need sealing, clean gutters.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1071	MFHES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1069	MFHES - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1070	MFHES - Building 10	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - curtain wall system / single panel/ slate blinds - 15%	Building Envelope	Windows	4
3-5019	MFHES - Building 10	Replace/upgrade interior lighting.	Lighting - 10%	Electrical	Lighting - Interior	4
4-1051	MFHES - Building 10	Replace split system furnace units.	Split System Furnace Unit is approx. 16 years old	Mechanical	HVAC	2
4-1052	MFHES - Building 10	Replace small ductless mini-split.	Ductless Mini-Splits small 16 years old	Mechanical	HVAC	2
4-1055	MFHES - Building 10	Replace Exhaust Fans.	Rooftop Exhaust Fans are 16 years old	Mechanical	HVAC	3
3-5022	MFHES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink - 15%	Plumbing	Plumbing - Fixtures	4
3-2729	MFHES - Building 11	Repair / replace existing flooring and base throughout.	Carpet is in great condition, tile has some use - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2730	MFHES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls look brand new - 10%	Architecture	Walls - Interior Repair	4
3-2731	MFHES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Overall good, few tiles warped - 10%	Architecture	Ceiling	4
3-2732	MFHES - Building 11	Replace casework.	Great condition, casework at +24" for Kinder - 10%	Architecture	Casework	4
3-2735	MFHES - Building 11	Replace teaching surfaces.	Really good condition - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-2736	MFHES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 10%	Architecture	Doors - Interior	4
2-2710	MFHES - Building 11	Roof Replacement (PVC) Gutters & penetrations need maintenance.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1076	MFHES - Building 11	Roof Replacement (Shingle) Gutters & penetrations need maintenance.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1075	MFHES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1073	MFHES - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1074	MFHES - Building 11	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-2733	MFHES - Building 11	Replace/upgrade interior lighting.	Good - 5%	Electrical	Lighting - Interior	4
4-1057	MFHES - Building 11	Replace split system furnace units.	Split System Furnace Unit is approx. 16 years old	Mechanical	HVAC	2
4-1058	MFHES - Building 11	Replace small ductless mini-split.	Ductless Mini-Splits small 16 years old	Mechanical	HVAC	2
4-1059	MFHES - Building 11	Replace Exhaust Fans.	Rooftop Exhaust Fans are 16 years old	Mechanical	HVAC	3
3-2734	MFHES - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-6217	MFHES - Grounds (12)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-1080	MFHES - New Building	Module	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1079	MFHES - New Building	Module Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1077	MFHES - New Building	Module Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1078	MFHES - New Building	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
1-0176	MFHES - Grounds (12)	Remove and replace basketball court - severely cracked and weathered.	Basketball court has severe cracking and needs to be replaced - see pictures 7-10	Civil	Site Paving - New	1
1-0174	MFHES - Grounds (12)	Repair east parking lot - extensive cracking.	Eastern parking lot extensive cracking needs repair - see pictures 1-3	Civil	Site Paving - Maintenance	2
1-0175	MFHES - Grounds (12)	Remove and replace concrete. Possible tree removal.	Tree wells need to be addressed. Tree roots raising wells - see picture 11	Civil		2
1-0177	MFHES - Grounds (12)	Restripe parking lot.	Eastern parking lot striping - see pictures 1-4	Civil	Site Paving - Maintenance	2
4-1467	MFHES - Grounds (12)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1468	MFHES - Grounds (12)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1876	MFHES - Grounds (12)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1469	MFHES - Grounds (12)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1470	MFHES - Grounds (12)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Mineral King Elementary School

3333 East Kaweah Ave., Visalia, CA 93292

Silvia Duvall, Principal

CDS Code: 54 72256 6054647



Grade Level

P-6

Year Built

1953

Enrollment

564

Capacity

654

Building Area

40,734 SF

Site Acreage

41.37

At Mineral King Elementary School we are proud to follow these Core Values:

- Everyone matters.
- Every student has value.
- All children can learn.
- Positive attitude and a sense of humor are very important.
- School needs to be a safe and enjoyable place for everyone.
- Family and community are important.
- Students need to feel successful in school.
- Tomorrow is another day … there is always another opportunity.
- Learning is power.
- You and only you are responsible for your behavior.
- Honesty, sincerity, and respect are essential for developing relationships.
- All parents love their kids.
- Each child is a unique learner.
- Time is valuable.
- We are all accountable.
- Collaboration promotes change which leads to success.

Mineral King Elementary School

EXISTING SITE



Mineral King Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Mineral King Elementary School

PROPOSED SITE



Mineral King Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

(1) Replace Portables with New Permanent Classroom Building with VAPA

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- New Drop-off and Parking Lot

MINERAL KING ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Mineral King Elementary School	**$2,106,419**	**$671,296**	**$2,777,715**	**$1,415,210**	**$7,073,740**	**$11,266,664**
Civil	$197,357	$43,853	$241,210			$241,210
Building Envelope	$1,556,712	$554,660	$2,111,372	$816,380	$68,015	$2,995,767
Architecture			$0	$83,140	$5,111,535	$5,194,675
Mechanical	$352,350		$352,350	$23,619	$1,040,783	$1,416,752
Electrical		$72,783	$72,783	$55,112	$389,987	$517,883
Plumbing			$0	$27,556	$335,873	$363,429
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

MINERAL KING ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5050	MKES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5053	MKES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-5047	MKES - Building 1	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5048	MKES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard / gyp board - 20%	Architecture	Walls - Interior Repair	4
3-5049	MKES - Building 1	Replace casework.	Casework - 20%	Architecture	Casework	4
3-5051	MKES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-5055	MKES - Building 1	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1157	MKES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1158	MKES - Building 1	Continued Maintenance Recommended. Dry Rot Replace Fire Alarm Door	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1159	MKES - Building 1	Roof Maintenance Needs cleaning, pipes need sealant	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1156	MKES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1154	MKES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1155	MKES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 20%	Building Envelope	Windows	4
3-5054	MKES - Building 1	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1143	MKES - Building 1	Replace rooftop package unit. (2 of 2)	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
4-1144	MKES - Building 1	Replace rooftop package unit. (1 of 2)	Rooftop Package Units 3 years old	Mechanical	HVAC	4
4-1145	MKES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4
3-5052	MKES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	4
3-5060	MKES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5063	MKES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-5057	MKES - Building 2	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5058	MKES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard / gyp board - 20%	Architecture	Walls - Interior Repair	4
3-5059	MKES - Building 2	Replace casework.	Casework - 20%	Architecture	Casework	4
3-5061	MKES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-5065	MKES - Building 2	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1151	MKES - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1153	MKES - Building 2	Roof Maintenance Needs cleaning, pipes need sealant	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1150	MKES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1152	MKES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1148	MKES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1149	MKES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 20%	Building Envelope	Windows	4
3-5064	MKES - Building 2	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1147	MKES - Building 2	Replace rooftop package unit.	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
3-5062	MKES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	4
3-5070	MKES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5073	MKES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-5067	MKES - Building 3	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4

MINERAL KING ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5068	MKES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard / gyp board - 20%	Architecture	Walls - Interior Repair	4
3-5069	MKES - Building 3	Replace casework.	Casework - 20%	Architecture	Casework	4
3-5071	MKES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-5075	MKES - Building 3	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1164	MKES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot and Damaged.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1165	MKES - Building 3	Roof Replacement Cap sheet cracked along ridges. Pipes open throughout. Cap nails under roof telegraphing through cap sheet. Perimeter edge open.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1162	MKES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1163	MKES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1160	MKES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1161	MKES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 20%	Building Envelope	Windows	4
3-5074	MKES - Building 3	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1149	MKES - Building 3	Replace rooftop package unit.	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
3-5072	MKES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	4
2-1083	MKES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-1084	MKES - Building 4	Roof Replacement Soft areas with signs of dry rot present. All pipes need sealant replaced. Some ridging present.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1082	MKES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1081	MKES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-1151	MKES - Building 4	Replace large rooftop package unit.	Rooftop Package Units Large 20+ years old	Mechanical	HVAC	1
4-1152	MKES - Building 4	Replace Exhaust Fans.	Rooftop Exhaust Fans 20+ years old	Mechanical	HVAC	1
4-1154	MKES - Building 4	Replace evaporative cooler unit.	Evap coolers are more than 10+ years old	Mechanical	HVAC	3
3-6254	MKES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-5077	MKES - Building 5	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5078	MKES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5079	MKES - Building 5	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5080	MKES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5081	MKES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5083	MKES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5085	MKES - Building 5	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1088	MKES - Building 5	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-1089	MKES - Building 5	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1085	MKES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1087	MKES - Building 5	Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-1086	MKES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5084	MKES - Building 5	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4

MINERAL KING ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1157	MKES - Building 5	Replace Exhaust Fans.	Rooftop Exhaust Fans 20+ years old	Mechanical	HVAC	1
4-1156	MKES - Building 5	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
3-5082	MKES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
3-5087	MKES - Building 6	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5088	MKES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5089	MKES - Building 6	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5090	MKES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5091	MKES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5093	MKES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5095	MKES - Building 6	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-2778	MKES - Building 6	Roof Replacement Pipes need resealing, pipe jacks need replacing at some locations.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1093	MKES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1094	MKES - Building 6	Continued Maintenance Recommended. Door of Room 103 Dry Rot.	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1090	MKES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1092	MKES - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1091	MKES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5094	MKES - Building 6	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1159	MKES - Building 6	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
3-5092	MKES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
3-5107	MKES - Building 7	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5108	MKES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5109	MKES - Building 7	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5110	MKES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5111	MKES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5113	MKES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5115	MKES - Building 7	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1110	MKES - Building 7	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1111	MKES - Building 7	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1108	MKES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1109	MKES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1106	MKES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1107	MKES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5114	MKES - Building 7	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1161	MKES - Building 7	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
3-5112	MKES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
3-5097	MKES - Building 8	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4

MINERAL KING ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5098	MKES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5099	MKES - Building 8	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5100	MKES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5101	MKES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5103	MKES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5105	MKES - Building 8	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1100	MKES - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards. Door of Room 103 Dry Rot.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1101	MKES - Building 8	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1098	MKES - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1099	MKES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1096	MKES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1097	MKES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5104	MKES - Building 8	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1163	MKES - Building 8	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
4-1164	MKES - Building 8	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4
3-5102	MKES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
3-5117	MKES - Building 9	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5118	MKES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5119	MKES - Building 9	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5120	MKES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5121	MKES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5123	MKES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5125	MKES - Building 9	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1130	MKES - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1131	MKES - Building 9	Roof Replacement Ridge cap damaged throughout. Pipe jacks damaged or missing.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1128	MKES - Building 9	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1129	MKES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1126	MKES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1127	MKES - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5124	MKES - Building 9	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1166	MKES - Building 9	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
4-1167	MKES - Building 9	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4
3-5122	MKES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
3-5127	MKES - Building 10	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5128	MKES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5129	MKES - Building 10	Replace casework.	Casework - 10%	Architecture	Casework	4

MINERAL KING ELEMENTARY SCHOOL
`DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5130	MKES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5131	MKES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5133	MKES - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5135	MKES - Building 10	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1116	MKES - Building 10	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1117	MKES - Building 10	Roof Replacement Ridge cap damaged throughout. Pipe jacks damaged or missing.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1114	MKES - Building 10	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1115	MKES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1112	MKES - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1113	MKES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5134	MKES - Building 10	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1169	MKES - Building 10	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
3-5132	MKES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
2-1134	MKES - Building 13	Replace exterior doors and hardware to meet Visalia USD Standards. Damaged Warped, Replace.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2779	MKES - Building 13	Roof Replacement BUR System installation issues.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1135	MKES - Building 13	Roof Replacement Shingles need replacement.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1133	MKES - Building 13	Replace window system.	Windows- Plywood	Building Envelope	Windows	1
2-1132	MKES - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
4-1172	MKES - Building 13	Replace Exhaust Fans.	Rooftop Exhaust Fans 20+ years old	Mechanical	HVAC	1
4-1171	MKES - Building 13	Replace evaporative cooler unit.	Evap coolers are more than 10+ years old	Mechanical	HVAC	3
2-1138	MKES - Building 14	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1137	MKES - Building 14	Replace Wood Facade. Fascia Dry Rot, Replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2780	MKES - Building 14	Roof Replacement Addition roof needs replacement	Roof- Metal Flat	Building Envelope	Roof Replacement	1
2-1136	MKES - Building 14	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	3
2-1139	MKES - Building 14	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1118	MKES - Building 18	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-1120	MKES - Building 18	Continued Maintenace Recommended for Roll up Door.	Doors- Roll Up- Steel	Building Envelope	Doors - Exterior	3
2-1119	MKES - Building 18	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1121	MKES - Building 18	Roof Maintenance	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1105	MKES - Building 19	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1103	MKES - Building 19	Replace Wood Facade. Fascia- Wood- Dry Rot, replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-1104	MKES - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1102	MKES - Building 19	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
4-1173	MKES - Building 19	Replace Exhaust Fans.	Rooftop Exhaust Fans 20+ years old	Mechanical	HVAC	1
3-5137	MKES - Building 21	Repair / replace existing flooring and base throughout.	Floors - carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5138	MKES - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-5139	MKES - Building 21	Replace casework.	Casework - 30%	Architecture	Casework	3

MINERAL KING ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5140	MKES - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5141	MKES - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	3
3-5143	MKES - Building 21	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
2-1142	MKES - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1140	MKES - Building 21	Continued Maintenace Recommended for Wood Facade. Unit Joint Louver at Vertical and Soffit separating. Track Progress.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1143	MKES - Building 21	Roof Maintenance Pipe gaskets and boots. Need to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1141	MKES - Building 21	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 50%	Building Envelope	Windows	3
3-5144	MKES - Building 21	Replace fluorescent lighting with LED.	Lighting - 2x2 fluorescent - 50%	Electrical	Lighting - Interior	2
4-1174	MKES - Building 21	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
3-6255	MKES - Building 21	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-5147	MKES - Building 22	Repair / replace existing flooring and base throughout.	Floors - carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5148	MKES - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-5149	MKES - Building 22	Replace casework.	Casework - 30%	Architecture	Casework	3
3-5150	MKES - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5151	MKES - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	3
3-5153	MKES - Building 22	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
2-2783	MKES - Building 22	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2781	MKES - Building 22	Continued Maintenace Recommended for Wood Facade. Unit Joint Louver at Vertical and Soffit separating. Track Progress.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-2784	MKES - Building 22	Roof Maintenance Pipe gaskets and boots. Need to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2782	MKES - Building 22	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 50%	Building Envelope	Windows	3
3-5154	MKES - Building 22	Replace fluorescent lighting with LED.	Lighting - 2x2 fluorescent - 50%	Electrical	Lighting - Interior	2
4-1175	MKES - Building 22	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
3-6256	MKES - Building 22	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-5158	MKES - Building 23	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-5159	MKES - Building 23	Replace casework.	Casework - 20%	Architecture	Casework	3
3-5160	MKES - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-5161	MKES - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-5163	MKES - Building 23	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-5157	MKES - Building 23	Repair / replace existing flooring and base throughout.	Floors - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5165	MKES - Building 23	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1146	MKES - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1147	MKES - Building 23	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1145	MKES - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 50%	Building Envelope	Windows	3
2-1144	MKES - Building 23	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
3-5164	MKES - Building 23	Replace fluorescent lighting with LED.	Lighting - 2x4 fluorescent - 50%	Electrical	Lighting - Interior	2

MINERAL KING ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1178	MKES - Building 23	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
3-5162	MKES - Building 23	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-5170	MKES - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5171	MKES - Building 24	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	3
3-5173	MKES - Building 24	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 20%	Architecture	Doors - Hardware Only	3
3-5167	MKES - Building 24	Repair / replace existing flooring and base throughout.	Floors - carpet/ lam plastic - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5168	MKES - Building 24	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-5175	MKES - Building 24	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1125	MKES - Building 24	Roof Maintenance Needs cleaning. Tree trimming.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1124	MKES - Building 24	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1122	MKES - Building 24	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1123	MKES - Building 24	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 50%	Building Envelope	Windows	4
3-5174	MKES - Building 24	Replace fluorescent lighting with LED.	Lighting - 2x4 fluorescent - 50%	Electrical	Lighting - Interior	2
4-1180	MKES - Building 24	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
4-1181	MKES - Building 24	Replace Exhaust Fans.	Rooftop Exhaust Fans 5-10 years old	Mechanical	HVAC	4
3-5172	MKES - Building 24	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - restrooms ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-6218	MKES - Grounds (15)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0180	MKES - Grounds (15)	Replace playground equipment.	Playground equipment coating deteriorating - see picture 6	Civil	Playgrounds / Equipment	1
1-0182	MKES - Grounds (15)	Remove and replace area between storage and portables - severely weathered and cracked.	Area between storage & portable weathered & severe cracking - see picture 8	Civil	Site Paving - New	1
1-0183	MKES - Grounds (15)	Replace kindergarten playground equipment.	Kindergarten playground equipment deteriorating - see picture 9 and 10	Civil	Playgrounds / Equipment	1
1-0187	MKES - Grounds (15)	Add truncated domes for ADA compliance at drop off.	Drop off not ADA compliant - see picture 17	Civil		1
1-0188	MKES - Grounds (15)	Add drainage or dry wells to get proper drainage and prevent flooding in parking lot.	Flooding in parking lot 0 see picture 18 and 19	Civil	Site Drainage	1
1-0189	MKES - Grounds (15)	Add drainage or dry wells to get proper drainage and prevent flooding near solar panels.	Flooding near solar panels - see picture 20	Civil	Site Drainage	1
1-0190	MKES - Grounds (15)	Add drainage or dry wells to get proper drainage and prevent flooding near center corridor.	Flooding by center corridor - see picture 22	Civil	Site Drainage	1
1-0191	MKES - Grounds (15)	Add drainage or dry wells to get proper drainage and prevent flooding near middle corridor.	Flooding near middle corridor - see picture 23 and 24	Civil	Site Drainage	1
1-0192	MKES - Grounds (15)	Add drainage or dry wells to get proper drainage and prevent flooding near cafeteria.	Flooding cafeteria line - see picture 25	Civil	Site Drainage	1
1-0181	MKES - Grounds (15)	Seal basketball court and restripe for weathering.	Basketball courts weathered - see picture 7	Civil	Site Paving - Maintenance	2
1-0185	MKES - Grounds (15)	Seal basketball court for weathering.	Basketball courts near freeway weathered - see picture 13	Civil	Site Paving - Maintenance	2
4-1481	MKES - Grounds (15)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1482	MKES - Grounds (15)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1877	MKES - Grounds (15)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1483	MKES - Grounds (15)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1484	MKES - Grounds (15)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Mountain View Elementary School

2021 South Encina, Visalia, CA 93277

Kathleen Cifuentes, Principal

CDS Code: 54 72256 6054654



Grade Level

K-6

Year Built

1955

Enrollment

600

Capacity

690

Building Area

40,646 SF

Site Acreage

26

Mountain View Elementary School served approximately 500 students in grades K-6 in 2020-21. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.

Students at our school will receive maximum opportunities to be successful, productive citizens. Working as a TEAM, the staff is committed to:

- Together – Providing all students with the opportunity to achieve academic success guided by standards-driven instruction, staff development (involving current research and best practices), and promoting parent awareness and involvement.
- Everyone – Working together to establish a positive and safe learning environment that promotes the Pillars of Character Counts: Trustworthiness, Respect, Responsibility, Fairness and Justice, Caring, and Citizenship.
- Achieves – Achieving excellence through a challenging and supporting environment that will enable students to become productive members of society.
- More – Maximizing opportunities for staff and students to gain an appreciation for the value of learning on "our" journey to become lifelong learners.

Mountain View Elementary School

EXISTING SITE



Mountain View Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Mountain View Elementary School

PROPOSED SITE



Mountain View Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① New Admin and Cafeteria/Kitchen Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- Expanded New Playground

SITE IMPROVEMENTS

- Drainage Improvements

MOUNTAIN VIEW ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Mountain View Elementary School	**$2,186,433**	**$1,191,747**	**$3,378,180**	**$1,718,917**	**$5,348,539**	**$10,445,636**
Civil	$33,750	$26,609	$60,359			$60,359
Building Envelope	$1,670,058	$140,777	$1,810,835	$259,382	$70,122	$2,140,339
Architecture		$6,124	$6,124	$579,761	$4,508,034	$5,093,919
Mechanical	$482,625	$233,280	$715,905	$59,836	$748,275	$1,524,016
Electrical		$336,623	$336,623	$103,484		$440,107
Plumbing		$10,935	$10,935	$307,052	$22,108	$340,095
Technology			$0	$409,403		$409,403
Life Safety & Security		$437,400	$437,400			$437,400

MOUNTAIN VIEW ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5187	MVES - Building 1	Repair / replace existing flooring and base throughout.	Floor - VCT/ carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5190	MVES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
3-5191	MVES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar / 12x12 tile - 30%	Architecture	Ceiling	3
3-5193	MVES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 30%	Architecture	Doors - Hardware Only	3
3-5188	MVES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-5189	MVES - Building 1	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5195	MVES - Building 1	Replace markerboards in classrooms.	Marker board -10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1198	MVES - Building 1	Roof Replacement Delamination along perimeters. Blisters, open pipes and need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1196	MVES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. Single Pane 50%	Building Envelope	Windows	2
2-1197	MVES - Building 1	Continued Maintenance Recommended. Door for Work Room (North Elevation), replace.	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1195	MVES - Building 1	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-5194	MVES - Building 1	Replace fluorescent lighting with LED.	Lighting 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-1103	MVES - Building 1	Replace small ductless mini-split.	Ductless Mini-Split small 10+ years old	Mechanical	HVAC	3
4-1102	MVES - Building 1	Replace rooftop package unit.	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
3-5192	MVES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-5197	MVES - Building 2	Repair / replace existing flooring and base throughout.	Floor - VCT/ carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5200	MVES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
3-5201	MVES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar / 12x12 tile - 30%	Architecture	Ceiling	3
3-5203	MVES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 30%	Architecture	Doors - Hardware Only	3
3-5198	MVES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-5199	MVES - Building 2	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5205	MVES - Building 2	Replace markerboards in classrooms.	Marker board -10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1178	MVES - Building 2	Roof Replacement Delamination along perimeters. Blisters, open pipes and need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1176	MVES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. Single Pane 50%	Building Envelope	Windows	2
2-1177	MVES - Building 2	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	4
2-1175	MVES - Building 2	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-5204	MVES - Building 2	Replace fluorescent lighting with LED.	Lighting 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-1105	MVES - Building 2	Replace rooftop package unit. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-1104	MVES - Building 2	Replace rooftop package unit. (1 of 2)	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
3-5202	MVES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-5177	MVES - Building 3	Repair / replace existing flooring and base throughout.	Floor - VCT/ carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5180	MVES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
3-5181	MVES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar / 12x12 tile - 30%	Architecture	Ceiling	3
3-5183	MVES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 30%	Architecture	Doors - Hardware Only	3
3-5178	MVES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-5179	MVES - Building 3	Replace casework.	Casework - 10%	Architecture	Casework	4

MOUNTAIN VIEW ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5185	MVES - Building 3	Replace markerboards in classrooms.	Marker board -10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1182	MVES - Building 3	Roof Replacement Delamination along perimeters. Blisters, open pipes and need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1180	MVES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. Single Pane 50%	Building Envelope	Windows	2
2-1181	MVES - Building 3	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	4
2-1179	MVES - Building 3	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-5184	MVES - Building 3	Replace fluorescent lighting with LED.	Lighting 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-1106	MVES - Building 3	Replace rooftop package unit.	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
3-5182	MVES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-5207	MVES - Building 4	Repair / replace existing flooring and base throughout.	Floor - VCT/ carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5208	MVES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard painted - 30%	Architecture	Walls - Interior Repair	3
3-5209	MVES - Building 4	Replace casework.	Casework - 30%	Architecture	Casework	3
3-5210	MVES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-5211	MVES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-5213	MVES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5215	MVES - Building 4	Replace markerboards in classrooms.	Marker board - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1194	MVES - Building 4	Roof Replacement Delamination along perimeters. Blisters, open pipes and need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1192	MVES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 40%	Building Envelope	Windows	3
2-1193	MVES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1191	MVES - Building 4	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-5214	MVES - Building 4	Replace fluorescent lighting with LED.	Lighting 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-1107	MVES - Building 4	Replace rooftop package unit.	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
3-5212	MVES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant	Plumbing	Plumbing - Fixtures	3
3-5218	MVES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-5219	MVES - Building 5	Replace casework.	Casework - 50%	Architecture	Casework	2
3-5221	MVES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tile - 50%	Architecture	Ceiling	2
3-5217	MVES - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5220	MVES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
3-5223	MVES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5225	MVES - Building 5	Replace markerboards in classrooms.	Marker board - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1186	MVES - Building 5	Roof Maintenance Needs cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1184	MVES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-1185	MVES - Building 5	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	4
2-1183	MVES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-5224	MVES - Building 5	Replace fluorescent lighting with LED.	Lighting 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-1108	MVES - Building 5	Replace rooftop package unit.	Rooftop Package Units are 6 years old	Mechanical	HVAC	4

MOUNTAIN VIEW ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5222	MVES - Building 5	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant - 70%	Plumbing	Plumbing - Fixtures	2
3-5229	MVES - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5230	MVES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-5233	MVES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5227	MVES - Building 7	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5228	MVES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5231	MVES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-5235	MVES - Building 7	Replace markerboards in classrooms.	Marker board - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1190	MVES - Building 7	Roof Replacement The roof is at the end of its service life and will need to be replaced soon. Inner ply scrim is exposed with membrane deterioration present. The roof is due for a replacement at the time and it is highly recommended. The roof also needs a major cleaning to remove vegetative debris to reduce moisture and expedited deterioration.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1188	MVES - Building 7	Replace Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	2
2-1187	MVES - Building 7	Continued Maintenace Recommended for Aluminum Siding Facade.	Facade- Aluminum Siding	Building Envelope	Walls - Exterior Cleaning	3
2-1189	MVES - Building 7	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	4
3-5234	MVES - Building 7	Replace fluorescent lighting with LED.	Lighting 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-1112	MVES - Building 7	Replace Heat Pump units.	Bard Heat Pumps are 10-15 years old.	Mechanical	HVAC	2
3-5243	MVES - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - lever/ lever 50%	Architecture	Doors - Hardware Only	2
3-5239	MVES - Building 10	Replace casework.	Casework - 20%	Architecture	Casework	3
3-5240	MVES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
3-5241	MVES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	3
3-5245	MVES - Building 10	Replace markerboards in classrooms.	Marker board - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-5237	MVES - Building 10	Repair / replace existing flooring and base throughout.	Floor - carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5238	MVES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
2-1172	MVES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	2
2-1173	MVES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1174	MVES - Building 10	Roof Maintenance All sealant needs replacement. All pipe gaskets are failing.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1171	MVES - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-5244	MVES - Building 10	Replace fluorescent lighting with LED.	Lighting 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-1111	MVES - Building 10	Replace Heat Pump units.	Bard Heat Pumps are 15+ years old. Damaged.	Mechanical	HVAC	1
3-5242	MVES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink - ADA compliant 30%	Plumbing	Plumbing - Fixtures	4
2-1170	MVES - Building 11	Roof Replacement Alligatoring and cracking throughout. Base flashings need maintenance. Needs full cleaning. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1169	MVES - Building 11	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1168	MVES - Building 11	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	4

MOUNTAIN VIEW ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1166	MVES - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1167	MVES - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-1109	MVES - Building 11	Replace rooftop package unit.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-1110	MVES - Building 11	Replace small ductless mini-split.	Ductless Mini-Split small 10+ years old	Mechanical	HVAC	3
3-6257	MVES - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	3
4-1114	MVES - Building 11	Replace water heater	Water heater is less than 5 years old	Plumbing	Plumbing - Water Heater	4
3-6219	MVES - Grounds (8)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0196	MVES - Grounds (8)	Remove and replace drive approaches to make ADA compliant.	Drive approaches by bus drop off zone has cracking - see images 4230-4233	Civil		1
1-0193	MVES - Grounds (8)	Remove and replace V gutter by parking stall under solar panel.	V gutter is flat by parking stall under solar panel - see images 4221-4222	Civil		2
1-0194	MVES - Grounds (8)	Remove and replace concrete by gate as needed to get proper drainage.	Flooding by double gate going into basketball court - see image 4224	Civil		2
1-0195	MVES - Grounds (8)	Add drainage or dry wells to get proper drainage and prevent flooding.	No visible drainage inlet onsite may cause possible flooding - see images 4226-4228	Civil		2
4-1498	MVES - Grounds (8)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1499	MVES - Grounds (8)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	2
4-1878	MVES - Grounds (8)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1500	MVES - Grounds (8)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1501	MVES - Grounds (8)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Oak Grove Elementary School

4445 West Ferguson Ave., Visalia, CA 93291

Travis Hambleton, Principal

CDS Code: 54 72256 0101857



Grade Level

K-6

Year Built

2003

Enrollment

740

Capacity

722

Building Area

47,478 SF

Site Acreage

12.88

Oak Grove School serves approximately 750 students in grades K-8. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience.

The school holds high expectations for the academic and social development of all students.
Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.

Our Mission: to be a community working hard towards excellence and academic success

Oak Grove Elementary School

EXISTING SITE



Oak Grove Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Oak Grove Elementary School

PROPOSED SITE



Oak Grove Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Portables with New Permanent Classroom Building with VAPA
2. Expanded Admin/Cafeteria Building

RENOVATIONS / MODERNIZATIONS

- Major Renovation to Existing Admin/Cafeteria & Kitchen
- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- New Playground

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- Expanded New Parking Lot

OAK GROVE ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Oak Grove Elementary School	**$1,985,175**	**$1,071,557**	**$3,056,732**	**$1,228,389**	**$8,356,509**	**$12,641,630**
Civil	$61,425	$29,889	$91,314			$91,314
Building Envelope	$627,750	$604,268	$1,232,018	$391,389	$101,055	$1,724,461
Architecture		$0	$0	$372,485	$7,193,054	$7,565,539
Mechanical	$1,296,000		$1,296,000		$319,718	$1,615,718
Electrical			$0	$55,112	$377,049	$432,161
Plumbing			$0		$365,634	$365,634
Technology			$0	$409,403		$409,403
Life Safety & Security		$437,400	$437,400			$437,400

OAK GROVE ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2738	OGES - Building 1	Repair / replace existing flooring and base throughout.	Condition is good, perhaps tile is outdated - 30% | Minor wear and tear, but nothing absurd - 20% | Tiles are showing age, recommend to upgrade - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2739	OGES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs and scratches - 35% | Walls - gypsum with paint - 20% general maintenance - check cracks	Architecture	Walls - Interior Repair	3
3-2750	OGES - Building 1	Replace teaching surfaces.	Decent, but has wear and tear - 25%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2759	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, nothing major - 15%	Architecture	Doors - Interior	3
3-5265	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - lever/ kickplate - 50% narrow lite	Architecture	Doors - Interior	3
3-2740	OGES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few cracks / chips - 20% | Ceiling is in good condition - 15% | Ceiling - T-bar 25% general maintenance	Architecture	Ceiling	4
3-2742	OGES - Building 1	Repair or replace interior door hardware as needed throughout.	Door hardware all has panic hardware - 5%	Architecture	Doors - Hardware Only	4
3-2743	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, recommend paint touch up - 10%	Architecture	Doors - Interior	4
3-2747	OGES - Building 1	Replace casework.	Casework looks to be in great condition - 15%	Architecture	Casework	4
3-2749	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
3-5251	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - curtain/ kickplate / panic 10%	Architecture	Doors - Interior	4
3-5253	OGES - Building 1	Replace casework.	Casework - p-lam - 5%	Architecture	Casework	4
3-5254	OGES - Building 1	Replace tackboards in classrooms.	Tackboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-5259	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 15% lever	Architecture	Doors - Interior	4
3-5271	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - lever / kickplate - 10%	Architecture	Doors - Interior	4
3-5274	OGES - Building 1	Replace casework.	Casework -ADA compliant - 10%	Architecture	Casework	4
3-5279	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - lever / kickplate - 10%	Architecture	Doors - Interior	4
3-5284	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - lever / kickplate / narrow and full lite - 10%	Architecture	Doors - Interior	4
3-5290	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - lever/ kickplate / narrow lite / full lite	Architecture	Doors - Interior	4
3-5296	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - lever / kickplate / narrow lite and full lite - 15%	Architecture	Doors - Interior	4
3-5297	OGES - Building 1	Replace casework.	Casework - ADA compliant - 10%	Architecture	Casework	4
3-5304	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - lever / kickplate - 10%	Architecture	Doors - Interior	4
3-5309	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - panic / kickplate / full lite	Architecture	Doors - Interior	4
3-5310	OGES - Building 1	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5316	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - panic/ kickplate - 10%	Architecture	Doors - Interior	4
3-5317	OGES - Building 1	Replace markerboards in classrooms.	Markerboards- 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-5322	OGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - lever/ kickplate - 10%	Architecture	Doors - Interior	4
2-1238	OGES - Building 1	Roof Replacement Drains need vegetation removed. Insulation plates telegraphing	Roof- BUR	Building Envelope	Roof Replacement	1
2-1237	OGES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1235	OGES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1236	OGES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - dual panel / slate blinds - 10%	Building Envelope	Windows	4
3-2741	OGES - Building 1	Replace/upgrade interior lighting.	Bright LEDs were recently installed - 5%	Electrical	Lighting - Interior	4
4-1129	OGES - Building 1	Replace rooftop package unit.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-1130	OGES - Building 1	Replace small ductless mini-split.	Ductless Mini-Split is 20 years old	Mechanical	HVAC	1
3-5260	OGES - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - 15% sink not ADA	Plumbing	Plumbing - Fixtures	4

OAK GROVE ELEMENTARY SCHOOL
DETAILED REPORT

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5351	OGES - Building 2	Repair / replace existing flooring and base throughout.	Floors - tile / carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5352	OGES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tack - 10%	Architecture	Walls - Interior Repair	4
3-5353	OGES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar - 10%	Architecture	Ceiling	4
3-5355	OGES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - kickplate / full lite / panic - 10%	Architecture	Doors - Interior	4
3-5357	OGES - Building 2	Replace casework.	Casework - 10%	Architecture	Casework	4
2-1230	OGES - Building 2	Roof Maintenance Seal pipe penetrations, clean gutters	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1229	OGES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1227	OGES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1228	OGES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - slate blinds - 10%	Building Envelope	Windows	4
3-5354	OGES - Building 2	Replace/upgrade interior lighting.	Lighting - LED 10%	Electrical	Lighting - Interior	4
4-1120	OGES - Building 2	Replace split system	Split system is 20 years old	Mechanical	HVAC	1
3-5358	OGES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink - 10%	Plumbing	Plumbing - Fixtures	4
3-2770	OGES - Building 3	Repair / replace existing flooring and base throughout.	Recommend to clean carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2772	OGES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Decent condition, but why clips on t-bar? - 15% | Good - 10%	Architecture	Ceiling	4
3-2773	OGES - Building 3	Replace casework.	Good - 10%	Architecture	Casework	4
3-2775	OGES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
3-2778	OGES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Good - 10%	Architecture	Walls - Interior Repair	4
3-2781	OGES - Building 3	Replace toilet partitions.	Light white marks that can likely be removed - 5%	Architecture	Restroom - Toilet Partitions	4
3-2782	OGES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Good	Architecture	Doors - Interior	4
2-1226	OGES - Building 3	Roof Replacement requires lots of maintenance.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1225	OGES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1223	OGES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1224	OGES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Minor holes and stains - 15%	Building Envelope	Windows	4
4-1121	OGES - Building 3	Replace split system	Split system is 20 years old	Mechanical	HVAC	1
4-1132	OGES - Building 3	Replace small ductless mini-split.	Ductless Mini-Split is 20 years old	Mechanical	HVAC	1
3-2780	OGES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Kinder RR, and all looks ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2783	OGES - Building 4	Repair / replace existing flooring and base throughout.	Recommend to clean carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2785	OGES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Decent condition, but why clips on t-bar? - 15%	Architecture	Ceiling	4
3-2786	OGES - Building 4	Replace casework.	Good - 10%	Architecture	Casework	4
3-2788	OGES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-1222	OGES - Building 4	Roof Replacement Gutter & Pipe penetrations sealant/ solder needed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1221	OGES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1219	OGES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1220	OGES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Minor holes and stains - 15%	Building Envelope	Windows	4
4-1123	OGES - Building 4	Replace split system	Split system is 20 years old	Mechanical	HVAC	1
3-2787	OGES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2792	OGES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Decent condition, but why clips on t-bar? - 15% | Water stain at ceiling tile in corner - 15%	Architecture	Ceiling	3

OAK GROVE ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2790	OGES - Building 5	Repair / replace existing flooring and base throughout.	Recommend to clean carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2793	OGES - Building 5	Replace casework.	Good - 10%	Architecture	Casework	4
3-2795	OGES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
3-2798	OGES - Building 5	Replace casework.	Paint in casework is chipped - 20%	Architecture	Casework	4
2-1218	OGES - Building 5	Roof Replacement Gutter & Pipe penetrations sealant/ solder needed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1217	OGES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1215	OGES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1216	OGES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Minor holes and stains - 15%	Building Envelope	Windows	4
4-1124	OGES - Building 5	Replace split system	Split system is 20 years old	Mechanical	HVAC	1
3-2794	OGES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2799	OGES - Building 6	Repair / replace existing flooring and base throughout.	Recommend to clean carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2801	OGES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Decent condition, but why clips on t-bar? - 15%	Architecture	Ceiling	4
3-2802	OGES - Building 6	Replace casework.	Good - 10%	Architecture	Casework	4
3-2804	OGES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
3-2807	OGES - Building 6	Replace toilet partitions.	Partitions look good - 20%	Architecture	Restroom - Toilet Partitions	4
2-1214	OGES - Building 6	Roof Replacement Gutter & Pipe penetrations sealant/ solder needed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1213	OGES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1211	OGES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1212	OGES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Minor holes and stains - 15%	Building Envelope	Windows	4
4-1125	OGES - Building 6	Replace split system	Split system is 20 years old	Mechanical	HVAC	1
4-1131	OGES - Building 6	Replace small ductless mini-split.	Ductless Mini-Split is 20 years old	Mechanical	HVAC	1
3-2803	OGES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2763	OGES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Decent condition, but why clips on t-bar? - 15% | Some tiles are warped - 15% | Some water stains on ceiling - 10%	Architecture	Ceiling	3
3-2761	OGES - Building 7	Repair / replace existing flooring and base throughout.	Recommend to clean carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2764	OGES - Building 7	Replace casework.	Good - 10%	Architecture	Casework	4
3-2766	OGES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-1210	OGES - Building 7	Roof Replacement Gutter & Pipe penetrations sealant/ solder needed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1209	OGES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1207	OGES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1208	OGES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Minor holes and stains - 15%	Building Envelope	Windows	4
4-1126	OGES - Building 7	Replace split system	Split system is 20 years old	Mechanical	HVAC	1
3-2765	OGES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-5324	OGES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - gypsum - 45% general maintenance	Architecture	Walls - Interior Repair	3
3-5325	OGES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar - 45% | Ceiling - gypsum - 10% general maintenance	Architecture	Ceiling	3
3-5327	OGES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - kickplate/ lever / narrow lite	Architecture	Doors - Interior	4
3-5328	OGES - Building 8	Replace casework.	Casework - p-lam - 10%	Architecture	Casework	4

OAK GROVE ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5329	OGES - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet - 40%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5333	OGES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - kickplate / narrow lite / lever	Architecture	Doors - Interior	4
3-5335	OGES - Building 8	Replace casework.	Casework 10%	Architecture	Casework	4
3-5336	OGES - Building 8	Replace markerboards in classrooms.	Markerboards - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-5341	OGES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - kickplate / narrow lite / lever	Architecture	Doors - Interior	4
3-5343	OGES - Building 8	Replace casework.	Casework - ADA compliant	Architecture	Casework	4
3-5348	OGES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - kickplate / loover / lever - 10%	Architecture	Doors - Interior	4
3-5350	OGES - Building 8	Replace toilet partitions.	Toilet partitions	Architecture	Restroom - Toilet Partitions	4
2-1206	OGES - Building 8	Roof Replacement Gutter & Pipe penetrations sealant/ solder needed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1205	OGES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1203	OGES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1204	OGES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - slate blinds / curtain system 10%	Building Envelope	Windows	4
3-5326	OGES - Building 8	Replace/upgrade interior lighting.	Lighting - LED - 10%	Electrical	Lighting - Interior	4
4-1127	OGES - Building 8	Replace split system	Split system is 20 years old	Mechanical	HVAC	1
4-1133	OGES - Building 8	Replace small ductless mini-split.	Ductless Mini-Split is 20 years old	Mechanical	HVAC	1
3-5349	OGES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - 10%	Plumbing	Plumbing - Fixtures	4
3-2810	OGES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes, scuffs, paint chips - 20%	Architecture	Walls - Interior Repair	3
3-2809	OGES - Building 9	Repair / replace existing flooring and base throughout.	Great condition, might just need a clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2811	OGES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good, few tiles have chips - 10% | Looks new - 5%	Architecture	Ceiling	4
3-2812	OGES - Building 9	Replace casework.	Relatively good condition - 20%	Architecture	Casework	4
3-2813	OGES - Building 9	Upgrade master clock system to an IP clock system.	Equipped - 5%	Architecture	Clock	4
3-2816	OGES - Building 9	Replace teaching surfaces.	Few holes - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-2817	OGES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 10%	Architecture	Doors - Interior	4
3-2823	OGES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Looks new - 5%	Architecture	Doors - Interior	4
2-1202	OGES - Building 9	Roof Replacement Gutter & Pipe penetrations sealant/ solder needed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1201	OGES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1199	OGES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1200	OGES - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Looks new - 5%	Building Envelope	Windows	4
3-2814	OGES - Building 9	Replace/upgrade interior lighting.	New LED bulbs installed - 5%	Electrical	Lighting - Interior	4
4-1128	OGES - Building 9	Replace split system	Split system is 20 years old	Mechanical	HVAC	1
3-2815	OGES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Meets ADA requirements - 10%	Plumbing	Plumbing - Fixtures	4
3-2826	OGES - Building 12	Repair / replace existing flooring and base throughout.	Some stains, recommend clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2827	OGES - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Few imperfections - 5%	Architecture	Walls - Interior Repair	4
3-2828	OGES - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Really good condition - 5%	Architecture	Ceiling	4
3-2830	OGES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 5%	Architecture	Doors - Interior	4
2-1234	OGES - Building 12	Roof Maintenance Gutters need cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3

OAK GROVE ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1233	OGES - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1231	OGES - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1232	OGES - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Good - 5%	Building Envelope	Windows	4
3-2829	OGES - Building 12	Replace/upgrade interior lighting.	Title 24 - 5%	Electrical	Lighting - Interior	4
4-1122	OGES - Building 12	Replace rooftop package unit.	Rooftop Package Units are 8 years old	Mechanical	HVAC	4
3-2834	OGES - Portable 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Multiple tiles warped and stained - 60%	Architecture	Ceiling	2
3-2832	OGES - Portable 1	Repair / replace existing flooring and base throughout.	Good - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-6221	OGES - Grounds (11)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-1241	OGES - New Building	Room P4 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1245	OGES - Portable 1	Module Adjacent to P4 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1239	OGES - New Building	Room P4 Continued Maintenace Recommended for Stucco Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1243	OGES - New Building	Module Adjacent to P4 Continued Maintenace Recommended for Stucco Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1240	OGES - New Building	Room P4 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1244	OGES - New Building	Module Adjacent to P4 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0198	OGES - Grounds (11)	Remove and replace portable ramp to make ADA compliant.	12.8% slope at the end of the ramp to portable - see picture 1	Civil		1
1-0200	OGES - Grounds (11)	Remove and replace ramps and drive approaches to make ADA compliant.	Drop off zone ramps/ driving approaches are non-compliant - don't have truncated domes - see picture 2	Civil		1
1-0201	OGES - Grounds (11)	Remove and replace ramps to make ADA compliant.	Non-compliant ramps (15%) - see picture 3	Civil		1
1-0203	OGES - Grounds (11)	Remove and replace ramp at drop-off to make ADA compliant.	Ramp at drop off is 11.8%	Civil		1
1-0197	OGES - Grounds (11)	Remove and replace concrete / landscaping as needed. Mitigate other hazards with railing / striping as needed.	Interior has tripping hazards	Civil		2
1-0199	OGES - Grounds (11)	Restripe exterior curb.	Exterior red painted curb needs restriping	Civil		2
1-0202	OGES - Grounds (11)	Restripe parking lot.	Parking lot needs restriping - see picture 4	Civil		2
4-1510	OGES - Grounds (11)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1511	OGES - Grounds (11)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	2
4-1879	OGES - Grounds (11)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1512	OGES - Grounds (11)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1513	OGES - Grounds (11)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Pinkham Elementary School

2200 East Tulare Ave., Visalia, CA 93292

Michelle Standlee, Principal

CDS Code: 54 72256 6107536



Grade Level

K-6

Year Built

1987

Enrollment

478

Capacity

540

Building Area

35,520 SF

Site Acreage

12

Pinkham Elementary School serves approximately 450 students in grades K-6 in 2021-2022. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.

It is the belief of Pinkham Elementary School that all students can and will excel in an environment that is tailored to their evolving needs and conducive to all facets of the learning process. It is due to this belief that we have been able to successfully develop a comprehensive educational system that meets the needs of all students. We are engaged in continuous improvement of our learning community by focusing on the intellectual, emotional, and social growth of individuals. We celebrate and promote ethnic and cultural diversity. We strive to provide students with not only the stimulation and encouragement to accomplish such feats but the means to do so as well.

Pinkham Elementary School

EXISTING SITE



Pinkham Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Pinkham Elementary School

PROPOSED SITE



Pinkham Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portables with New Permanent Classroom Building with New Library

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- New Expanded Parking Lot

PINKHAM ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Pinkham Elementary School	**$1,320,638**	**$2,137,049**	**$3,457,686**	**$2,385,555**	**$738,651**	**$6,581,893**
Civil	$146,138	$80,190	$226,328	$2,126		$228,453
Building Envelope	$1,170,450	$1,008,644	$2,179,094	$467,898	$112,583	$2,759,576
Architecture		$80,832	$80,832	$546,836	$20,408	$648,075
Mechanical		$408,240	$408,240	$267,686	$430,258	$1,106,184
Electrical			$0	$254,648	$137,138	$391,787
Plumbing	$4,050	$48,843	$52,893	$436,958	$38,264	$528,116
Technology			$0	$409,403		$409,403
Life Safety & Security		$510,300	$510,300			$510,300

PINKHAM ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1274	PHES - Building 1	Roof Replacement Needs full maintenance or replacement. Sealant needed on pipes, curtain wall sleepers, and gutters.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1273	PHES - Building 1	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1272	PHES - Building 1	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-1269	PHES - Building 1	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1270	PHES - Building 1	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
2-1271	PHES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
4-0982	PHES - Building 1	Replace rooftop package units.	Rooftop Package Units are 17 years old	Mechanical	HVAC	2
4-0985	PHES - Building 1	Replace water heater.	Water heater 20+ years old	Plumbing	Plumbing - Water Heater	1
4-0984	PHES - Building 1	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-6258	PHES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.		Plumbing	Plumbing - Fixtures	3
3-5372	PHES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-5371	PHES - Building 2	Repair / replace existing flooring and base throughout.	Floor - carpet / vct 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5373	PHES - Building 2	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5374	PHES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-5375	PHES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-5377	PHES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-5379	PHES - Building 2	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1259	PHES - Building 2	Roof Replacement Coating peeling throughout. High number of loose fasteners.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1257	PHES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - side light - H.M. 50%	Building Envelope	Windows	3
2-1258	PHES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1255	PHES - Building 2	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1256	PHES - Building 2	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
3-5378	PHES - Building 2	Replace/upgrade interior lighting.	Lighting - 2x4 LEDS 30%	Electrical	Lighting - Interior	3
4-0983	PHES - Building 2	Replace rooftop package units.	Ceiling mounted fan coils w/ central chiller	Mechanical	HVAC	2
4-0988	PHES - Building 2	Replace water heater.	Water heater 15+ years old	Plumbing	Plumbing - Water Heater	2
4-0986	PHES - Building 2	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-5376	PHES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink 50% ADA compliant	Plumbing	Plumbing - Fixtures	3
3-5362	PHES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-5361	PHES - Building 3	Repair / replace existing flooring and base throughout.	Floor - carpet / vct 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5363	PHES - Building 3	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5364	PHES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-5365	PHES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-5367	PHES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-5369	PHES - Building 3	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1264	PHES - Building 3	Roof Replacement Coating peeling throughout. High number of loose fasteners.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1

PINKHAM ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1262	PHES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - side light - H.M. 50%	Building Envelope	Windows	3
2-1263	PHES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1260	PHES - Building 3	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1261	PHES - Building 3	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
3-5368	PHES - Building 3	Replace/upgrade interior lighting.	Lighting - 2x4 LEDS 30%	Electrical	Lighting - Interior	3
4-1004	PHES - Building 3	Replace rooftop package units.	Ceiling mounted fan coils w/ central chiller	Mechanical	HVAC	2
4-0989	PHES - Building 3	Replace water heater.	Water heater 15+ years old	Plumbing	Plumbing - Water Heater	2
4-0987	PHES - Building 3	Replace plumbing fixtures. (2 of 2)	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-5366	PHES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink 50% ADA compliant	Plumbing	Plumbing - Fixtures	3
4-0991	PHES - Building 3	Replace plumbing fixtures. (1 of 2)	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
2-1268	PHES - Building 4	Roof Replacment Needs pipe penetrations sealed throughout the roof, has substantial granule loss in the field that has accumulated around the drains and low areas of the roof	Roof- BUR	Building Envelope	Roof Replacement	2
2-1267	PHES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1265	PHES - Building 4	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1266	PHES - Building 4	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
3-5381	PHES - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5382	PHES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-5383	PHES - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5384	PHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5385	PHES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-5387	PHES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 40%	Architecture	Doors - Hardware Only	3
3-5389	PHES - Building 6	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1251	PHES - Building 6	Continued Maintenace Recommended for Wood Facade. Gutter- Sheet Metal- Rusted Replace	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1254	PHES - Building 6	Roof Maintenance Pipes need resealing.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1252	PHES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
2-1253	PHES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
3-5388	PHES - Building 6	Replace/upgrade interior lighting.	Lighting - LED 20%	Electrical	Lighting - Interior	4
4-0990	PHES - Building 6	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
3-5386	PHES - Building 6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-5392	PHES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-5393	PHES - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5394	PHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5395	PHES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-5397	PHES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 40%	Architecture	Doors - Hardware Only	3
3-5391	PHES - Building 7	Repair / replace existing flooring and base throughout.	Floor - new carpet	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5399	PHES - Building 7	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4

PINKHAM ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1250	PHES - Building 7	Roof Maintenance Pipes need resealing.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1248	PHES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
2-1249	PHES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1247	PHES - Building 7	Continued Maintenace Recommended for Wood Facade. Soffit- Plywood- Dry Rot, Replace	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
3-5398	PHES - Building 7	Replace/upgrade interior lighting.	Lighting - LED 20%	Electrical	Lighting - Interior	4
3-5396	PHES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA	Plumbing	Plumbing - Fixtures	3
3-5401	PHES - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5402	PHES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-5403	PHES - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5404	PHES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5405	PHES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-5407	PHES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 40%	Architecture	Doors - Hardware Only	3
3-5409	PHES - Building 8	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1294	PHES - Building 8	Roof Maintenance Needs pipes resealed. Metal in good shape.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1292	PHES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
2-1293	PHES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1291	PHES - Building 8	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
3-5408	PHES - Building 8	Replace/upgrade interior lighting.	Lighting - LED 20%	Electrical	Lighting - Interior	4
3-5406	PHES - Building 8	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-5421	PHES - Building 10	Repair / replace existing flooring and base throughout.	Floor - carpet 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5422	PHES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-5423	PHES - Building 10	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5424	PHES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5425	PHES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-5427	PHES - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 40%	Architecture	Doors - Hardware Only	3
3-5429	PHES - Building 10	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1286	PHES - Building 10	Roof Replacement Surface rust throughout.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1285	PHES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1283	PHES - Building 10	Continued Maintenace Recommended for Wood Facade. Keep track of Soffit at Northeast elevation.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1284	PHES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
3-5428	PHES - Building 10	Replace/upgrade interior lighting.	Lighting - LED 20%	Electrical	Lighting - Interior	4
3-5426	PHES - Building 10	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-5431	PHES - Building 11	Repair / replace existing flooring and base throughout.	Floor - carpet 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5432	PHES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-5433	PHES - Building 11	Replace casework.	Casework - 50%	Architecture	Casework	3

PINKHAM ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5434	PHES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5435	PHES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-5437	PHES - Building 11	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 40%	Architecture	Doors - Hardware Only	3
3-5439	PHES - Building 11	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1281	PHES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1282	PHES - Building 11	Roof Maintenance Pipes need sealant and anchors need replacement.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1280	PHES - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
2-1279	PHES - Building 11	Continued Maintenace Recommended for Wood Facade. Unit 51, North Elevation, Dry Rot, replace.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
3-5438	PHES - Building 11	Replace/upgrade interior lighting.	Lighting - LED 20%	Electrical	Lighting - Interior	4
4-0992	PHES - Building 11	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
3-5436	PHES - Building 11	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
4-0993	PHES - Building 11	Replace plumbing fixtures.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-5441	PHES - Building 12	Repair / replace existing flooring and base throughout.	Floor - carpet 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5442	PHES - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-5443	PHES - Building 12	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5444	PHES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5445	PHES - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-5447	PHES - Building 12	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 40%	Architecture	Doors - Hardware Only	3
3-5449	PHES - Building 12	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1278	PHES - Building 12	Roof Replacement Discoloration throughout.	Roof- TPO	Building Envelope	Roof Replacement	2
2-1277	PHES - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1276	PHES - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
2-1275	PHES - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-5448	PHES - Building 12	Replace/upgrade interior lighting.	Lighting - LED 20%	Electrical	Lighting - Interior	4
4-0994	PHES - Building 12	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
3-5446	PHES - Building 12	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-5411	PHES - Building 13	Repair / replace existing flooring and base throughout.	Floor - carpet 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5412	PHES - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-5413	PHES - Building 13	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5414	PHES - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5415	PHES - Building 13	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-5417	PHES - Building 13	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 40%	Architecture	Doors - Hardware Only	3
3-5419	PHES - Building 13	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1290	PHES - Building 13	Roof Replacement Sealant degrading at anchor attachments.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1289	PHES - Building 13	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4

PINKHAM ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1287	PHES - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1288	PHES - Building 13	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	4
3-5418	PHES - Building 13	Replace/upgrade interior lighting.	Lighting - LED 20%	Electrical	Lighting - Interior	4
3-5416	PHES - Building 13	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
1-0390	PHES - Grounds (9)	Add dry wells, or other drainage options near cafeteria.	Major flooding outside of cafeteria and bench area - see picture 9	Civil		1
1-0391	PHES - Grounds (9)	Add dry wells, or other drainage options near custodial room.	Major flooding corner near custodian room and room 21 - see picture 10	Civil		1
1-0392	PHES - Grounds (9)	Add dry wells, or other drainage options near flag pole.	Flooding between girls restroom and flag pole - see picture 11	Civil		1
1-0393	PHES - Grounds (9)	Add dry wells, or other drainage options near fire hydrant.	Flooding by the fire hydrant - see picture 12	Civil		1
1-0394	PHES - Grounds (9)	Add dry wells, or other drainage options near classroom 37.	Flooding outside corridor by classroom 37 - see pictures 13 and 14	Civil		1
1-0395	PHES - Grounds (9)	Add dry wells, or other drainage options near kinder classrooms.	Flooding outside of kinder classrooms - see picture 15	Civil		1
1-0400	PHES - Grounds (9)	assess if necessary to widen for ADA Compliance	Narrow off street field entrance - Not ADA - see pictures 25 and 26	Civil		1
1-0401	PHES - Grounds (9)	Add dry wells, or other drainage options near classroom 55.	Flooding corner near class 55 - see picture 52	Civil		1
1-0402	PHES - Grounds (9)	remove and replace ramps	Front entrance ramps not ADA compliant - see pictures 1-3	Civil		1
1-0403	PHES - Grounds (9)	Add truncated domes at bus drop-off. (1 of 2)	Bus drop off ramp not ADA - see pictures 4 and 5	Civil		1
1-0404	PHES - Grounds (9)	Add truncated domes at bus drop-off. (2 of 2)	Bus drop off has no ADA accessibility - see picture 6	Civil		1
1-0405	PHES - Grounds (9)	Add truncated domes at drive. (1 of 2)	Drive approach is not ADA compliant - see picture 8	Civil		1
1-0406	PHES - Grounds (9)	Add truncated domes at drive. (2 of 2)	Needs domes to be installed - see picture 7	Civil		1
1-0396	PHES - Grounds (9)	Remove and replace playground equipment	Kindergarten playground equipment is rusting and coating is deteriorating - see pictures 16-17	Civil		2
1-0407	PHES - Grounds (9)	Remove and Replace	Central playground equipment rusting and coating deteriorating - see pictures 22-24	Civil		2
1-0397	PHES - Grounds (9)	Remove and Replace raised concrete section	Raised concrete kindergarten fence line - see picture 18	Civil		3
1-0398	PHES - Grounds (9)	Remove and Replace raised section	Raised concrete pathway on kindergarten side - see picture 19	Civil		3
4-1524	PHES - Grounds (9)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1525	PHES - Grounds (9)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	2
4-1014	PHES - Grounds (9)	Replace chiller system	Central chiller in ok condition.	Mechanical	HVAC	3
4-1880	PHES - Grounds (9)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1526	PHES - Grounds (9)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1527	PHES - Grounds (9)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Riverway Elementary School

1341 Glendale Ave., Visalia, CA 93291

Heather Jorgensen, Principal

CSD Code: 54 72256 6054589



Grade Level

K-6

Year Built

2017

Enrollment

857

Capacity

744

Building Area

56,378 SF

Site Acreage

12.72

Welcome to Riverway Elementary School! Riverway is home to approximately 800 students and is nestled away in the North West part of Visalia, just west of the Riverway Sports Park.

Our vision at Riverway is that all students and staff will think critically, communicate with others effectively, work collaboratively with others, think creatively, and be civic minded.

Our mission is that all students will be provided an education that affords them limitless opportunities for the future. All students will achieve and will be supported by the entire Riverway community in learning, understanding, and exhibiting positive behaviors that contribute to their lifelong success.

Otters CARE about their community, now and in the future.

Riverway Elementary School

EXISTING SITE



Riverway Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Riverway Elementary School

PROPOSED SITE



Riverway Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Two New Buildings, Replace Existing Portables with New Permanent Classroom Building with SPED and VAPA

RENOVATIONS / MODERNIZATIONS

- Move Library to New Building; Expand and Renovate Existing Admin
- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

② Relocate Backstops

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- Expanded Parking Lot

RIVERWAY ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Riverway Elementary School			**$0**	**$3,304,500**	**$16,743,417**	**$20,047,917**
Civil			$0			$0
Building Envelope			$0	$2,839,986	$1,467,430	$4,307,416
Architecture			$0		$12,162,952	$12,162,952
Mechanical			$0		$1,763,548	$1,763,548
Electrical			$0	$55,112	$767,023	$822,135
Plumbing			$0		$454,917	$454,917
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

RIVERWAY ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2611	RWES - Building 1	Repair / replace existing flooring and base throughout.	Floor - concrete polish/ carpet -5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2612	RWES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- tackboard/ GYP board	Architecture	Walls - Interior Repair	4
3-2613	RWES - Building 1	Replace casework.	Casework - 5%	Architecture	Casework	4
3-2614	RWES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 5%	Architecture	Doors - Interior	4
3-2615	RWES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 12x12 with tile - and 2x2 - 5%	Architecture	Ceiling	4
3-2617	RWES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - levers interior - lever/ push bar exterior - 5%	Architecture	Doors - Hardware Only	4
3-5455	RWES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5456	RWES - Building 1	Replace casework.	10%	Architecture	Casework	4
2-1303	RWES - Building 1	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	3
2-1300	RWES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1304	RWES - Building 1	Roof Maintenance Needs cleaning. Hole in wall at mechanical well over office.	Roof- PVC	Building Envelope	Roof Maintenance	3
2-1301	RWES - Building 1	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1302	RWES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-2618	RWES - Building 1	Replace/upgrade interior lighting.	Lighting - 2x4 LEDs - 5%	Electrical	Lighting - Interior	4
4-0903	RWES - Building 1	Replace rooftop package units.	Rooftop Package Units are 7 years old	Mechanical	HVAC	4
4-0919	RWES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 7 years old	Mechanical	HVAC	4
4-0934	RWES - Building 1	Replace water heater.	Water heater is 7 years old. Tankless water heater w/ expansion tank.	Plumbing	Plumbing - Water Heater	4
3-2616	RWES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
3-2620	RWES - Building 2	Repair / replace existing flooring and base throughout.	Floor - concrete polish-5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2621	RWES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- FRP - 5%	Architecture	Walls - Interior Repair	4
3-2623	RWES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 5%	Architecture	Doors - Interior	4
3-2624	RWES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 5%	Architecture	Ceiling	4
3-2626	RWES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware -pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
2-1298	RWES - Building 2	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	3
2-1295	RWES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1299	RWES - Building 2	Roof Maintenance Needs Cleaning	Roof- PVC	Building Envelope	Roof Maintenance	3
2-1296	RWES - Building 2	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1297	RWES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-2627	RWES - Building 2	Replace/upgrade interior lighting.	Lighting - 2x4 LEDs with skylight- 5%	Electrical	Lighting - Interior	4
4-0909	RWES - Building 2	Replace rooftop package units.	Rooftop Package Units are 7 years old	Mechanical	HVAC	4
4-0914	RWES - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans are 7 years old	Mechanical	HVAC	4
4-0930	RWES - Building 2	Replace water heater.	Water heater is 7 years old. Tankless water heater w/ expansion tank.	Plumbing	Plumbing - Water Heater	4
3-2625	RWES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - D.F. ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
3-2628	RWES - Building 3	Repair / replace existing flooring and base throughout.	Floor - concrete polish-5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2629	RWES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- Tackboard 5%	Architecture	Walls - Interior Repair	4
3-2631	RWES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M.	Architecture	Doors - Interior	4

RIVERWAY ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2632	RWES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 5% - 12x12 tiles 5%	Architecture	Ceiling	4
3-2634	RWES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware -pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-2636	RWES - Building 3	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1334	RWES - Building 3	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	3
2-1331	RWES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1335	RWES - Building 3	Roof Maintenance Needs Cleaning. Rooms 310 & 311, skylight needs sealant.	Roof- PVC	Building Envelope	Roof Maintenance	3
2-2832	RWES - Building 3	Roof Maintenance Needs Cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1332	RWES - Building 3	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1333	RWES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-2635	RWES - Building 3	Replace/upgrade interior lighting.	Lighting - LED - 5%	Electrical	Lighting - Interior	4
4-0911	RWES - Building 3	Replace rooftop package units.	Rooftop Package Units are 7 years old	Mechanical	HVAC	4
4-0916	RWES - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 7 years old	Mechanical	HVAC	4
4-0932	RWES - Building 3	Replace water heater.	Water heater is 7 years old. Tankless water heater w/ expansion tank.	Plumbing	Plumbing - Water Heater	4
3-2633	RWES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 5%	Plumbing	Plumbing - Fixtures	4
3-2637	RWES - Building 4	Repair / replace existing flooring and base throughout.	Very good condition - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2638	RWES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Very good condition - 5%	Architecture	Walls - Interior Repair	4
3-2639	RWES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Very good condition - 5%	Architecture	Ceiling	4
3-2641	RWES - Building 4	Replace teaching surfaces.	Virtually brand new - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-2642	RWES - Building 4	Replace casework.	ADA compliant (+34) - 5%	Architecture	Casework	4
3-2644	RWES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 5%	Architecture	Doors - Interior	4
3-2646	RWES - Building 4	Replace toilet partitions.	N/A	Architecture	Restroom - Toilet Partitions	4
3-2652	RWES - Building 4	Replace toilet partitions.	Very good condition - 10%	Architecture	Restroom - Toilet Partitions	4
3-2653	RWES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear from usage - 10%	Architecture	Doors - Interior	4
3-5462	RWES - Building 4	Replace casework.	10%	Architecture	Casework	4
3-5463	RWES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5470	RWES - Building 4	Replace casework.	10%	Architecture	Casework	4
3-5471	RWES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5477	RWES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5483	RWES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	20%	Architecture	Doors - Interior	4
2-1313	RWES - Building 4	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	3
2-1310	RWES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1314	RWES - Building 4	Roof Maintenance (PVC) Needs Cleaning	Roof- PVC	Building Envelope	Roof Maintenance	3
2-2833	RWES - Building 4	Roof Maintenance (SSM) Needs Cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1311	RWES - Building 4	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1312	RWES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4

RIVERWAY ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2640	RWES - Building 4	Replace/upgrade interior lighting.	Very good condition, bright LEDS - 5%	Electrical	Lighting - Interior	4
4-0910	RWES - Building 4	Replace rooftop package units.	Rooftop Package Units are 7 years old	Mechanical	HVAC	4
4-0915	RWES - Building 4	Replace Exhaust Fans.	Rooftop Exhaust Fans are 7 years old	Mechanical	HVAC	4
4-0933	RWES - Building 4	Replace water heater.	Water heater is 7 years old. Tankless water heater w/ expansion tank.	Plumbing	Plumbing - Water Heater	4
3-2643	RWES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
3-5485	RWES - Building 5	Repair / replace existing flooring and base throughout.	25%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5486	RWES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	15%	Architecture	Walls - Interior Repair	4
3-5487	RWES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	10%	Architecture	Ceiling	4
3-5489	RWES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5490	RWES - Building 5	Replace casework.	10%	Architecture	Casework	4
3-5496	RWES - Building 5	Replace casework.	10%	Architecture	Casework	4
3-5498	RWES - Building 5	Replace toilet partitions.	10%	Architecture	Restroom - Toilet Partitions	4
3-5503	RWES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5504	RWES - Building 5	Replace casework.	10%	Architecture	Casework	4
3-5510	RWES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
2-1308	RWES - Building 5	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	3
2-1305	RWES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1306	RWES - Building 5	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1309	RWES - Building 5	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-2854	RWES - Building 5	Roof Maintenance Roof is in overall good condition at this time, gutters need to be cleaned. Pipe penetrations resealed due to deteriorated sealant.	Roof- TPO	Building Envelope	Roof Maintenance	4
2-1307	RWES - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-5488	RWES - Building 5	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4
4-0912	RWES - Building 5	Replace rooftop package units.	Rooftop Package Units are 7 years old	Mechanical	HVAC	4
4-0918	RWES - Building 5	Replace Exhaust Fans.	Rooftop Exhaust Fans are 7 years old	Mechanical	HVAC	4
4-0931	RWES - Building 5	Replace water heater.	Water heater is 7 years old. Tankless water heater w/ expansion tank.	Plumbing	Plumbing - Water Heater	4
3-5497	RWES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	10%	Plumbing	Plumbing - Fixtures	4
3-6224	RWES - Grounds (6)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-1317	RWES - New Building	Module 414 (future portables) Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1321	RWES - New Building	Module 415 (future portables) Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1325	RWES - New Building	Module 416 (future portables) Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1329	RWES - New Building	Module 417 (future portables) Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1315	RWES - New Building	Module 414 (future portables) Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1319	RWES - New Building	Module 415 (future portables) Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1323	RWES - New Building	Module 416 (future portables) Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4

RIVERWAY ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1327	RWES - New Building	Module 417 (future portables) Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1318	RWES - New Building	Module 414 (future portables)	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-1322	RWES - New Building	Module 415 (future portables)	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-1326	RWES - New Building	Module 416 (future portables)	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-1330	RWES - New Building	Module 417 (future portables)	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-1316	RWES - New Building	Module 414 (future portables) Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1320	RWES - New Building	Module 415 (future portables) Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1324	RWES - New Building	Module 416 (future portables) Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1328	RWES - New Building	Module 417 (future portables) Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-1535	RWES - Grounds (6)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1536	RWES - Grounds (6)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1881	RWES - Grounds (6)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1537	RWES - Grounds (6)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1538	RWES - Grounds (6)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Royal Oaks Elementary School

1323 Clover Dr., Visalia, CA 93277

Lisa Majarian, Principal

CDS Code: 54 72256 6054670



Grade Level

P-6

Year Built

1955

Enrollment

404

Capacity

612

Building Area

39,266 SF

Site Acreage

16.61

The mission of Royal Oaks School is to enthusiastically promote student achievement, lifelong learning and to prepare students to become productive citizens, appreciating differences and beauty in the world around them.

To fulfill this mission the staff will:
- Implement a core curriculum with differentiation for a diverse student population.
- Provide advanced learning opportunities and a rigorous curriculum designed to exceed State and District standards.
- Instruct students in accessing information for research and problem solving.
- Implement a safe school plan so all students learn in a safe and caring environment.
- Work toward continuous improvement.
- Communicate and work with the community.

Royal Oaks Elementary School

EXISTING SITE



Royal Oaks Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Royal Oaks Elementary School

PROPOSED SITE



Royal Oaks Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portables with New Permanent Classroom Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- New Playground to Replace Existing #1 and #2
- New Playground #3

SITE IMPROVEMENTS

- Drainage Improvements
- Walkway by Field

PARKING LOT / DRIVE RECONFIGURATION

- New Parking Lot with Entrance off Clover and Exit on Iris Ave

ROYAL OAKS ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Royal Oaks Elementary School	**$2,421,640**	**$1,454,833**	**$3,876,472**	**$1,569,341**	**$14,392,190**	**$19,838,003**
Civil	$77,257	$540,907	$618,164	$6,395		$624,558
Building Envelope	$1,473,633	$287,190	$1,760,823	$585,331	$88,152	$2,434,305
Architecture		$34,992	$34,992	$550,892	$13,161,205	$13,747,089
Mechanical	$870,750	$280,665	$1,151,415			$1,151,415
Electrical		$230,889	$230,889	$25,194	$284,018	$540,101
Plumbing		$80,190	$80,190	$86,604	$127,547	$294,341
Technology			$0	$314,925	$136,050	$450,975
Life Safety & Security			$0		$595,219	$595,219

ROYAL OAKS ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0143	ROES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar System / 12x12 tiles 70%	Architecture	Ceiling	2
3-0139	ROES - Building 1	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0140	ROES - Building 1	Replace tackboards in classrooms.	Tackboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0141	ROES - Building 1	Replace casework.	Casework - 50%	Architecture	Casework	3
3-0142	ROES - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Exterior	3
3-0145	ROES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 40%	Architecture	Doors - Hardware Only	3
3-0148	ROES - Building 1	Replace markerboards in classrooms.	Markerboards - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2836	ROES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-2837	ROES - Building 1	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2838	ROES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3
3-2841	ROES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -40%	Architecture	Doors - Hardware Only	3
3-2844	ROES - Building 1	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0082	ROES - Building 1	Coat Roof. Dry Rot destroyed coating. Blisters & alligatoring throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0080	ROES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 50% title 24	Building Envelope	Windows	2
2-0081	ROES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0079	ROES - Building 1	Continued Maintenace Recommended for concrete facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-0146	ROES - Building 1	Replace fluorescent lighting with LED.	Lighting - 2x4 Florescent 50%	Electrical	Lighting - Interior	2
4-0045	ROES - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0046	ROES - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0144	ROES - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant 60%	Plumbing	Plumbing - Fixtures	2
3-0122	ROES - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frames H.M. 50%	Architecture	Doors - Exterior	3
3-2848	ROES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3
3-0119	ROES - Building 2	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0120	ROES - Building 2	Replace tackboards in classrooms.	Tackboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-0121	ROES - Building 2	Replace casework.	Casework - 5%	Architecture	Casework	4
3-0123	ROES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - cloud - T-bar system - 5%	Architecture	Ceiling	4
3-0125	ROES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 5%	Architecture	Doors - Hardware Only	4
3-0128	ROES - Building 2	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-2846	ROES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-2847	ROES - Building 2	Replace casework.	Casework - 5%	Architecture	Casework	4
3-2851	ROES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -5%	Architecture	Doors - Hardware Only	4
3-2854	ROES - Building 2	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0078	ROES - Building 2	Coat Roof. Dry Rot destroyed coating. Blisters & alligatoring throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0077	ROES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0076	ROES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50%	Building Envelope	Windows	3
2-0075	ROES - Building 2	Continued Maintenace Recommended for concrete facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4

ROYAL OAKS ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0126	ROES - Building 2	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 5%	Electrical	Lighting - Interior	4
4-0047	ROES - Building 2	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0124	ROES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - Sink ADA Compliant - 5%	Plumbing	Plumbing - Fixtures	4
3-0129	ROES - Building 3	Repair / replace existing flooring and base throughout.	Floor - Carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0130	ROES - Building 3	Replace tackboards in classrooms.	Tackboard - 60%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0131	ROES - Building 3	Replace casework.	Casework - 50%	Architecture	Casework	3
3-0132	ROES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Exterior	3
3-0133	ROES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System - 30%	Architecture	Ceiling	3
3-0135	ROES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - Pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-0138	ROES - Building 3	Replace markerboards in classrooms.	Markerboards - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2863	ROES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 60%	Architecture	Walls - Interior Repair	3
3-2864	ROES - Building 3	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2865	ROES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3
3-2868	ROES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -50%	Architecture	Doors - Hardware Only	3
3-2871	ROES - Building 3	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0090	ROES - Building 3	Roof Replacement Dry Rot destroyed coating. Blisters & alligatoring throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0089	ROES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0087	ROES - Building 3	Continued Maintenace Recommended for concrete facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-0088	ROES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50%	Building Envelope	Windows	4
3-0136	ROES - Building 3	Replace fluorescent lighting with LED.	Lighting - 2x4 Florescent 50%	Electrical	Lighting - Interior	2
4-0048	ROES - Building 3	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0049	ROES - Building 3	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0134	ROES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - Sink ADA Compliant - 50%	Plumbing	Plumbing - Fixtures	3
3-0183	ROES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frames H.M. 50%	Architecture	Doors - Exterior	3
3-2875	ROES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3
3-0180	ROES - Building 4	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0181	ROES - Building 4	Replace tackboards in classrooms.	Tackboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-0182	ROES - Building 4	Replace casework.	Casework - 5%	Architecture	Casework	4
3-0184	ROES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - cloud - T-bar system - 5%	Architecture	Ceiling	4
3-0186	ROES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 5%	Architecture	Doors - Hardware Only	4
3-0189	ROES - Building 4	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-2873	ROES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-2874	ROES - Building 4	Replace casework.	Casework - 5%	Architecture	Casework	4
3-2857	ROES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -5%	Architecture	Doors - Hardware Only	4

ROYAL OAKS ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2860	ROES - Building 4	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0086	ROES - Building 4	Roof Replacement Delamination along perimeter. Penetrations need sealing. Roof needs cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0084	ROES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M 50%	Building Envelope	Windows	3
2-0085	ROES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0083	ROES - Building 4	Continued Maintenace Recommended for Concrete facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-0187	ROES - Building 4	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 5%	Electrical	Lighting - Interior	4
4-0050	ROES - Building 4	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0185	ROES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - Sink ADA Compliant - 5%	Plumbing	Plumbing - Fixtures	4
2-0070	ROES - Building 7	Replace Roof. Needs cleaning on roof and at gutters.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0069	ROES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0067	ROES - Building 7	Continued Maintenace Recommended for wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-0068	ROES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0067	ROES - Building 7	Replace Heat Pump units.	Bard Heat Pumps	Mechanical	HVAC	2
3-0149	ROES - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet 70%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0150	ROES - Building 8	Replace tackboards in classrooms.	Tackboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0151	ROES - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	3
3-0152	ROES - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Exterior	3
3-0154	ROES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar System 30%	Architecture	Ceiling	3
3-0155	ROES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - Pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-0158	ROES - Building 8	Replace markerboards in classrooms.	Markerboards - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2877	ROES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 60%	Architecture	Walls - Interior Repair	3
3-2878	ROES - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2879	ROES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3
3-2882	ROES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -50%	Architecture	Doors - Hardware Only	3
3-2885	ROES - Building 8	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0074	ROES - Building 8	Replace Roof. Gutters and roof needs cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0072	ROES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 50%	Building Envelope	Windows	3
2-0073	ROES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0071	ROES - Building 8	Continued Maintenace Recommended for wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
3-0156	ROES - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 Florescent 50%	Electrical	Lighting - Interior	2
4-0053	ROES - Building 8	Replace Heat Pump units.	Bard Heat Pumps	Mechanical	HVAC	2
3-0153	ROES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - Sink ADA Compliant - 50%	Plumbing	Plumbing - Fixtures	3
3-0161	ROES - Building 9	Replace casework.	Casework - 15% Admin	Architecture	Casework	3
3-0162	ROES - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors - Exterior - store front 5% Admin	Architecture	Doors - Exterior	3
3-0163	ROES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - Interior - H.M. 3% Admin	Architecture	Doors - Interior	3

ROYAL OAKS ELEMENTARY SCHOOL
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Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0165	ROES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar System 5% | Ceiling - 12x12/ T-Bar System 10%	Architecture	Ceiling	3
3-0166	ROES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - Ext. pull/ push bar	Architecture	Doors - Hardware Only	3
3-0167	ROES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - Int. lever 10%	Architecture	Doors - Hardware Only	3
3-0171	ROES - Building 9	Repair / replace existing flooring and base throughout.	Floor - VCT - 20% | Floor - Carpet - 5% Admin	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0172	ROES - Building 9	Replace tackboards in classrooms.	Tackboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0174	ROES - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 10%	Architecture	Doors - Exterior	3
3-0177	ROES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-2887	ROES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5% | Walls - FRP/ tackboard - 30%	Architecture	Walls - Interior Repair	3
3-2888	ROES - Building 9	Replace casework.	Casework - 15%	Architecture	Casework	3
3-2889	ROES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Exterior - store front, 5% - Interior H.M. 5%	Architecture	Doors - Interior	3
3-2892	ROES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - exterior - pull/ push bar - 50%/ interior - lever 10%	Architecture	Doors - Hardware Only	3
3-2899	ROES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 10%	Architecture	Doors - Interior	3
3-2902	ROES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -30%	Architecture	Doors - Hardware Only	3
3-0160	ROES - Building 9	Replace tackboards in classrooms.	Tackboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0062	ROES - Building 9	Replace Roof. All waterways need to be cleaned. Granule loss and debris around drains. Needs full Maintenance. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0060	ROES - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-0059	ROES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0057	ROES - Building 9	Continued Maintenace Recommended for concrete facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-0058	ROES - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - 5%	Building Envelope	Windows	4
3-0168	ROES - Building 9	Replace fluorescent lighting in administrative area with LED.	Lighting - 2x4 50%	Electrical	Lighting - Interior	3
3-0178	ROES - Building 9	Replace/upgrade interior lighting.	Lighting - 12x12 LED - 5%	Electrical	Lighting - Interior	4
4-0051	ROES - Building 9	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0052	ROES - Building 9	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0164	ROES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 5%	Plumbing	Plumbing - Fixtures	3
3-6225	ROES - Grounds (5)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-0066	ROES - New Building	Room 75 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2811	ROES - New Building	Room 76 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2815	ROES - New Building	Room 77 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0056	ROES - New Building	Room 65 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2819	ROES - New Building	Room 66 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2823	ROES - New Building	Room 67 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0065	ROES - New Building	Room 75 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0063	ROES - New Building	Room 75 Continued Maintenace Recommended for Wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4

ROYAL OAKS ELEMENTARY SCHOOL
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0064	ROES - New Building	Room 75 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2809	ROES - New Building	Room 76 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2810	ROES - New Building	Room 76 Continued Maintenace Recommended for Wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2812	ROES - New Building	Room 76 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2813	ROES - New Building	Room 77 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2814	ROES - New Building	Room 77 Continued Maintenace Recommended for Wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2816	ROES - New Building	Room 77 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0055	ROES - New Building	Room 65 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0053	ROES - New Building	Room 65 Continued Maintenace Recommended for wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-0054	ROES - New Building	Room 65 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2817	ROES - New Building	Room 66 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2818	ROES - New Building	Room 66 Continued Maintenace Recommended for wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2820	ROES - New Building	Room 66 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2821	ROES - New Building	Room 67 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2822	ROES - New Building	Room 67 Continued Maintenace Recommended for wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2824	ROES - New Building	Room 67 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0009	ROES - Grounds (5)	Add dry wells or other drainage options.	Central corridor major flooding - see picture 1	Civil	Site Drainage	1
1-0011	ROES - Grounds (5)	Replace playground equipment.	Central playground equipment needs to be replaced - see pictures 4, 22, 23, and 24	Civil	Playgrounds / Equipment	1
1-0012	ROES - Grounds (5)	Repair asphalt ramp to meet ADA requirements.	Portable classrooms not ADA compliant - see pictures 10 and 11	Civil	Site Paving - Replacement	1
1-0015	ROES - Grounds (5)	Remove and replace concrete panels as needed at drive approach on rear side.	Drive approach on rear side or campus - see picture 10 and 20, not ADA	Civil	Site Paving - Replacement	1
1-0016	ROES - Grounds (5)	Remove and replace asphalt near portables.	Asphalt near portables rough and bumpy - see picture 25	Civil	Site Paving - New	1
1-0020	ROES - Grounds (5)	Remove and replace drive approach to be ADA compliant	Drive approach secondary parking lot not ADA - see picture 33	Civil	Site Paving - Replacement	1
1-0010	ROES - Grounds (5)	Improve landscape irrigation.	Multiple dry spots around campus - see pictures 3, 5, 6, and 21	Civil	Landscaping	2
1-0013	ROES - Grounds (5)	Seal cracking on basketball courts.	Central basketball courts cracked and weathered - see pictures 12-17	Civil	Site Paving - Maintenance	2
1-0014	ROES - Grounds (5)	Remove and replace concrete panels as needed.	Slight cracking on rear access road - see picture 18	Civil	Site Paving - Replacement	2
1-0018	ROES - Grounds (5)	Remove and replace asphalt as needed.	Front parking lot alligator cracking and weathered - see picture 28	Civil	Site Paving - Maintenance	2
1-0017	ROES - Grounds (5)	Seal basketball court near cafeteria - weathered.	Basketball court near cafeteria weathered - see picture 26	Civil	Site Paving - Maintenance	3
4-0070	ROES - Grounds (5)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	2
4-0058	ROES - Grounds (5)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1882	ROES - Grounds (5)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-0059	ROES - Grounds (5)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3

ROYAL OAKS ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0060	ROES - Grounds (5)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4

Shannon Ranch Elementary

3637 North Ranch St., Visalia, CA 93291

Dori Bingaman, Principal

CDS Code: 54 72256 0125708



Grade Level

K-6

Year Built

2012

Enrollment

648

Capacity

588

Building Area

56,378 SF

Site Acreage

11.10

Shannon Ranch Elementary

EXISTING SITE



Shannon Ranch Elementary

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Shannon Ranch Elementary

PROPOSED SITE



Shannon Ranch Elementary

SUMMARY OF RECOMMENDATIONS

SITE IMPROVEMENTS

- Drainage Improvements at Playground near Picnic Tables

SHANNON RANCH ELEMENTARY
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Shannon Ranch Elementary	**$2,873,003**	**$3,645**	**$2,876,648**	**$3,334,500**	**$3,050,649**	**$9,261,797**
Civil		$3,645	$3,645			$3,645
Building Envelope	$2,824,403		$2,824,403	$33	$215,799	$3,040,235
Architecture			$0	$193,090	$1,325,505	$1,518,595
Mechanical	$48,600		$48,600	$2,676,863	$261,896	$2,987,359
Electrical			$0	$55,112	$767,023	$822,135
Plumbing			$0		$352,880	$352,880
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

SHANNON RANCH ELEMENTARY
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5514	SRES - Building 1	Repair / replace existing flooring and base throughout.	15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5516	SRES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	10%	Architecture	Ceiling	4
3-5518	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5519	SRES - Building 1	Replace casework.	10%	Architecture	Casework	4
3-5522	SRES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	15%	Architecture	Walls - Interior Repair	4
3-5525	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5527	SRES - Building 1	Replace casework.	casework - 10%	Architecture	Casework	4
3-5532	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5533	SRES - Building 1	Replace casework.	10%	Architecture	Casework	4
3-5540	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5542	SRES - Building 1	Replace toilet partitions.	15%	Architecture	Restroom - Toilet Partitions	4
3-5547	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5553	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5554	SRES - Building 1	Replace casework.	15%	Architecture	Casework	4
3-5560	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5566	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5567	SRES - Building 1	Replace casework.	10%	Architecture	Casework	4
2-2808	SRES - Building 1	Roof Replacement (SSM) Needs cleaning, Some coping and anchors are bucked out. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1345	SRES - Building 1	Roof Replacement (PVC) Needs cleaning, Some coping and anchors are bucked out. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	1
2-1344	SRES - Building 1	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	4
2-1342	SRES - Building 1	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1341	SRES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1343	SRES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | 15% Title 24 update	Building Envelope	Windows	4
3-5524	SRES - Building 1	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4
4-0434	SRES - Building 1	Replace Exhaust Fans. (2 of 4)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	1
4-0426	SRES - Building 1	Replace rooftop package units. (3 of 4)	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0428	SRES - Building 1	Replace rooftop package units. (4 of 4)	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0940	SRES - Building 1	Replace Exhaust Fans. (1 of 4)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	4
3-5535	SRES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	10%	Plumbing	Plumbing - Fixtures	4
3-5571	SRES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	10%	Architecture	Ceiling	4
3-5573	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5574	SRES - Building 2	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5575	SRES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	10%	Architecture	Walls - Interior Repair	4
3-5578	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5583	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5588	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5594	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4

SHANNON RANCH ELEMENTARY
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5605	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5610	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5615	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5616	SRES - Building 2	Replace casework.	Serving line 10%	Architecture	Casework	4
3-5622	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	15% general maintenance	Architecture	Doors - Interior	4
2-2711	SRES - Building 2	Roof Replacement (SSM) Needs cleaning. Grain screens need to stay in place. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1340	SRES - Building 2	Roof Replacement (PVC) Needs cleaning. Grain screens need to stay in place. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	1
2-1339	SRES - Building 2	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	4
2-1337	SRES - Building 2	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1336	SRES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1338	SRES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | 15% general maintenance - Title 24 update	Building Envelope	Windows	4
3-5577	SRES - Building 2	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4
4-0427	SRES - Building 2	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0429	SRES - Building 2	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0430	SRES - Building 2	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0941	SRES - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	4
3-5589	SRES - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	15% ADA update for clearance	Plumbing	Plumbing - Fixtures	4
3-5625	SRES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Cracks on walls near higher window	Architecture	Walls - Interior Repair	3
3-5624	SRES - Building 3	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5626	SRES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	10%	Architecture	Ceiling	4
3-5628	SRES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5629	SRES - Building 3	Replace casework.	10%	Architecture	Casework	4
3-5636	SRES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5637	SRES - Building 3	Replace casework.	10%	Architecture	Casework	4
3-5650	SRES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5656	SRES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5663	SRES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
2-2714	SRES - Building 3	Roof Replacement (SSM) Clean gutters & drains. Above Room 301 roof to membrane cold lap. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1360	SRES - Building 3	Roof Replacement (PVC) Clean gutters & drains. Above Room 301 roof to membrane cold lap. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	1
2-1359	SRES - Building 3	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	4
2-1357	SRES - Building 3	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1356	SRES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1358	SRES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | 10% - Title 24 update	Building Envelope	Windows	4
3-5627	SRES - Building 3	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4

SHANNON RANCH ELEMENTARY
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0435	SRES - Building 3	Replace Exhaust Fans. (3 of 3)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	1
4-0436	SRES - Building 3	Replace Exhaust Fans. (1 of 3)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	1
4-0431	SRES - Building 3	Replace rooftop package units.	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0942	SRES - Building 3	Replace Exhaust Fans. (2 of 3)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	4
3-5630	SRES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	10%	Plumbing	Plumbing - Fixtures	4
3-5666	SRES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls have cracks	Architecture	Walls - Interior Repair	3
3-5665	SRES - Building 4	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5667	SRES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	10%	Architecture	Ceiling	4
3-5669	SRES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5670	SRES - Building 4	Replace casework.	10%	Architecture	Casework	4
3-5680	SRES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5686	SRES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
2-2713	SRES - Building 4	Roof Replacement (SSM) Clean gutter/ drains. Trim trees. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1355	SRES - Building 4	Roof Replacement (PVC) Clean gutter/ drains. Trim trees. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	1
2-1354	SRES - Building 4	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	3
2-1352	SRES - Building 4	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1351	SRES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1353	SRES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | 10% - Title 24 update	Building Envelope	Windows	4
3-5668	SRES - Building 4	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4
4-0437	SRES - Building 4	Replace Exhaust Fans. (1 of 2)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	1
4-0432	SRES - Building 4	Replace rooftop package units.	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0943	SRES - Building 4	Replace Exhaust Fans. (2 of 2)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	4
3-5671	SRES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	10%	Plumbing	Plumbing - Fixtures	4
3-5690	SRES - Building 5	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5691	SRES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	10%	Architecture	Walls - Interior Repair	4
3-5692	SRES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	20% - water damage - general maintenance	Architecture	Ceiling	4
3-5694	SRES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5695	SRES - Building 5	Replace casework.	10%	Architecture	Casework	4
3-5701	SRES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5702	SRES - Building 5	Replace casework.	10%	Architecture	Casework	4
3-5708	SRES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
2-2712	SRES - Building 5	Roof Replacement (SSM) Needs Cleaning. Vegetation growth at drains, remove. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1350	SRES - Building 5	Roof Replacement (PVC) Needs Cleaning. Vegetation growth at drains, remove. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	1
2-1349	SRES - Building 5	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	4

SHANNON RANCH ELEMENTARY
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1347	SRES - Building 5	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1346	SRES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1348	SRES - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | 10% general maintenance - Title 24 update	Building Envelope	Windows	4
3-5693	SRES - Building 5	Replace/upgrade interior lighting. Observed water damage.	20% - water damage - general maintenance	Electrical	Lighting - Interior	4
4-0433	SRES - Building 5	Replace rooftop package units.	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
3-6259	SRES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in really good condition	Plumbing	Plumbing - Fixtures	4
1-0205	SRES - Grounds (6)	Add slurry in parking lot to cover cracking.	Parking lot could use slurry, minor cracking.	Civil		2
4-1544	SRES - Grounds (6)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1545	SRES - Grounds (6)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1883	SRES - Grounds (6)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1546	SRES - Grounds (6)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1547	SRES - Grounds (6)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Veva Blunt Elementary School

1119 South Chinowth Rd., Visalia, CA 93277

Megan Pezzi, Principal

CDS Code: 54 72256 6054712



Grade Level

K-6

Year Built

1949

Enrollment

584

Capacity

546

Building Area

41,822 SF

Site Acreage

17.20

Veva Blunt Elementary School serves approximately 500 students in grades TK-6 including a Specialized Learning Center. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state academic content standards, as well as increasing the overall student achievement of all subgroups.

The staff embraces the opportunity to provide a high quality education for all students. Our mission is to ensure that all students develop a strong connection to school through opportunities for academic success, appropriate social interaction, and becoming student scholars who have a love for learning.

We have made a commitment as a staff to provide a safe, positive climate in which all students can reach their fullest potential both academically and socially.
We accomplish this by providing a highly qualified teaching staff who deliver a rigorous instructional program using the research based, adopted instructional material.
We maximize instructional time and provide prompt intervention when students fail to learn.
Parents and community members will be involved in the instructional process.
We're engaged in Professional Learning Communities to collaborate on student achievement, intervention, extension and consider all elements of supporting students to be successful.
We will provide a variety of extra-curricular programs to help students grow and excel in other areas of interest as they progress through the grade levels.

Veva Blunt Elementary School

EXISTING SITE



Veva Blunt Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Veva Blunt Elementary School

PROPOSED SITE



Veva Blunt Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Portables with New Permanent Classroom Building with VAPA

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- New Playground

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- Expanded Parking Lot

VEVA BLUNT ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Veva Blunt Elementary School	**$1,308,906**	**$2,487,121**	**$3,796,027**	**$2,227,592**	**$9,081,897**	**$15,105,516**
Building Envelope	$976,806	$1,287,152	$2,263,958	$557,526	$60,319	$2,881,803
Architecture		$0	$0	$502,784	$8,779,238	$9,282,023
Mechanical	$332,100	$396,576	$728,676	$338,544	$182,817	$1,250,038
Electrical		$293,093	$293,093	$155,586		$448,679
Plumbing			$0	$263,750	$59,522	$323,272
Technology			$0	$409,403		$409,403
Life Safety & Security		$510,300	$510,300			$510,300

VEVA BLUNT ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1366	VBES - Building 1	Roof Replacement Alligatoring at parapet. Base pipes open. Base flashing corner and roof hatch base flashing need maintenance.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2763	VBES - Building 1	Roof Replacement	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1362	VBES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1364	VBES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1365	VBES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1361	VBES - Building 1	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-1363	VBES - Building 1	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
4-0374	VBES - Building 1	Replace rooftop package units.	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
3-6260	VBES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-1371	VBES - Building 2	Roof Replacement Damaged drain, loose edge laps, base flashings failing. *Notated on District list of roofs to be replaced - referred to as "Building 10."	Roof- BUR	Building Envelope	Roof Replacement	1
2-1369	VBES - Building 2	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-1370	VBES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1368	VBES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1367	VBES - Building 2	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-6261	VBES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-5728	VBES - Building 3	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	2
3-5720	VBES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard painted - 50%	Architecture	Walls - Interior Repair	3
3-5721	VBES - Building 3	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5722	VBES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5723	VBES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-5725	VBES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-5719	VBES - Building 3	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-1392	VBES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1393	VBES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel with Glass)	Doors- Steel with Glass	Building Envelope	Doors - Exterior	2
2-1394	VBES - Building 3	Roof Replacement With proper maintenance roof will last 3+ years. Needs perimeters sealed.	Roof- BUR	Building Envelope	Roof Replacement	2
2-1390	VBES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1391	VBES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50%	Building Envelope	Windows	3
2-1389	VBES - Building 3	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-5726	VBES - Building 3	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent 50%	Electrical	Lighting - Interior	2
4-0378	VBES - Building 3	Replace rooftop package units.	Rooftop Package Unit is 24 years old	Mechanical	HVAC	1
3-5724	VBES - Building 3	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant 40%	Plumbing	Plumbing - Fixtures	3
3-5718	VBES - Building 4	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	2
3-5710	VBES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard painted - 50%	Architecture	Walls - Interior Repair	3
3-5711	VBES - Building 4	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5712	VBES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 50%	Architecture	Doors - Interior	3

VEVA BLUNT ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5713	VBES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-5715	VBES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-5709	VBES - Building 4	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-1398	VBES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel with Glass	Building Envelope	Doors - Exterior	2
2-1399	VBES - Building 4	Roof Replacement Needs maintenance. Perimeter open.	Roof- BUR	Building Envelope	Roof Replacement	2
2-1397	VBES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1396	VBES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50%	Building Envelope	Windows	3
2-1395	VBES - Building 4	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-5716	VBES - Building 4	Replace fluorescent lighting with LED.	Lighting - 2x4 - florescent 50%	Electrical	Lighting - Interior	2
4-0379	VBES - Building 4	Replace rooftop package units. (2 of 2)	Rooftop Package Unit is 24 years old	Mechanical	HVAC	1
4-0380	VBES - Building 4	Replace rooftop package units. (1 of 2)	Rooftop Package Unit is 5-10 years old	Mechanical	HVAC	4
3-5714	VBES - Building 4	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant 40%	Plumbing	Plumbing - Fixtures	3
3-5771	VBES - Building 5	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5772	VBES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5775	VBES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-5778	VBES - Building 5	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1380	VBES - Building 5	Roof Maintenance Roof in good condition.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1378	VBES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 50%	Building Envelope	Windows	3
2-1379	VBES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1377	VBES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-5776	VBES - Building 5	Replace/upgrade interior lighting.	Lighting - 2x4 LED - 20%	Electrical	Lighting - Interior	3
4-0376	VBES - Building 5	Replace rooftop package units.	Rooftop Package Unit is 2 years old	Mechanical	HVAC	4
3-5729	VBES - Building 6	Repair / replace existing flooring and base throughout.	Floor - vct / carpet - 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5732	VBES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5733	VBES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-5735	VBES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-5730	VBES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - FRP - 20%	Architecture	Walls - Interior Repair	4
3-5731	VBES - Building 6	Replace casework.	Casework - 20%	Architecture	Casework	4
3-5738	VBES - Building 6	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1411	VBES - Building 6	Roof Replacement Discolored, coating failing. Perimeters open.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1410	VBES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1408	VBES - Building 6	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-1409	VBES - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50%	Building Envelope	Windows	3
3-5736	VBES - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 - ceiling / mounted - 50% florescent	Electrical	Lighting - Interior	2
4-0393	VBES - Building 6	Replace rooftop package units.	Rooftop Package Unit is 20+ years old	Mechanical	HVAC	1
3-5734	VBES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	4

VEVA BLUNT ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1406	VBES - Building 7	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1405	VBES - Building 7	Continued Maintenace Recommended for Stucco Facade. Fascia at East & West Elevation have Dry Rot, Replace.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1407	VBES - Building 7	Roof Maintenance Roof in good condition.	Roof- Shingle	Building Envelope	Roof Maintenance	3
3-6262	VBES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-1404	VBES - Building 8	Roof Replacement Failures throughout roof. Pipes, wall scupper, base flashings need maintenance. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1403	VBES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1402	VBES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1401	VBES - Building 8	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1400	VBES - Building 8	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
4-0384	VBES - Building 8	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0383	VBES - Building 8	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 15+ years old	Mechanical	HVAC	2
4-0392	VBES - Building 8	Replace rooftop package units. (1 of 2)	Rooftop Package Unit are 15+ years old	Mechanical	HVAC	2
4-0381	VBES - Building 8	Replace evaporative cooler unit.	Evap coolers are less than 5 years old	Mechanical	HVAC	3
4-0382	VBES - Building 8	Replace equipment.	Refrigeration condensing unit.	Mechanical	HVAC	4
3-6263	VBES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-5779	VBES - Building 10	Repair / replace existing flooring and base throughout.	Floor - carpet - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5780	VBES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-5781	VBES - Building 10	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5782	VBES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5785	VBES - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-5783	VBES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	4
3-5788	VBES - Building 10	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1384	VBES - Building 10	Roof Maintenance Roof in good condition.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1382	VBES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 50%	Building Envelope	Windows	3
2-1383	VBES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1381	VBES - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-5786	VBES - Building 10	Replace/upgrade interior lighting.	Lighting - 2x4 LED - 20%	Electrical	Lighting - Interior	3
4-0375	VBES - Building 10	Replace rooftop package units.	Rooftop Package Units are 15+ years old	Mechanical	HVAC	2
3-6264	VBES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-5799	VBES - Building 11	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5800	VBES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	3
3-5801	VBES - Building 11	Replace casework.	Casework - 10%	Architecture	Casework	3
3-5802	VBES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-5805	VBES - Building 11	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3

VEVA BLUNT ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5803	VBES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	4
3-5808	VBES - Building 11	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1415	VBES - Building 11	Roof Replacement Coating failing. Perimeter laps open at roof edge.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1414	VBES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1412	VBES - Building 11	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1413	VBES - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 50%	Building Envelope	Windows	3
3-5806	VBES - Building 11	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0389	VBES - Building 11	Replace Heat Pump units. (1 of 2)	Bard Heat Pumps are 10+ years old.	Mechanical	HVAC	3
4-0390	VBES - Building 11	Replace Heat Pump units. (2 of 2)	Bard Heat Pumps are 10+ years old.	Mechanical	HVAC	3
3-5804	VBES - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-5741	VBES - Building 12	Replace casework.	Casework - 70%	Architecture	Casework	2
3-5740	VBES - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard painted - 10%	Architecture	Walls - Interior Repair	3
3-5742	VBES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5743	VBES - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 2x4 50% T-bar system	Architecture	Ceiling	3
3-5745	VBES - Building 12	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-5739	VBES - Building 12	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5748	VBES - Building 12	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1431	VBES - Building 12	Roof Replacement Needs full maintenance and cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-1430	VBES - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1428	VBES - Building 12	Continued Maintenace Recommended for Wood Facade. Early Stage of Dry Rot, Track Progress. Sealant penetration at wall at West elevation.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1429	VBES - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 50%	Building Envelope	Windows	3
3-5746	VBES - Building 12	Replace fluorescent lighting with LED.	Lighting - 2x4 - 50%	Electrical	Lighting - Interior	2
4-0385	VBES - Building 12	Replace Heat Pump units.	Bard Heat Pumps are 10+ years old.	Mechanical	HVAC	3
3-5744	VBES - Building 12	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant 50%	Plumbing	Plumbing - Fixtures	3
3-5759	VBES - Building 13	Repair / replace existing flooring and base throughout.	Floor - carpet - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5760	VBES - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-5761	VBES - Building 13	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5762	VBES - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5765	VBES - Building 13	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-5763	VBES - Building 13	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	4
3-5768	VBES - Building 13	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1388	VBES - Building 13	Roof Maintenance Good condition. Gutters need cleaning,	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1386	VBES - Building 13	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 50%	Building Envelope	Windows	3
2-1387	VBES - Building 13	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1385	VBES - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4

VEVA BLUNT ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5766	VBES - Building 13	Replace/upgrade interior lighting.	Lighting - 2x4 LED - 20%	Electrical	Lighting - Interior	3
4-0377	VBES - Building 13	Replace rooftop package units.	Rooftop Package Unit is 8 years old	Mechanical	HVAC	4
3-6265	VBES - Building 13	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-1376	VBES - Building 14	Roof Replacement Mechanical well wall has curling and cracking. *Notated on District list of roofs to be replaced - referred to as "Building 9".	Roof- BUR	Building Envelope	Roof Replacement	1
2-2764	VBES - Building 14	Roof Maintenance Metal Good.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1375	VBES - Building 14	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1372	VBES - Building 14	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
2-1373	VBES - Building 14	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1374	VBES - Building 14	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
4-0391	VBES - Building 14	Replace rooftop package units.	Rooftop Package Unit are 15+ years old	Mechanical	HVAC	2
3-6266	VBES - Building 14	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-5810	VBES - Building 15	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5811	VBES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	3
3-5812	VBES - Building 15	Replace casework.	Casework - 10%	Architecture	Casework	3
3-5813	VBES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-5816	VBES - Building 15	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-5814	VBES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	4
3-5819	VBES - Building 15	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1419	VBES - Building 15	Roof Replacement Pipe jacks deteriorated through panels. Anchors need sealant.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1418	VBES - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1416	VBES - Building 15	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1417	VBES - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 50%	Building Envelope	Windows	3
3-5817	VBES - Building 15	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0388	VBES - Building 15	Replace Heat Pump units.	Bard Heat Pumps are 10+ years old.	Mechanical	HVAC	3
3-5815	VBES - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-5751	VBES - Building 16	Replace casework.	Casework - 70%	Architecture	Casework	2
3-5750	VBES - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard painted - 10%	Architecture	Walls - Interior Repair	3
3-5752	VBES - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-5753	VBES - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 2x4 50% T-bar system	Architecture	Ceiling	3
3-5755	VBES - Building 16	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-5749	VBES - Building 16	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5758	VBES - Building 16	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1424	VBES - Building 16	Replace Wood Facade. Early Stage of Dry Rot, Track Progress.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-1426	VBES - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1427	VBES - Building 16	Roof Maintenance Needs Cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3

VEVA BLUNT ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1425	VBES - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 50%	Building Envelope	Windows	3
3-5756	VBES - Building 16	Replace fluorescent lighting with LED.	Lighting - 2x4 - 50%	Electrical	Lighting - Interior	2
4-0386	VBES - Building 16	Replace Heat Pump units.	Bard Heat Pumps are 10+ years old.	Mechanical	HVAC	3
3-5754	VBES - Building 16	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant 50%	Plumbing	Plumbing - Fixtures	3
3-5789	VBES - Building 17	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5790	VBES - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	3
3-5791	VBES - Building 17	Replace casework.	Casework - 10%	Architecture	Casework	3
3-5792	VBES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-5795	VBES - Building 17	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-5793	VBES - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	4
3-5798	VBES - Building 17	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1423	VBES - Building 17	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	1
2-2765	VBES - Building 17	Room 34 Roof Replacement Surface rust throughout. Metal needs overlay.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1422	VBES - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1420	VBES - Building 17	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1421	VBES - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum 50%	Building Envelope	Windows	3
3-5796	VBES - Building 17	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0387	VBES - Building 17	Replace Heat Pump units.	Bard Heat Pumps are 10+ years old.	Mechanical	HVAC	3
3-5794	VBES - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-6228	VBES - Grounds (9)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-1434	VBES - New Building	Portable- New Unit- 38 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1438	VBES - New Building	Portable- New Unit- 39 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1442	VBES - New Building	Extra Portable- New Unit #1 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1446	VBES - New Building	Extra Portable- New Unit #2 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1432	VBES - New Building	Portable- New Unit- 38 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1436	VBES - New Building	Portable- New Unit- 39 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1440	VBES - New Building	Extra Portable- New Unit #1 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1444	VBES - New Building	Extra Portable- New Unit #2 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1433	VBES - New Building	Portable- New Unit- 38 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1437	VBES - New Building	Portable- New Unit- 39 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1441	VBES - New Building	Extra Portable- New Unit #1 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1445	VBES - New Building	Extra Portable- New Unit #2 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-1556	VBES - Grounds (9)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3

VEVA BLUNT ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1557	VBES - Grounds (9)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	2
4-1884	VBES - Grounds (9)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1558	VBES - Grounds (9)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1559	VBES - Grounds (9)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Washington Elementary School

500 South Garden, Visalia, CA 93277

Brittney Guerrero, Principal

CDS Code: 54 72256 6054720



Grade Level

K-8

Year Built

1945

Enrollment

284

Capacity

300

Building Area

24,259 SF

Site Acreage

2.81

At Washington, we reach hearts to educate minds by building relationships with our students and their families through a variety of diverse efforts such as classroom instruction, extracurricular activities, supportive school environment and involvement in the community, so they can be empowered in a challenging world.

Students at Washington Elementary School are guided by a classroom environment that promotes respect, cooperation, courtesy, and acceptance of others. The school's discipline philosophy is built around a mixture of ideas from "Character Counts," "RISE" and positive behavior intervention systems that promotes a safe school, a warm, friendly classroom environment, and demonstrates that positive discipline is a solid foundation on which to build an effective school.

The goal of Washington Elementary School's culture is to provide students with opportunities to learn self-discipline through a system of consistent rewards and consequences for their behavior. Parents and students are informed of discipline policies at the beginning of each school year through classroom orientation and individual Parent/Student Handbooks. Rules are reinforced throughout the year in classroom postings, newsletters, parent meetings, and letters.

Washington Elementary School

EXISTING SITE



Washington Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Washington Elementary School

PROPOSED SITE



Washington Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Portables with New Permanent Classroom Building
2. New Kinder Classroom Building

ATHLETIC / PLAY AREA IMPROVEMENTS

- New Playground
- New Kinder Playground

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- New Staff Parking Lot

WASHINGTON ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Washington Elementary School	**$574,425**	**$971,247**	**$1,545,672**	**$1,143,323**	**$9,531,425**	**$12,220,419**
Civil	$58,050	$31,712	$89,762			$89,762
Building Envelope	$340,200	$588,041	$928,241	$478,579	$47,345	$1,454,165
Architecture		$0	$0	$145,117	$8,763,117	$8,908,234
Mechanical	$176,175	$262,440	$438,615		$408,150	$846,765
Electrical		$89,055	$89,055	$55,112	$104,486	$248,653
Plumbing			$0	$55,112	$80,780	$135,892
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

WASHINGTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1476	WSHES - Building 1	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-1475	WSHES - Building 1	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1473	WSHES - Building 1	Continued Maintenace Recommended for Stucco Facade. Open Penetrations, Grade Level Damage. Building under remodel.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1477	WSHES - Building 1	Roof Maintenance Wall removed holes need sealing.	Roof- BUR	Building Envelope	Roof Maintenance	3
2-1474	WSHES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0408	WSHES - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0409	WSHES - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Unit is 2 years old	Mechanical	HVAC	4
3-6267	WSHES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-5823	WSHES - Building 2	Repair / replace existing flooring and base throughout.	Floor - concrete polish 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5824	WSHES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-5825	WSHES - Building 2	Replace casework.	Casework - 5%	Architecture	Casework	4
3-5826	WSHES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 5%	Architecture	Doors - Interior	4
3-5828	WSHES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 5%	Architecture	Ceiling	4
3-5829	WSHES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 5%	Architecture	Doors - Hardware Only	4
3-5832	WSHES - Building 2	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1463	WSHES - Building 2	Roof Replacement Coating failing throughout spots. Cracks in insulation plate exposed.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1462	WSHES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1461	WSHES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1460	WSHES - Building 2	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-5830	WSHES - Building 2	Replace/upgrade interior lighting.	Lighting - 2x4 LED 5%	Electrical	Lighting - Interior	4
4-0410	WSHES - Building 2	Replace rooftop package units.	Rooftop Package Units are 10-15 years old	Mechanical	HVAC	2
3-5827	WSHES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink ADA compliant 5%; Plumbing Fixtures are in really good condition. Classrooms seem updated/renovated.	Plumbing	Plumbing - Fixtures	4
2-1472	WSHES - Building 3	Roof Replacement Perimeter edge open needs 3 coursed.	Roof- BUR	Building Envelope	Roof Replacement	2
2-1471	WSHES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1469	WSHES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1470	WSHES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0411	WSHES - Building 3	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-5836	WSHES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 60%	Architecture	Doors - Interior	2
3-5839	WSHES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 20%	Architecture	Doors - Hardware Only	2
3-5833	WSHES - Building 4	Repair / replace existing flooring and base throughout.	Floor - VCT 30% | Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5834	WSHES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - FRP - 30%	Architecture	Walls - Interior Repair	3
3-5838	WSHES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - GYP board 20% | Ceiling - 12x12 tiles 30%	Architecture	Ceiling	3
3-5845	WSHES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 20%	Architecture	Doors - Interior	3
3-5848	WSHES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 30%	Architecture	Doors - Hardware Only	3

WASHINGTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5844	WSHES - Building 4	Replace casework.	Casework - 5%	Architecture	Casework	4
2-1467	WSHES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1466	WSHES - Building 4	Replace Wood frame window system.	Windows- Wood Frame | Window - H.M. 50%	Building Envelope	Windows	2
2-1465	WSHES - Building 4	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-1464	WSHES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1468	WSHES - Building 4	Roof Maintenance Roof in good condition.	Roof- Shingle	Building Envelope	Roof Maintenance	3
3-5840	WSHES - Building 4	Replace fluorescent lighting with LED.	Lighting - 1x4 florescent 50% (Cafeteria); Lighting - 1x8 ceiling mounted - florescent 50% (Library)	Electrical	Lighting - Interior	2
4-0421	WSHES - Building 4	Replace evaporative cooler unit.	Evap cooler is 20+ years old	Mechanical	HVAC	1
4-0425	WSHES - Building 4	Replace Exhaust Fans.	Rooftop Exhaust Fan is 20+ years old	Mechanical	HVAC	1
4-0420	WSHES - Building 4	Replace split system unit	Split system is 15+ years old	Mechanical	HVAC	2
4-0418	WSHES - Building 4	Replace rooftop package units.	Rooftop Package Unit is 5 years old	Mechanical	HVAC	4
3-5846	WSHES - Building 4	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixture - sink not ADA	Plumbing	Plumbing - Fixtures	4
3-5863	WSHES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-5864	WSHES - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5865	WSHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 50%	Architecture	Doors - Interior	3
3-5866	WSHES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	3
3-5868	WSHES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5862	WSHES - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5871	WSHES - Building 6	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1458	WSHES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1459	WSHES - Building 6	Roof Maintenance Gutters need cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1457	WSHES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
2-1456	WSHES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-5869	WSHES - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0419	WSHES - Building 6	Replace Heat Pump units.	Bard Heat Pumps are 5-10 years old.	Mechanical	HVAC	4
3-5867	WSHES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink ADA compliant	Plumbing	Plumbing - Fixtures	3
3-5853	WSHES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-5854	WSHES - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5855	WSHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 50%	Architecture	Doors - Interior	3
3-5856	WSHES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	3
3-5858	WSHES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5852	WSHES - Building 7	Repair / replace existing flooring and base throughout.	Floor - LAM /carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5861	WSHES - Building 7	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4

WASHINGTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1452	WSHES - Building 7	Repair Stucco Facade. Cracks Observed Throughout.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	1
2-1454	WSHES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1455	WSHES - Building 7	Roof Maintenance Penetrations need new sealant.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1453	WSHES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
3-5859	WSHES - Building 7	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0424	WSHES - Building 7	Replace Heat Pump units.	Bard Heat Pumps are 5-10 years old.	Mechanical	HVAC	4
3-5857	WSHES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink ADA compliant	Plumbing	Plumbing - Fixtures	3
3-5872	WSHES - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5873	WSHES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-5874	WSHES - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5875	WSHES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 50%	Architecture	Doors - Interior	3
3-5876	WSHES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-5878	WSHES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5881	WSHES - Building 8	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1450	WSHES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1448	WSHES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1449	WSHES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
2-1451	WSHES - Building 8	Roof Maintenance	Roof- TPO	Building Envelope	Roof Maintenance	4
3-5879	WSHES - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0422	WSHES - Building 8	Replace Heat Pump units. (2 of 2)	Bard Heat Pumps in new portables.	Mechanical	HVAC	4
4-0423	WSHES - Building 8	Replace Heat Pump units. (1 of 2)	Bard Heat Pumps are 5-10 years old.	Mechanical	HVAC	4
3-5877	WSHES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	4
3-6229	WSHES - Grounds (5)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0206	WSHES - Grounds (5)	Install designated ADA parking.	No ADA parking.	Civil		1
1-0207	WSHES - Grounds (5)	Remove and replace all four ramps to make ADA compliant.	No parking lot. School utilizes street parking. Safe route to school needs to made ADA compliant for intersection of Myrtle Ave and Garden St. All four ramps at intersection need to be made ADA compliant.	Civil		1
1-0208	WSHES - Grounds (5)	Remove and replace stripping for fire lanes, pedestrian cross walk, and handicap zones all around school site.	No drop off zone. Restripe fire lanes, pedestrian cross walks, and handicap zone all around school site.	Civil		1
1-0209	WSHES - Grounds (5)	Add drainage or dry wells to get proper drainage and prevent flooding (solar panels).	By solar panels, there is flooding caused by no DI.	Civil		2
1-0210	WSHES - Grounds (5)	Add drainage or dry wells to get proper drainage and prevent flooding (playground entrance).	Flooding by playground entrance.	Civil		2
1-0211	WSHES - Grounds (5)	Add drainage or dry wells to get proper drainage and prevent flooding.	No drainage inlet onsite.	Civil		2
4-1575	WSHES - Grounds (5)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1576	WSHES - Grounds (5)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4

WASHINGTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1885	WSHES - Grounds (5)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1577	WSHES - Grounds (5)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1578	WSHES - Grounds (5)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Willow Glen Elementary School

310 North Akers Rd., Visalia, CA 93291

Sandra Ochoa , Principal

CSD Code: 54 72256 6054746



Grade Level

P-6

Year Built

1973

Enrollment

503

Capacity

551

Building Area

42,999 SF

Site Acreage

17.50

Willow Glen Elementary School serves approximately 650 students in grades Pre-K through 8th grade. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state common core standards, as well as increasing the overall student achievement of all subgroups.

Willow Glen's Mission is to improve achievement by preparing all students for limitless success in a global society by fostering rigorous academic literacy in a positive learning environment.

Willow Glen School supports the Whole Child Tenets:
- Each student enters school healthy and learns about and practices a healthy lifestyle.
- Each student learns in an environment that is physically and emotionally safe for students and adults.
- Each student is actively engaged in learning and is connected to the school and broader community.
- Each student has access to personalized learning and is supported by qualified, caring adults.
- Each student is challenged academically and prepared for success in college or further study and for employment and participation in a global environment.

Willow Glen Elementary School

EXISTING SITE



Willow Glen Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Willow Glen Elementary School

PROPOSED SITE



Willow Glen Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Portables with New Permanent Classroom Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- New Playground

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- Expanded Parking Lot

WILLOW GLEN ELEMENTARY SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Willow Glen Elementary School	**$3,071,672**	**$411,975**	**$3,483,648**	**$2,865,248**	**$557,729**	**$6,906,625**
Civil	$834,938		$834,938	$0		$834,938
Building Envelope	$1,333,584		$1,333,584	$695,291	$36,291	$2,065,167
Architecture		$55,051	$55,051	$901,930	$131,689	$1,088,670
Mechanical	$822,150	$277,749	$1,099,899		$131,798	$1,231,697
Electrical		$79,175	$79,175	$299,632	$257,951	$636,758
Plumbing	$81,000		$81,000	$86,604		$167,604
Technology			$0	$409,403		$409,403
Life Safety & Security			$0	$472,388		$472,388

WILLOW GLEN ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2905	WGES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Suggest paint touch up and new baseboards - 40%	Architecture	Walls - Interior Repair	2
3-2914	WGES - Building 1	Replace casework.	Scuffs, dents, wear and tear - 45%	Architecture	Casework	2
3-2904	WGES - Building 1	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% | Floor - half LVT / half carpet - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2906	WGES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 20% | Mismatched style and height, some tiles chipped - 35% | Ceilings - T-bar - 20%	Architecture	Ceiling	3
3-2908	WGES - Building 1	Replace teaching surfaces.	Few holes/ tears - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2916	WGES - Building 1	Replace teaching surfaces.	Decent condition, some holes - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2919	WGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear - 35%	Architecture	Doors - Interior	3
3-2925	WGES - Building 1	Replace casework.	Decent condition, outdated - 25%	Architecture	Casework	3
3-2930	WGES - Building 1	Repair or replace interior door hardware as needed throughout.	Clean, general maintenance - 30%	Architecture	Doors - Hardware Only	3
3-5932	WGES - Building 1	Replace casework.	Casework - ADA??	Architecture	Casework	3
3-2926	WGES - Building 1	Upgrade master clock system to an IP clock system.	Equipped - 5%	Architecture	Clock	4
3-2932	WGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	N/A	Architecture	Doors - Interior	4
3-5896	WGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - key knob	Architecture	Doors - Interior	4
3-5897	WGES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - key knob	Architecture	Doors - Hardware Only	4
3-5902	WGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - double glass - 10%	Architecture	Doors - Interior	4
3-5903	WGES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - panic - 10%	Architecture	Doors - Hardware Only	4
3-5905	WGES - Building 1		Casework - 5%	Architecture	Casework	4
3-5910	WGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Key knob	Architecture	Doors - Interior	4
3-5911	WGES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - key knob	Architecture	Doors - Hardware Only	4
3-5919	WGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - knob - 5%	Architecture	Doors - Interior	4
3-5924	WGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	5%	Architecture	Doors - Interior	4
3-5931	WGES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - kickplate / panic / closer - 10%	Architecture	Doors - Interior	4
2-1496	WGES - Building 1	Roof Replacement Roof, penetrations, and flashings need replacement. *Notated on District list of roofs to be replaced.	Roof- Mod-Bit Granule	Building Envelope	Roof Replacement	1
2-1495	WGES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1494	WGES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - single pane - 40%	Building Envelope	Windows	3
2-1493	WGES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2921	WGES - Building 1	Replace/upgrade interior lighting.	Recommend updated lights, bulbs out - 50%	Electrical	Lighting - Interior	2
3-5895	WGES - Building 1	Replace/upgrade interior lighting.	Lighting - 5%	Electrical	Lighting - Interior	4
4-0398	WGES - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Unit are 20+ years old	Mechanical	HVAC	1
4-0397	WGES - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Unit is 3 years old	Mechanical	HVAC	4
3-2910	WGES - Building 1	Repair or replace plumbing fixtures as required. Major update needed to ensure ADA compliance.	Whole restrooms are non-ADA compliant - 70% Toilets, sinks, positions, heights all wrong - photos show the issues. | Non-ADA sink? (27", kinder class?) - 30% | Sink/ casework is at +36" AFF - 35%	Plumbing	Plumbing - Fixtures	1
3-2934	WGES - Building 2	Repair / replace existing flooring and base throughout.	Floor - concrete polish - 5% | Floor - epoxy - 20% | Floor- carpet / 12x12 VCT 50% | Floor - carpet - 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2936	WGES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar system 50% | Ceiling - GYP Board - 20%	Architecture	Ceiling	3
3-2937	WGES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M.	Architecture	Doors - Interior	3
3-2938	WGES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar	Architecture	Doors - Hardware Only	3

WILLOW GLEN ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2948	WGES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-2949	WGES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M.	Architecture	Doors - Interior	3
3-2951	WGES - Building 2	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2956	WGES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 20%	Architecture	Doors - Interior	3
3-2957	WGES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar - 50%	Architecture	Doors - Hardware Only	3
3-2958	WGES - Building 2	Replace casework.	Casework - 60%	Architecture	Casework	3
3-2935	WGES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - FRP 5% | Walls - GYP Board - 20% | Walls - tackboard - 50%	Architecture	Walls - Interior Repair	4
3-2960	WGES - Building 2	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1500	WGES - Building 2	Roof Replacement Paint peeling at asphalt, below gutters, needs cleaning. Pipe jacks need sealing. Alligatoring present in coating.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1499	WGES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1497	WGES - Building 2	Continued Maintenace Recommended for CMU Facade. Needs minor sealing at small cracks.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	3
2-1498	WGES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
3-2944	WGES - Building 2	Replace fluorescent lighting with LED.	Lighting - 2x4 ceiling mounted - 50%	Electrical	Lighting - Interior	3
3-2952	WGES - Building 2	Replace fluorescent lighting in library with LED.	Lighting - 2x4 Florescent 50%	Electrical	Lighting - Interior	3
3-2961	WGES - Building 2	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
3-2940	WGES - Building 2	Replace/upgrade interior lighting.	Lighting - 2x4 - 5%	Electrical	Lighting - Interior	4
4-0400	WGES - Building 2	Replace rooftop package units. (2 of 2)	Rooftop Package Unit are 20+ years old	Mechanical	HVAC	1
4-0401	WGES - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0399	WGES - Building 2	Replace rooftop package units. (1 of 2)	Rooftop Package Unit is 3 years old	Mechanical	HVAC	4
3-2950	WGES - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixture - sink not ADA compliant	Plumbing	Plumbing - Fixtures	3
3-2998	WGES - Building 3	Repair / replace existing flooring and base throughout.	Light stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2999	WGES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes, scratches, stains - 25%	Architecture	Walls - Interior Repair	3
3-3000	WGES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Chips, cracks, water marks - 30%	Architecture	Ceiling	3
2-1480	WGES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards.	Door- Wood	Building Envelope	Doors - Exterior	1
2-1482	WGES - Building 3	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1481	WGES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1479	WGES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-1478	WGES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3001	WGES - Building 3	Replace/upgrade interior lighting.	Decent - 20%	Electrical	Lighting - Interior	4
4-0394	WGES - Building 3	Replace rooftop package units.	Rooftop Package Unit is 20+ years old	Mechanical	HVAC	1
3-3002	WGES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Decent condition and ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
2-1485	WGES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Door- Wood	Building Envelope	Doors - Exterior	1
2-1487	WGES - Building 4	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1486	WGES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1484	WGES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-1483	WGES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3006	WGES - Building 4	Replace/upgrade interior lighting.	Decent - 20%	Electrical	Lighting - Interior	4
4-0395	WGES - Building 4	Replace rooftop package units.	Rooftop Package Unit is 20+ years old	Mechanical	HVAC	1

WILLOW GLEN ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3007	WGES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Decent condition and ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-3013	WGES - Building 5	Replace casework.	A lot of wear and tear - 50%	Architecture	Casework	2
3-3015	WGES - Building 5		Room is a teacher lounge/ storage - 35%	Architecture		3
2-1490	WGES - Building 5	Replace exterior doors and hardware to meet Visalia USD Standards.	Door- Wood	Building Envelope	Doors - Exterior	1
2-1492	WGES - Building 5	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1491	WGES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1489	WGES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-1488	WGES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3011	WGES - Building 5	Replace/upgrade interior lighting.	Decent - 20%	Electrical	Lighting - Interior	4
4-0396	WGES - Building 5	Replace rooftop package units.	Rooftop Package Unit is 20+ years old	Mechanical	HVAC	1
3-3012	WGES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Decent condition and ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2963	WGES - Building 7	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2964	WGES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-2965	WGES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar system - 50%	Architecture	Ceiling	3
3-2966	WGES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3
3-2968	WGES - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2967	WGES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-2970	WGES - Building 7	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1504	WGES - Building 7	Roof Replacement Needs new coating or roof. Alligatoring throughout, needs gutters.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1503	WGES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1501	WGES - Building 7	Continued Maintenace Recommended for CMU Facade. Needs minor sealing at small cracks.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	3
2-1502	WGES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
3-2971	WGES - Building 7	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0402	WGES - Building 7	Replace rooftop package units.	Rooftop Package Unit are 20+ years old	Mechanical	HVAC	1
3-2969	WGES - Building 7	Repair or replace plumbing fixtures as required. Fixtures are in poor condition. Update needed to ensure ADA compliance.	Fixtures - sink - 50%	Plumbing	Plumbing - Fixtures	1
3-2976	WGES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 15%	Architecture	Walls - Interior Repair	3
3-2977	WGES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 10%	Architecture	Ceiling	3
3-2978	WGES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 5%	Architecture	Doors - Interior	3
3-2979	WGES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 5%	Architecture	Doors - Hardware Only	3
3-2975	WGES - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2980	WGES - Building 8	Replace markerboards in classrooms.	Markerboard - 55	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1515	WGES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1513	WGES - Building 8	Continued Maintenace Recommended for Wood Facade. Early-Stage Dry Rot at Roof Fascia Boards.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1516	WGES - Building 8	Roof Maintenance Gutters need cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3

WILLOW GLEN ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1514	WGES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum single pane - 50%	Building Envelope	Windows	3
4-0405	WGES - Building 8	Replace Heat Pump units. (1 of 2)	Bard Heat Pumps are 15+ years old.	Mechanical	HVAC	2
4-0406	WGES - Building 8	Replace Heat Pump units. (2 of 2)	Bard Heat Pumps are 15+ years old.	Mechanical	HVAC	2
3-2981	WGES - Building 8	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant - 50%	Plumbing	Plumbing - Fixtures	3
3-3020	WGES - Building 9	Replace casework.	Decent, some scratches - 20%	Architecture	Casework	3
3-3021	WGES - Building 9	Replace tackboards in classrooms.	Some TB rips - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3023	WGES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Good - 10%	Architecture	Doors - Interior	4
2-1519	WGES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1517	WGES - Building 9	Continued Maintenace Recommended for Wood Facade. Early-Stage Dry Rot at Roof Fascia Boards.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1520	WGES - Building 9	Roof Maintenance Gutters need cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1518	WGES - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
3-3019	WGES - Building 9	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0407	WGES - Building 9	Replace Heat Pump units.	Bard Heat Pumps are 15+ years old.	Mechanical	HVAC	2
3-2983	WGES - Building 10	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2984	WGES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard 10%	Architecture	Walls - Interior Repair	3
3-2985	WGES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 5%	Architecture	Ceiling	4
3-2986	WGES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 5%	Architecture	Doors - Interior	4
3-2987	WGES - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar - 5%	Architecture	Doors - Hardware Only	4
3-2988	WGES - Building 10	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1507	WGES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1508	WGES - Building 10	Roof Maintenance Needs Cleaning. Internal Gutters at rear.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1505	WGES - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1506	WGES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0403	WGES - Building 10	Replace Heat Pump units.	Bard Heat Pumps are 5-10 years old.	Mechanical	HVAC	4
3-2989	WGES - Building 10	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant	Plumbing	Plumbing - Fixtures	3
3-2991	WGES - Building 11	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2992	WGES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard 10%	Architecture	Walls - Interior Repair	3
3-2993	WGES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 5%	Architecture	Ceiling	4
3-2994	WGES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 5%	Architecture	Doors - Interior	4
3-2995	WGES - Building 11	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar - 5%	Architecture	Doors - Hardware Only	4
3-2996	WGES - Building 11	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1512	WGES - Building 11	Roof Maintenance Needs Cleaning. Internal Gutters at rear.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1511	WGES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1509	WGES - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1510	WGES - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4

WILLOW GLEN ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0404	WGES - Building 11	Replace Heat Pump units.	Bard Heat Pumps are 5-10 years old.	Mechanical	HVAC	4
3-2997	WGES - Building 11	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant	Plumbing	Plumbing - Fixtures	3
1-0414	WGES - Grounds (6)	Remove and replace entrance ramp to north parking lot.	Entrance for Northern Parking lot - Not ADA compliant - see pictures 1 and 2	Civil		1
1-0415	WGES - Grounds (6)	needs truncated domes to be ADA Compliant	Drive approach not ADA compliant - see pictures 3 and 4	Civil		1
1-0416	WGES - Grounds (6)	Remove and replace entrance ramp to south drop-off.	Entrance for southern drop-off is not ADA compliant - see pictures 6 and 7	Civil		1
1-0417	WGES - Grounds (6)	Remove and replace to be ADA compliant	Sothern drop-off ramps need to be replaced, not ADA, see pictures 8 and 9	Civil		1
1-0418	WGES - Grounds (6)	Add dry well or other drainage options	Northern building 1 corridor major flooding drainage issue - see picture 12	Civil		1
1-0419	WGES - Grounds (6)	Add dry wells or other drainage options	Corridor between building 1 and 2, major flooding - see pictures 13-18	Civil		1
1-0420	WGES - Grounds (6)	add ADA Compliant parking stalls	Not enough ADA stalls adjacent to admin office	Civil		1
1-0421	WGES - Grounds (6)	remove and replace or recoat	Stair and grate coating on playsets starting to rust and peel - see pictures 21 and 22	Civil		1
1-0422	WGES - Grounds (6)	Remove and replace the section of concrete that was pictured	Concrete outside classroom 40 needs to be redone, not ADA - see pictures 19 and 20	Civil		1
1-0423	WGES - Grounds (6)	remove and replace basketball court, extensive cracking	Major cracking asphalt on basketball court - see picture 23	Civil		1
1-0424	WGES - Grounds (6)	can be resolved by maintenance personnel	Middle section of field needs attention, dry and stickers - see picture 24	Civil		3
4-1586	WGES - Grounds (6)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1587	WGES - Grounds (6)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1886	WGES - Grounds (6)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1588	WGES - Grounds (6)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1589	WGES - Grounds (6)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Middle Schools

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Divisadero Middle School

1200 South Divisadero, Visalia, CA 93277

Alejandro Marroquin, Principal

CDS Code: 54 72256 6054555



Grade Level

7-8

Year Built

1950

Enrollment

759

Capacity

1039

Building Area

69,252 SF

Site Acreage

20

The mission of Divisadero Middle School is to provide a system of consistent expectations that will lead to academic success and promote the growth of Character, Achievement, Respect, and Effort.

The vision of Divisadero Middle School is to provide positive relationships in an academic environment where students become life-long learners who are capable of thinking critically, collaborating positively, and communicating effectively while creating innovative ideas for the 21st century.

Ensuring that ALL students experience academic lessons that are centered on a common lesson design for each grade level department. Establish consistency within our collaborative teams through the PLC process, with the focus on individual student achievement. Maintain and expand comprehensive student support systems. Develop a strong sense of significance and belonging for All of our students. Actively engage the community to promote shared responsibility for student success.

Divisadero Middle School

EXISTING SITE



Divisadero Middle School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Divisadero Middle School

PROPOSED SITE



Divisadero Middle School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. New Administration Building
2. Replace Existing Portables with New Classroom Building with Dance & Drama Spaces

RENOVATIONS / MODERNIZATIONS

- Classroom Renovations
- Library Renovations
- Additional Restrooms

SITE IMPROVEMENTS

- Drainage Improvements at Main Quad

PARKING LOT / DRIVE RECONFIGURATION

- Parking Lot Expansion

Divisadero Middle School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Divisadero Middle School	**$4,267,269**	**$2,041,834**	**$6,309,103**	**$4,301,743**	**$1,275,044**	**$11,885,890**
Civil	$45,900	$60,872	$106,772			$106,772
Building Envelope	$3,310,119	$447,899	$3,758,018	$1,231,497	$122,705	$5,112,220
Architecture		$694,964	$694,964	$866,628	$393,261	$1,954,853
Mechanical	$911,250	$499,365	$1,410,615	$110,224	$331,622	$1,852,461
Electrical		$338,734	$338,734	$306,195	$422,354	$1,067,283
Plumbing			$0	$795,186	$5,102	$800,288
Technology			$0	$519,626		$519,626
Life Safety & Security			$0	$472,388		$472,388

Divisadero Middle School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0531	DVMS - Building 1	Replace casework.	Some new, some outdated - 20% | Brand new casework -10% | Very old casework - 40% (Workroom)	Architecture	Casework	3
3-0533	DVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	3
3-0527	DVMS - Building 1	Repair / replace existing flooring and base throughout.	Light stains, clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0528	DVMS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Few marks, scuffs - 15%	Architecture	Walls - Interior Repair	4
3-0529	DVMS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Light stains - 10%	Architecture	Ceiling	4
2-1527	DVMS - Building 1	Roof Replacement Cracking and compromised coating need re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1524	DVMS - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-1525	DVMS - Building 1	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1521	DVMS - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2774	DVMS - Building 1	Roof Maintenance	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1526	DVMS - Building 1	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-1523	DVMS - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
2-1522	DVMS - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-0530	DVMS - Building 1	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0287	DVMS - Building 1	Replace rooftop package units.	Rooftop Package Units are 15 years old	Mechanical	HVAC	2
3-0532	DVMS - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA - 20%	Plumbing	Plumbing - Fixtures	3
4-0651	DVMS - Building 1	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-0559	DVMS - Building 2	Replace casework.	Paint chipped, scuffs, outdated - 40% | Not ADA compliant - 35% | Great condition, minimal wear - 10% (Library)	Architecture	Casework	2
3-0555	DVMS - Building 2	Repair / replace existing flooring and base throughout.	Stained, clean carpet - 20% | Very clean - 10%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0556	DVMS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Scuffs, stains, holes -30%	Architecture	Walls - Interior Repair	3
3-0557	DVMS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, cracks - 25% | Light stains - 15%	Architecture	Ceiling	3
3-0560	DVMS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-0569	DVMS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 20%	Architecture	Doors - Interior	4
2-1533	DVMS - Building 2	Roof Replacement Gutters need cleaning, perimeter edge is beginning to delaminate/separate leaks will begin to occur. The coating is thin and the asphalt is beginning to show at cap sheet laps. The roof is due for replacement.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1532	DVMS - Building 2	Continued Maintenance Recommended.	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1531	DVMS - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Clean windows, scratcher - 30%	Building Envelope	Windows	3
2-1528	DVMS - Building 2	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1529	DVMS - Building 2	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
2-1530	DVMS - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0558	DVMS - Building 2	Replace/upgrade interior lighting.	Some bulbs dim - 25%	Electrical	Lighting - Interior	3
4-0288	DVMS - Building 2	Replace rooftop package units.	Rooftop Package Units are 15 years old	Mechanical	HVAC	2
3-0563	DVMS - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant - 25%	Plumbing	Plumbing - Fixtures	3
4-0664	DVMS - Building 2	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-0540	DVMS - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Various warped tiles - 35% | Stains, chipped tile - 25% | Chipped, stained tiles - 20% | Stains, cracks, watermarks - 35%	Architecture	Ceiling	2

Divisadero Middle School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0538	DVMS - Building 4	Repair / replace existing flooring and base throughout.	Light stains, clean - 15% | Rubber mat - 15% | Cracked tile, dirty - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0539	DVMS - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Good - 10% | Scuff marks, dirty, large holes - 40% | Light stains - 25%	Architecture	Walls - Interior Repair	3
3-0542	DVMS - Building 4	Replace casework.	Good condition, just outdated - 15% | Good condition, outdated, some in the back are not ADA - 15% (Classroom)	Architecture	Casework	3
3-0544	DVMS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 20%	Architecture	Doors - Interior	3
3-0554	DVMS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear - 20%	Architecture	Doors - Interior	3
3-0653	DVMS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear - 20 %	Architecture	Doors - Interior	4
2-1538	DVMS - Building 4	Roof Replacement Alligatoring throughout BUR system. Needs cleaning. Puncture damage throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1534	DVMS - Building 4	Repair CMU Facade. (Allowance) Cracks Throughout, track progression or replace.	Facade- CMU	Building Envelope	Walls - Exterior Repair	2
2-1537	DVMS - Building 4	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1535	DVMS - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2775	DVMS - Building 4	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1536	DVMS - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean, some windows have trim damage - 15%	Building Envelope	Windows	3
3-0541	DVMS - Building 4	Replace/upgrade interior lighting.	Good - 15%	Electrical	Lighting - Interior	3
4-0297	DVMS - Building 4	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 23 years old	Mechanical	HVAC	1
4-0306	DVMS - Building 4	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 23 years old	Mechanical	HVAC	1
4-0307	DVMS - Building 4	Replace evaporative cooler unit.	Evap cooler is less than 15+ years old	Mechanical	HVAC	2
4-0308	DVMS - Building 4	Replace split system furnace units.	Split System Furnace Unit is approx. 15+ years old	Mechanical	HVAC	2
3-0650	DVMS - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
4-0665	DVMS - Building 4	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-3509	DVMS - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3510	DVMS - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3511	DVMS - Building 5	Replace casework.	Casework - 50%	Architecture	Casework	2
3-3512	DVMS - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., Frame H.M. 50%	Architecture	Doors - Interior	2
3-3513	DVMS - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	2
3-3515	DVMS - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull with button / push bar 50%	Architecture	Doors - Hardware Only	2
3-3517	DVMS - Building 5	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1591	DVMS - Building 5	Roof Replacement Coating failure needs re-roof. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1588	DVMS - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement 60%	Building Envelope	Windows	2
2-1590	DVMS - Building 5	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1589	DVMS - Building 5	Continued Maintenance Recommended. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1586	DVMS - Building 5	Continued Maintenace Recommended for Brick Facade. Seal Open Holes	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-1587	DVMS - Building 5	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	3
2-1585	DVMS - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3

Divisadero Middle School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3516	DVMS - Building 5	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0289	DVMS - Building 5	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0298	DVMS - Building 5	Replace rooftop package units. (2 of 3)	Rooftop Package Unit are 12 years old	Mechanical	HVAC	3
4-0294	DVMS - Building 5	Replace rooftop package units. (1 of 3)	Rooftop Package Unit is 2 old	Mechanical	HVAC	4
4-0295	DVMS - Building 5	Replace evaporative cooler unit.	Evap cooler is less than 5 years old	Mechanical	HVAC	4
3-6242	DVMS - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0662	DVMS - Building 5	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-3519	DVMS - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3520	DVMS - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3521	DVMS - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	2
3-3522	DVMS - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., Frame H.M. 50%	Architecture	Doors - Interior	2
3-3523	DVMS - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	2
3-3525	DVMS - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull with button / push bar 50%	Architecture	Doors - Hardware Only	2
3-3527	DVMS - Building 6	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1597	DVMS - Building 6	Roof Replacement Gutters need cleaning, perimeter edge is beginning to delaminate/separate leaks will begin to occur. The coating is thin and the asphalt is beginning to show at cap sheet laps. The roof is due for replacement. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1594	DVMS - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement 60%	Building Envelope	Windows	2
2-1596	DVMS - Building 6	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1595	DVMS - Building 6	Continued Maintenance Recommended. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1593	DVMS - Building 6	Continued Maintenace Recommended for Brick Facade. Seal Open Holes	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-1592	DVMS - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-3526	DVMS - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0290	DVMS - Building 6	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0304	DVMS - Building 6	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 14 years old	Mechanical	HVAC	3
3-6243	DVMS - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0654	DVMS - Building 6	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-3529	DVMS - Building 7	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3530	DVMS - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3531	DVMS - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	2
3-3532	DVMS - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., Frame H.M. 50%	Architecture	Doors - Interior	2
3-3533	DVMS - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	2
3-3535	DVMS - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull with button / push bar 50%	Architecture	Doors - Hardware Only	2
3-3539	DVMS - Building 7	Replace markerboards in classrooms.	Markerboard very bad - 80%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	2

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3537	DVMS - Building 7	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1603	DVMS - Building 7	Roof Replacement Gutters need cleaning, perimeter edge is beginning to delaminate/separate leaks will begin to occur. The coating is thin and the asphalt is beginning to show at cap sheet laps. The roof is due for replacement. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1600	DVMS - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement 60%	Building Envelope	Windows	2
2-1602	DVMS - Building 7	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1601	DVMS - Building 7	Continued Maintenance Recommended. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1599	DVMS - Building 7	Continued Maintenace Recommended for Brick Facade. Seal Open Holes	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-1598	DVMS - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-3536	DVMS - Building 7	Replace/upgrade interior lighting.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0291	DVMS - Building 7	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0305	DVMS - Building 7	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 17 years old	Mechanical	HVAC	2
3-6244	DVMS - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0655	DVMS - Building 7	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-1607	DVMS - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1609	DVMS - Building 8	Roof Replacement Needs re-roof	Roof- BUR	Building Envelope	Roof Replacement	1
2-1606	DVMS - Building 8	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	1
2-1608	DVMS - Building 8	Continued Maintenance Recommended.	Doors- Double- Steel	Building Envelope	Doors - Exterior	3
2-1604	DVMS - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1605	DVMS - Building 8	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
4-0301	DVMS - Building 8	Replace ductless mini-split.	Ductless Mini-Splits are 10+ years old	Mechanical	HVAC	3
4-0302	DVMS - Building 8	Replace evaporative cooler unit.	Evap cooler is less than 5 years old	Mechanical	HVAC	4
3-0597	DVMS - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Some tiles warped, cracked - 20%	Architecture	Ceiling	3
3-0595	DVMS - Building 9	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0596	DVMS - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 15%	Architecture	Walls - Interior Repair	4
3-0599	DVMS - Building 9	Replace casework.	Good - 10%	Architecture	Casework	4
3-0601	DVMS - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	4
2-1564	DVMS - Building 9	Roof Replacement Roofs at max life will need re-roof before membrane splits.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1563	DVMS - Building 9	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1561	DVMS - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1562	DVMS - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0598	DVMS - Building 9	Replace/upgrade interior lighting.	Decent - 15%	Electrical	Lighting - Interior	4
3-0571	DVMS - Building 10	Repair / replace existing flooring and base throughout.	Various scratched/ damaged tiles - 40%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0573	DVMS - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ton of damaged tile - 35%	Architecture	Ceiling	2
3-0572	DVMS - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Holes, scuffs, wear and tear - 25%	Architecture	Walls - Interior Repair	3
3-0575	DVMS - Building 10	Replace casework.	ADA compliant - 20%	Architecture	Casework	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0577	DVMS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
2-1568	DVMS - Building 10	Roof Replacement Roofs at max life will need re-roof before membrane splits.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1567	DVMS - Building 10	Continued Maintenance Recommended Reseal/ Caulk joints around door frame.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1565	DVMS - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1566	DVMS - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0574	DVMS - Building 10	Replace/upgrade interior lighting.	Decent - 15%	Electrical	Lighting - Interior	4
3-0576	DVMS - Building 10	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant - 25%	Plumbing	Plumbing - Fixtures	3
3-0605	DVMS - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Some tiles warped, cracked - 20%	Architecture	Ceiling	3
3-0603	DVMS - Building 11	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0604	DVMS - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 15%	Architecture	Walls - Interior Repair	4
3-0607	DVMS - Building 11	Replace casework.	Good - 10%	Architecture	Casework	4
3-0609	DVMS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	4
2-1572	DVMS - Building 11	Roof Replacement Roofs at max life will need re-roof before membrane splits.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1571	DVMS - Building 11	Continued Maintenance Recommended. Reseal/ Caulk joints around door frame.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1569	DVMS - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1570	DVMS - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0606	DVMS - Building 11	Replace/upgrade interior lighting.	Decent - 15%	Electrical	Lighting - Interior	4
3-0613	DVMS - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Some tiles warped, cracked - 20%	Architecture	Ceiling	3
3-0611	DVMS - Building 12	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0612	DVMS - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 15%	Architecture	Walls - Interior Repair	4
3-0615	DVMS - Building 12	Replace casework.	Good - 10%	Architecture	Casework	4
3-0617	DVMS - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	4
2-1576	DVMS - Building 12	Roof Replacement Roofs at max life will need re-roof before membrane splits.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1575	DVMS - Building 12	Continued Maintenance Recommended. Reseal/ Caulk joints around door frame.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1573	DVMS - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1574	DVMS - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0614	DVMS - Building 12	Replace/upgrade interior lighting.	Decent - 15%	Electrical	Lighting - Interior	4
3-0620	DVMS - Building 13	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Some tiles warped, cracked - 20%	Architecture	Ceiling	3
3-0619	DVMS - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 15%	Architecture	Walls - Interior Repair	4
3-0622	DVMS - Building 13	Replace casework.	Good - 10%	Architecture	Casework	4
3-0624	DVMS - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	4
2-1580	DVMS - Building 13	Roof Replacement Roofs at max life will need re-roof before membrane splits.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1579	DVMS - Building 13	Continued Maintenance Recommended. Reseal/ Caulk joints around door frame.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1577	DVMS - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1578	DVMS - Building 13	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0621	DVMS - Building 13	Replace/upgrade interior lighting.	Decent - 15%	Electrical	Lighting - Interior	4
3-3540	DVMS - Building 14	Repair / replace existing flooring and base throughout.	Floor - vct - 80% | Newer carpet - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3541	DVMS - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - painted tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3542	DVMS - Building 14	Replace casework.	Casework - 80%	Architecture	Casework	2
3-3543	DVMS - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 70%	Architecture	Doors - Interior	2
3-3544	DVMS - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling 12x12 ceiling tiles - 80%	Architecture	Ceiling	2
3-3546	DVMS - Building 14	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 70%	Architecture	Doors - Hardware Only	2
3-3548	DVMS - Building 14	Replace markerboards in classrooms.	Markerboard - 3%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1584	DVMS - Building 14	Roof Replacement Needs re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1582	DVMS - Building 14	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement, single pane - 50%	Building Envelope	Windows	2
2-1583	DVMS - Building 14	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1581	DVMS - Building 14	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-3547	DVMS - Building 14	Replace fluorescent lighting with LED.	Lighting - 1x4 pendent, florescent 60%	Electrical	Lighting - Interior	2
4-0286	DVMS - Building 14	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-6245	DVMS - Building 14	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0650	DVMS - Building 14	Replace plumbing fixtures. (1 of 2)	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0663	DVMS - Building 14	Replace plumbing fixtures. (2 of 2)	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-1612	DVMS - Building 15	Roof Maintenance Needs to be cleaned.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1611	DVMS - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1610	DVMS - Building 15	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-0587	DVMS - Building 18	Repair / replace existing flooring and base throughout.	Stains, required to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0588	DVMS - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears, scuffs - 15%	Architecture	Walls - Interior Repair	3
3-0589	DVMS - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Chips, holes, cracks - 20%	Architecture	Ceiling	3
3-0593	DVMS - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-0591	DVMS - Building 18	Replace casework.	Good - 10%	Architecture	Casework	4
2-1560	DVMS - Building 18	Roof Maintenance Needs to be cleaned. The sealant at fasteners is beginning to fail and needs reapplication.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1559	DVMS - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1557	DVMS - Building 18	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1558	DVMS - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0590	DVMS - Building 18	Replace/upgrade interior lighting.	Decent, Title 24 - 10%	Electrical	Lighting - Interior	4
4-0300	DVMS - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 15+ years old.	Mechanical	HVAC	2
3-0579	DVMS - Building 19	Repair / replace existing flooring and base throughout.	Stains, required to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0580	DVMS - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears, scuffs - 15%	Architecture	Walls - Interior Repair	3
3-0581	DVMS - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Chips, holes, cracks - 20%	Architecture	Ceiling	3
3-0585	DVMS - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-0583	DVMS - Building 19	Replace casework.	Good - 10%	Architecture	Casework	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1546	DVMS - Building 19	Roof Maintenance The roof and gutters need to be cleaned to prolong the life of the roof.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1545	DVMS - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1543	DVMS - Building 19	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1544	DVMS - Building 19	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0582	DVMS - Building 19	Replace/upgrade interior lighting.	Decent, Title 24 - 10%	Electrical	Lighting - Interior	4
4-0299	DVMS - Building 19	Replace Heat Pump units.	Bard Heat Pumps less than 15+ years old.	Mechanical	HVAC	2
3-0637	DVMS - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Stains, cracks, watermarks - 35%	Architecture	Ceiling	3
3-0638	DVMS - Building 20	Replace casework.	Good condition, outdated, some in the back are not ADA - 15% | Good condition, all ADA - 15%	Architecture	Casework	3
3-0635	DVMS - Building 20	Repair / replace existing flooring and base throughout.	Good, lightly clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0636	DVMS - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 105	Architecture	Walls - Interior Repair	4
3-0642	DVMS - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear - 20 %	Architecture	Doors - Interior	4
3-0645	DVMS - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, light wear and tear - 10%	Architecture	Doors - Interior	4
2-1552	DVMS - Building 20	Roof Maintenance Needs to be cleaned. The sealant at fasteners is beginning to fail and needs reapplication.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1551	DVMS - Building 20	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1549	DVMS - Building 20	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1550	DVMS - Building 20	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean, some windows have trim damage - 15%	Building Envelope	Windows	4
3-0640	DVMS - Building 20	Replace/upgrade interior lighting.	Decent - 20%	Electrical	Lighting - Interior	3
3-0639	DVMS - Building 20	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-0655	DVMS - Building 21	Repair / replace existing flooring and base throughout.	Recommended to clean - 15% | Gym flooring, good condition - 15% | Relatively good condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0665	DVMS - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	3
3-0657	DVMS - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good, light stains - 10% | Good, small chips under soffit - 15% | Very good condition - 5%	Architecture	Ceiling	4
3-0658	DVMS - Building 21	Replace toilet partitions.	Practically brand new - 5%	Architecture	Restroom - Toilet Partitions	4
3-0661	DVMS - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Lightly scuffed - 10%	Architecture	Walls - Interior Repair	4
2-1542	DVMS - Building 21	Roof Replacement Due for a complete re-roof. Cap Sheet is burnt out. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1541	DVMS - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1539	DVMS - Building 21	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1540	DVMS - Building 21	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean - 15%	Building Envelope	Windows	4
3-0663	DVMS - Building 21	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0285	DVMS - Building 21	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0296	DVMS - Building 21	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0659	DVMS - Building 21	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Good, ADA compliant - 10%	Plumbing	Plumbing - Fixtures	3
4-0642	DVMS - Building 21	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0649	DVMS - Building 21	Replace Water Heater.	Water heater in good condition. Less than 5 years old.	Plumbing	Plumbing - Water Heater	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0628	DVMS - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Stains, cracks, watermarks - 35%	Architecture	Ceiling	3
3-0629	DVMS - Building 22	Replace casework.	Good condition, outdated, some in the back are not ADA - 15%	Architecture	Casework	3
3-0626	DVMS - Building 22	Repair / replace existing flooring and base throughout.	Good, lightly clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0627	DVMS - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 105	Architecture	Walls - Interior Repair	4
3-0633	DVMS - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear - 20 %	Architecture	Doors - Interior	4
2-1556	DVMS - Building 22	Roof Replacement Needs maintenance and cleaning. Seams resealed. Needs re-roof.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1555	DVMS - Building 22	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1553	DVMS - Building 22	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1554	DVMS - Building 22	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommend to clean, some windows have trim damage - 15%	Building Envelope	Windows	4
3-0631	DVMS - Building 22	Replace/upgrade interior lighting.	Decent - 20%	Electrical	Lighting - Interior	3
3-0630	DVMS - Building 22	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
2-1616	DVMS - Building 23	Roof Replacement Needs cleaning. Pipes need sealant.	Roof- BUR	Building Envelope	Roof Replacement	2
2-1615	DVMS - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1614	DVMS - Building 23	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1613	DVMS - Building 23	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
4-0303	DVMS - Building 23	Replace evaporative cooler unit.	Evap cooler is less than 20+ years old	Mechanical	HVAC	1
2-1548	DVMS - Building 24	Roof Replacement Needs maintenance and cleaning. Seams resealed. Needs re-roof.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1547	DVMS - Building 24	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
1-0218	DVMS - Grounds (16)	Remove and replace ramps to make ADA compliant.	Ramp by the gym is not ADA. Slope exceeds slope max. - see images 8&9	Civil		1
1-0220	DVMS - Grounds (16)	Remove and replace ramp to make ADA compliant.	Ramp by coliseum in parking lot is not ADA. Exceeds slope max. - see images 10-11	Civil		1
1-0212	DVMS - Grounds (16)	Remove and replace concrete panels.	Minor cracks onsite concrete. - see images 5-7	Civil		2
1-0213	DVMS - Grounds (16)	Remove and replace concrete panels. Possible tree removal.	Tree rooting lifting concrete - see images 1 and 2	Civil		2
1-0214	DVMS - Grounds (16)	Remove and replace wood slabs. Possible tree removal.	Planter plants/ trees lifting wood slabs - see images 1 and 2	Civil		2
1-0215	DVMS - Grounds (16)	Add drainage or dry wells to get proper drainage and prevent flooding.	Basketball court flooding issues near by entrance - see image 4	Civil		2
1-0216	DVMS - Grounds (16)	Seal cracks in basketball courts.	Minor cracks in basketball courts - see image 3	Civil		2
1-0217	DVMS - Grounds (16)	Remove and replace crack concrete panels.	Cracks through concrete onsite campus.	Civil		2
1-0219	DVMS - Grounds (16)	Add slurry seal on cracks by coliseum in parking lot.	Parking lot in front of coliseum has alligator cracking - see images 12-14	Civil		2
1-0221	DVMS - Grounds (16)	Restripe parking lot.	Striping needs to be re-striped	Civil		2
1-0222	DVMS - Grounds (16)	Seal cracks in parking lot.	Major cracking in parking lot.	Civil		2
1-0223	DVMS - Grounds (16)	Slurry seal cracking through parking lot.	Alligator cracking through parking lot.	Civil		2
4-1600	DVMS - Field Lighting (17)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1601	DVMS - Grounds (16)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1887	DVMS - Grounds (16)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1602	DVMS - Grounds (16)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3

Divisadero Middle School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1603	DVMS - Grounds (16)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Green Acres Middle School

1147 North Mooney Blvd., Visalia, CA 93291

Cristin Corliss, Principal

CDS Code: 54 72256 6054605



Grade Level

6-8

Year Built

1955

Enrollment

769

Capacity

1150

Building Area

77,922 SF

Site Acreage

21.31

Green Acres has long been the premiere campus in the Central Valley for Middle School Instruction, and for the past 60 years students have been excelling in both leadership and citizenship skill development. The two years of middle school are a special and exciting time. Incoming 7th graders must not only become familiar with a new school, but a new schedule, the change from working with a single teacher to working with many teachers. It is a time of excitement and anxiety all wrapped up together. 8th graders also face change, being suddenly thrust into the role of older mentor after only one year of being the underclassman. During middle school, students become more aware of whom they are and begin to identify specific values and interests that will be important to them for a lifetime. It is the task of the middle school staff to challenge all students to achieve, and to provide opportunities to grow in a positive direction both academically and through co-curricular and extra-curricular activities like clubs, leadership, athletics or drama.

The entire staff at Green Acres takes this task of educating your child very seriously. We strive to form academically and personally sound individuals who are ready for high school because they work hard, get involved and do the right thing. We want our students to know that life is all about choices and that education is power. And we want to help them grow to become positive, contributing members of the Visalia community who know to treat one another with kindness and who understand that the diversity of talents, strengths and backgrounds that we bring collectively makes our school and community strong. We plan on sharing with our students how Real Chargers have H.E.A.R.T. (Honestly, Effectiveness, Ambition, Respect, and Thoughtfulness.)

Green Acres Middle School

EXISTING SITE



Green Acres Middle School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Green Acres Middle School

PROPOSED SITE



Green Acres Middle School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

(1) New Administration Building

RENOVATIONS / MODERNIZATIONS

- Classroom Renovations
- Cafeteria Renovations
- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- New Bleachers at Baseball and Softball

SITE IMPROVEMENTS

- Drainage Improvements

Green Acres Middle School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Green Acres Middle School	**$3,236,321**	**$2,429,617**	**$5,665,938**	**$2,632,061**	**$3,345,849**	**$11,643,848**
Civil	$123,579	$9,477	$133,056			$133,056
Building Envelope	$2,784,692	$1,928,756	$4,713,448	$721,251	$41,208	$5,475,907
Architecture		$189,176	$189,176	$711,671	$926,446	$1,827,292
Mechanical	$328,050	$222,345	$550,395	$578,675	$952,350	$2,081,420
Electrical		$79,863	$79,863	$100,839	$864,639	$1,045,341
Plumbing			$0		$433,659	$433,659
Technology			$0	$519,626		$519,626
Life Safety & Security			$0		$127,547	$127,547

Green Acres Middle School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3552	GAMS - Building 1	Repair / replace existing flooring and base throughout.	Floor - polish concrete - 10% | Floor - carpet 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3553	GAMS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- tackboard/ GYP board - 20% | Walls - painted tackboard - 50%	Architecture	Walls - Interior Repair	3
3-3554	GAMS - Building 1	Replace casework.	Casework - 20% | Casework - 50%	Architecture	Casework	3
3-3556	GAMS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - GYP board/ T-bar system - 20% | Room 603, no T-bar system | Ceiling - GYP bard / T-bar system - 50%	Architecture	Ceiling	3
3-3560	GAMS - Building 1	Replace markerboards in classrooms.	Markerboard - 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3566	GAMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - front. store front - 20%, Interior H.M/ glass - 50%	Architecture	Doors - Interior	3
3-3569	GAMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - front - pull/ push bar, interior levers 30%	Architecture	Doors - Hardware Only	3
3-3555	GAMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 30%	Architecture	Doors - Interior	4
3-3558	GAMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
2-1671	GAMS - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1672	GAMS - Building 1	Roof Replacement Blistering throughout, delamination, Dry Rot, penetrations need sealant.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1669	GAMS - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-1668	GAMS - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - interior - H.M. 50% | Windows - casement 50%	Building Envelope	Windows	2
2-1670	GAMS - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1666	GAMS - Building 1	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-1667	GAMS - Building 1	Continued Maintenace Recommended for Black Board Cladding Facade.	Facade- Black Board Cladding	Building Envelope	Walls - Exterior Cleaning	4
3-3570	GAMS - Building 1	Replace fluorescent lighting in administrative area with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
3-3559	GAMS - Building 1	Replace/upgrade interior lighting.	Lighting - 2x4 LED 20%	Electrical	Lighting - Interior	4
4-0321	GAMS - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Units are less than 14 years old	Mechanical	HVAC	3
4-0322	GAMS - Building 1	Replace ductless mini-split.	Ductless Mini-Splits are 10+ years old	Mechanical	HVAC	3
4-0310	GAMS - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are less than 4 years old	Mechanical	HVAC	4
3-3557	GAMS - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	4
3-3575	GAMS - Building 2	Replace casework.	Casework - 40% | Few light scuffs, clean - 15%	Architecture	Casework	3
3-3576	GAMS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. - 40%	Architecture	Doors - Interior	3
3-3579	GAMS - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3581	GAMS - Building 2	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0672	GAMS - Building 2	Repair / replace existing flooring and base throughout.	Sealed conc. looks in good condition - 15% | Floor - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0673	GAMS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal imperfections - 15%	Architecture	Walls - Interior Repair	4
3-0674	GAMS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Looks brand new - 5% | 1 huge watermark on ceiling tile - 15% | Ceiling - GYP board / T-bar system 30%	Architecture	Ceiling	4
3-0678	GAMS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
2-1665	GAMS - Building 2	Roof Replacement Coating failing throughout. Blisters throughout. Delamination. Base flashing & Penetrations need sealant.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1663	GAMS - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement 50%	Building Envelope	Windows	2
2-1664	GAMS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1662	GAMS - Building 2	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
3-3580	GAMS - Building 2	Replace/upgrade interior lighting.	Lighting - 2x4 LEDS 20%	Electrical	Lighting - Interior	4

Green Acres Middle School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0320	GAMS - Building 2	Replace rooftop package units. (3 of 4)	Rooftop Package Units are 14 years old	Mechanical	HVAC	3
4-0309	GAMS - Building 2	Replace rooftop package units. (4 of 4)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-0677	GAMS - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10% | Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	4
3-3583	GAMS - Building 3	Repair / replace existing flooring and base throughout.	Floor - polish concrete - 10% | Floor - carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3587	GAMS - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	No T-bar or GYP board ceiling, see pictures. | Ceiling - 12x12 ceiling tiles - 50%	Architecture	Ceiling	2
3-3584	GAMS - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- tackboard/ GYP board - 20% | Walls - painted tackboard - 50%	Architecture	Walls - Interior Repair	3
3-3585	GAMS - Building 3	Replace casework.	Casework - 20% | Casework- 50% (Library)	Architecture	Casework	3
3-3591	GAMS - Building 3	Replace markerboards in classrooms.	Markerboard - 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3596	GAMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 40%	Architecture	Doors - Interior	3
3-3599	GAMS - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-3586	GAMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 30%	Architecture	Doors - Interior	4
3-3589	GAMS - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
2-1676	GAMS - Building 3	Roof Replacement Blistering throughout, delamination, Dry Rot, penetrations need sealant.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1674	GAMS - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement - 50%	Building Envelope	Windows	2
2-1675	GAMS - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1673	GAMS - Building 3	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-3600	GAMS - Building 3	Replace fluorescent lighting (pendant) in library with LED.	Lighting - 1x4 pendent 50% florescent	Electrical	Lighting - Interior	2
3-3590	GAMS - Building 3	Replace/upgrade interior lighting.	Lighting - 2x4 LED 20%	Electrical	Lighting - Interior	4
4-0323	GAMS - Building 3	Replace rooftop package units. (1 of 2)	Rooftop Package Unit are 22 years old	Mechanical	HVAC	1
4-0311	GAMS - Building 3	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-3588	GAMS - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	4
2-1679	GAMS - Building 4	Roof Replacement Punctures, cracking, granulate loss, open base flashings. Hatch needs replacement.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1677	GAMS - Building 4	Replace CMU Facade. Multiple Cracks Observed, track progression. Fascia at roof edge- Wood- Dry Rot in Places	Facade- CMU	Building Envelope	Walls - Exterior Repair	2
2-1678	GAMS - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
4-0697	GAMS - Building 4	Replace MUA unit.	MUA unit is 15+ years old	Mechanical	HVAC	1
4-0326	GAMS - Building 4	Replace evaporative cooler unit.	Evap cooler is 15+ years old	Mechanical	HVAC	2
4-0313	GAMS - Building 4	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
4-0324	GAMS - Building 4	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 1 years old	Mechanical	HVAC	4
4-0325	GAMS - Building 4	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 22 years old	Mechanical	HVAC	4
3-0682	GAMS - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes and scuffs - 15%	Architecture	Walls - Interior Repair	3
3-0683	GAMS - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, cracked tiles - 20%	Architecture	Ceiling	3
3-0687	GAMS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Normal wear and tear, scuffs - 30%	Architecture	Doors - Interior	3
3-0681	GAMS - Building 11	Repair / replace existing flooring and base throughout.	Light stains - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0685	GAMS - Building 11	Replace casework.	Outdated and at 32" height - 20%	Architecture	Casework	4

Green Acres Middle School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1649	GAMS - Building 11	Roof Replacement Dry Rot under sheathing. Asphalt slipping through shingles.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1648	GAMS - Building 11	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1646	GAMS - Building 11	Repair Stucco Facade. Seal Penetrations.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-1647	GAMS - Building 11	Replace Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 20%	Building Envelope	Windows	3
3-0689	GAMS - Building 11	Replace general electrical items.	Lots of electrical boxes on ceiling with exposed wires - 25%	Electrical	Electrical - General / Misc.	2
3-0684	GAMS - Building 11	Replace/upgrade interior lighting.	Numerous bulbs out - 25%	Electrical	Lighting - Interior	3
4-0312	GAMS - Building 11	Replace rooftop package units.	Rooftop Package Units are 3 years old	Mechanical	HVAC	4
3-0691	GAMS - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes and scuffs - 15%	Architecture	Walls - Interior Repair	3
3-0692	GAMS - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, cracked tiles - 20%	Architecture	Ceiling	3
3-0696	GAMS - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Normal wear and tear, scuffs - 30%	Architecture	Doors - Interior	3
3-0690	GAMS - Building 12	Repair / replace existing flooring and base throughout.	Light stains - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0694	GAMS - Building 12	Replace casework.	Outdated and at 32" height - 20%	Architecture	Casework	4
2-1652	GAMS - Building 12	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1653	GAMS - Building 12	Roof Replacement Shingles blown off. Gutters need cleaning. Penetrations need sealant	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1650	GAMS - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1651	GAMS - Building 12	Replace Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 20%	Building Envelope	Windows	3
3-0698	GAMS - Building 12	Replace general electrical items.	Lots of electrical boxes on ceiling with exposed wires - 25%	Electrical	Electrical - General / Misc.	2
3-0693	GAMS - Building 12	Replace/upgrade interior lighting.	Numerous bulbs out - 25%	Electrical	Lighting - Interior	3
3-0792	GAMS - Building 14	Repair / replace existing flooring and base throughout.	Light stains, recommended to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0798	GAMS - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-0793	GAMS - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Few scuffs, but overall good - 20%	Architecture	Walls - Interior Repair	4
3-0794	GAMS - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few watermarks - 15%	Architecture	Ceiling	4
3-0796	GAMS - Building 14	Replace casework.	Good, just outdated - 15%	Architecture	Casework	4
2-1656	GAMS - Building 14	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1657	GAMS - Building 14	Roof Replacement Discoloration throughout, needs cleaning.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1654	GAMS - Building 14	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1655	GAMS - Building 14	Replace Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0795	GAMS - Building 14	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
3-0757	GAMS - Building 15	Repair / replace existing flooring and base throughout.	Light stains, recommended to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0763	GAMS - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-0765	GAMS - Building 15	Replace tackboards in classrooms.	TB has rips, tears, etc. - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0758	GAMS - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Few scuffs, but overall good - 20%	Architecture	Walls - Interior Repair	4
3-0759	GAMS - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few watermarks - 15%	Architecture	Ceiling	4
3-0761	GAMS - Building 15	Replace casework.	Good, just outdated - 15%	Architecture	Casework	4
2-1628	GAMS - Building 15	Roof Replacement Gutter need cleaning. Fascia Failing.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1627	GAMS - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3

Green Acres Middle School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1625	GAMS - Building 15	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1626	GAMS - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0760	GAMS - Building 15	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0314	GAMS - Building 15	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
3-6246	GAMS - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0749	GAMS - Building 16	Repair / replace existing flooring and base throughout.	Light stains, recommended to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0755	GAMS - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-0750	GAMS - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Few scuffs, but overall good - 20%	Architecture	Walls - Interior Repair	4
3-0751	GAMS - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few watermarks - 15%	Architecture	Ceiling	4
3-0753	GAMS - Building 16	Replace casework.	Good, just outdated - 15%	Architecture	Casework	4
2-1636	GAMS - Building 16	Roof Replacement Discooration	Roof- PVC	Building Envelope	Roof Replacement	2
2-1635	GAMS - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1633	GAMS - Building 16	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1634	GAMS - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0752	GAMS - Building 16	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0315	GAMS - Building 16	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
3-6247	GAMS - Building 16	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0739	GAMS - Building 17	Repair / replace existing flooring and base throughout.	Can use cleaning, light stains - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0741	GAMS - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	All tiles are slightly warped - 30%	Architecture	Ceiling	3
3-0740	GAMS - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes, scuffs - 20%	Architecture	Walls - Interior Repair	4
3-0743	GAMS - Building 17	Replace casework.	Overall good, 1 cabinet door missing grab hardware - 15% | Casework is ADA, good condition - 15%	Architecture	Casework	4
3-0746	GAMS - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-1631	GAMS - Building 17	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1632	GAMS - Building 17	Roof Replacement Rust, discolored. Gutters need cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1629	GAMS - Building 17	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1630	GAMS - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0742	GAMS - Building 17	Replace/upgrade interior lighting.	Good, clean - 15%	Electrical	Lighting - Interior	4
4-0316	GAMS - Building 17	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
3-0768	GAMS - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few chips/ stains - 15% | Tons of stains on ceiling tiles - 25% | Ceiling tiles damaged, chipped, and warped - 30%	Architecture	Ceiling	3
3-0772	GAMS - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-0766	GAMS - Building 18	Repair / replace existing flooring and base throughout.	Light stains, clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0767	GAMS - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-0770	GAMS - Building 18	Replace casework.	Great condition - 15%	Architecture	Casework	4
2-1624	GAMS - Building 18	Roof Replacement Wrinkles Observed. Gutters need cleaning. Minor ponding	Roof- PVC	Building Envelope	Roof Replacement	2
2-1623	GAMS - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3

Green Acres Middle School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1621	GAMS - Building 18	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1622	GAMS - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0769	GAMS - Building 18	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0317	GAMS - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
3-6248	GAMS - Building 18	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0781	GAMS - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Door frames are scratched and chipped - 30%	Architecture	Doors - Interior	3
3-0776	GAMS - Building 19	Repair / replace existing flooring and base throughout.	Floor is wood, good condition - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0777	GAMS - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuff marks - 20%	Architecture	Walls - Interior Repair	4
3-0778	GAMS - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Great condition - 10%	Architecture	Ceiling	4
2-1620	GAMS - Building 19	Roof Replacement Pipe penetrations, drains, and coping need maintenance. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1619	GAMS - Building 19	Replace exterior doors and hardware to meet Visalia USD Standards. Door Broken, Replace	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1617	GAMS - Building 19	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1618	GAMS - Building 19	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean (small window above doors) - 20%	Building Envelope	Windows	3
3-0779	GAMS - Building 19	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0319	GAMS - Building 19	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 21 years old	Mechanical	HVAC	1
4-0329	GAMS - Building 19	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 20 years old. 15 ton unit	Mechanical	HVAC	1
4-0330	GAMS - Building 19	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 20 years old. 30 ton unit	Mechanical	HVAC	1
4-0696	GAMS - Building 19	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-0783	GAMS - Building 19	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures are in good condition, light wear and tear - 20%	Plumbing	Plumbing - Fixtures	4
3-0727	GAMS - Building 21	Repair / replace existing flooring and base throughout.	Can use cleaning, light stains - 25% | Half CPP, half tile - CPP need clean and tile cracked - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0729	GAMS - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	All tiles are slightly warped - 30%	Architecture	Ceiling	3
3-0728	GAMS - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes, scuffs - 20%	Architecture	Walls - Interior Repair	4
3-0731	GAMS - Building 21	Replace casework.	Overall good, 1 cabinet door missing grab hardware - 15%	Architecture	Casework	4
3-0734	GAMS - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-1641	GAMS - Building 21	Roof Replacement Dry Membrane. Inner scrim being exposed. Needs cleaning and tree trimming.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1638	GAMS - Building 21	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	1
2-1640	GAMS - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1637	GAMS - Building 21	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1639	GAMS - Building 21	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0730	GAMS - Building 21	Replace/upgrade interior lighting.	Good, clean - 15%	Electrical	Lighting - Interior	4
3-0738	GAMS - Building 21	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Good, not ADA compliant - 20%	Plumbing	Plumbing - Fixtures	4
3-0717	GAMS - Building 22	Repair / replace existing flooring and base throughout.	Can use cleaning, light stains - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0719	GAMS - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	All tiles are slightly warped - 30% | Watermarks, holes, all tiles are slightly warped - 35%	Architecture	Ceiling	3

Green Acres Middle School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0718	GAMS - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes, scuffs - 20%	Architecture	Walls - Interior Repair	4
3-0721	GAMS - Building 22	Replace casework.	Overall good, 1 cabinet door missing grab hardware - 15%	Architecture	Casework	4
3-0724	GAMS - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-1644	GAMS - Building 22	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1642	GAMS - Building 22	Continued Maintenace Recommended for Stucco Facade. Wood Trim on bottom of wall, Dry Rot, Replace.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1645	GAMS - Building 22	Rood Maintenace Needs Cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1643	GAMS - Building 22	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0720	GAMS - Building 22	Replace/upgrade interior lighting.	Good, clean - 15%	Electrical	Lighting - Interior	4
4-0318	GAMS - Building 22	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
4-0327	GAMS - Building 22	Replace rooftop package units.	Rooftop Package Units are 5-10 years old	Mechanical	HVAC	3
3-0784	GAMS - Building 23	Repair / replace existing flooring and base throughout.	Light stains, recommended to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0790	GAMS - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-0785	GAMS - Building 23	Repair / patch walls. Paint all previously painted interior surfaces.	Few scuffs, but overall good - 20%	Architecture	Walls - Interior Repair	4
3-0786	GAMS - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few watermarks - 15%	Architecture	Ceiling	4
3-0788	GAMS - Building 23	Replace casework.	Good, just outdated - 15%	Architecture	Casework	4
2-1660	GAMS - Building 23	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1658	GAMS - Building 23	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1661	GAMS - Building 23	Roof Maintenance Needs full cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1659	GAMS - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0787	GAMS - Building 23	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0328	GAMS - Building 23	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
1-0224	GAMS - Grounds (8)	Remove and replace concrete as needed to be ADA compliant.	Room 301-304 concrete slopes are 3.9%	Civil		1
1-0225	GAMS - Grounds (8)	Remove and replace ramps to make ADA compliant.	Portable ramps are less than 8.3%	Civil		1
1-0226	GAMS - Grounds (8)	Remove and replace drive approaches to make ADA compliant.	DAs are not ADA compliant, no truncated domes and 15.4%	Civil		1
1-0227	GAMS - Grounds (8)	Restripe parking lot.	Parking lot needs restriping	Civil		2
4-1624	GAMS - Grounds (8)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1625	GAMS - Grounds (8)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1888	GAMS - Grounds (8)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1626	GAMS - Grounds (8)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1627	GAMS - Grounds (8)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

La Joya Middle School

4711 West La Vida, Visalia, CA 93277

Andrew Bishop, Principal

CDS Code: 54 72256 6112049



Grade Level

7-8

Year Built

1991

Enrollment

723

Capacity

1029

Building Area

72,076

Site Acreage

20

We provide every student with the structures and support needed to excel academically, physically, creatively, artistically, and socially. Each individual is challenged to acquire the necessary skills and knowledge to be a successful student and a productive member of our local and global society.

In order to fulfill our mission, we are dedicated to creating a school where:

- Staff members have high expectations for student success and support students in their work to meet those expectations. Staff members believe all students can achieve.
- A collaborative culture ensures staff members work as an interdependent team to refine lesson design and delivery to better meet the needs of all students.
- The academic/social environment is safe and positive. Students and staff feel a sense of significance and belonging.
- Student achievement is closely and systematically monitored and communicated to hold all students accountable for their learning and wellness.

La Joya Middle School

EXISTING SITE



La Joya Middle School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



La Joya Middle School

PROPOSED SITE



La Joya Middle School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portables with New Classroom Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

PARKING LOT / DRIVE RECONFIGURATION

- New Expanded Parking Lot

La Joya Middle School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
La Joya Middle School	**$101,250**	**$1,031,474**	**$1,132,724**	**$5,080,566**	**$16,876,901**	**$23,090,191**
<BLANK>			$0		$0	$0
Civil	$73,575	$84,856	$158,431			$158,431
Building Envelope	$23,625	$948	$24,573	$2,705,329	$114,437	$2,844,338
Architecture		$379,523	$379,523	$874,759	$15,227,562	$16,481,844
Mechanical	$4,050	$291,600	$295,650	$513,328	$620,728	$1,429,706
Electrical		$245,387	$245,387	$121,108	$403,987	$770,482
Plumbing		$29,160	$29,160	$346,418		$375,578
Technology			$0	$519,626		$519,626
Life Safety & Security			$0		$510,188	$510,188

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0801	LJMS - Building 1	Repair / replace existing flooring and base throughout.	Recommended to clean - 25% | Tile can use cleaning - 30% | Recommended to clean, light stains - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0805	LJMS - Building 1	Replace casework.	Looks fairly new - 15% | Casework and fixture is not ADA compliant (at 36" and sink is not wheelchair accessible) - 30 % (Clinic)	Architecture	Casework	3
3-0818	LJMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
3-0802	LJMS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuffs - 15%	Architecture	Walls - Interior Repair	4
3-0803	LJMS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Looks new - 5% | Tiles slightly warped at edges - 20%	Architecture	Ceiling	4
3-0807	LJMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-1740	LJMS - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1743	LJMS - Building 1	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1742	LJMS - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1739	LJMS - Building 1	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1741	LJMS - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0804	LJMS - Building 1	Replace/upgrade interior lighting.	1 bulb out, otherwise good - 10%	Electrical	Lighting - Interior	4
3-0810	LJMS - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Casework and fixture is not ADA compliant (at 36" and sink is not wheelchair accessible) - 30 %	Plumbing	Plumbing - Fixtures	2
2-1694	LJMS - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1697	LJMS - Building 2	Roof Maintenance Roof newly replaced.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1695	LJMS - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1696	LJMS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1693	LJMS - Building 2	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
4-0444	LJMS - Building 2	Replace rooftop package units.	Rooftop Package Units are 1 year old	Mechanical	HVAC	4
2-1735	LJMS - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1738	LJMS - Building 3	Roof Maintenance Good condition.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1737	LJMS - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1736	LJMS - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
4-0705	LJMS - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0461	LJMS - Building 3	Replace rooftop package units.	Rooftop Package Units are 1 year old	Mechanical	HVAC	4
3-3899	LJMS - Building 4	Repair / replace existing flooring and base throughout.	Maintenance - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3901	LJMS - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 35%	Architecture	Ceiling	3
3-3904	LJMS - Building 4	Replace casework.	Maintenance - 20%	Architecture	Casework	3
3-3916	LJMS - Building 4	Replace toilet partitions.	Maintenance - 40%	Architecture	Restroom - Toilet Partitions	3
3-3900	LJMS - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3902	LJMS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3908	LJMS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3914	LJMS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 20%	Architecture	Doors - Interior	4
2-1731	LJMS - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1734	LJMS - Building 4	Roof Maintenance Need tree trimming.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1732	LJMS - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Maintenance - 15%	Building Envelope	Windows	3
2-1733	LJMS - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1730	LJMS - Building 4	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-3915	LJMS - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Maintenance - 30%	Plumbing	Plumbing - Fixtures	3
3-3889	LJMS - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet / vct - 60%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3890	LJMS - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3891	LJMS - Building 5	Replace casework.	Casework - 60%	Architecture	Casework	2
3-3892	LJMS - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-3893	LJMS - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar system - 50%	Architecture	Ceiling	3
3-3895	LJMS - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-3897	LJMS - Building 5	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1726	LJMS - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1729	LJMS - Building 5	Roof Maintenance Needs tree trimming.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1727	LJMS - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50% side light to door	Building Envelope	Windows	3
2-1728	LJMS - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1725	LJMS - Building 5	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-3896	LJMS - Building 5	Replace/upgrade interior lighting.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
3-3894	LJMS - Building 5	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink - not ADA 60%	Plumbing	Plumbing - Fixtures	3
3-3878	LJMS - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet / vct - 60%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3879	LJMS - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3880	LJMS - Building 6	Replace casework.	Casework - 60%	Architecture	Casework	2
3-3881	LJMS - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 50%	Architecture	Doors - Interior	3
3-3882	LJMS - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar system - 50%	Architecture	Ceiling	3
3-3884	LJMS - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-3886	LJMS - Building 6	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1721	LJMS - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1724	LJMS - Building 6	Roof Maintenance	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1722	LJMS - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50% side light to door	Building Envelope	Windows	3
2-1723	LJMS - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
3-3885	LJMS - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
3-3883	LJMS - Building 6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink - not ADA 60%	Plumbing	Plumbing - Fixtures	3
2-1716	LJMS - Building 7	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1714	LJMS - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1715	LJMS - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1713	LJMS - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0453	LJMS - Building 7	Replace rooftop package units.	Rooftop Package Unit is 7 years old	Mechanical	HVAC	4
3-6249	LJMS - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.		Plumbing	Plumbing - Fixtures	3
2-2794	LJMS - Building 8	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

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All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2792	LJMS - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-2793	LJMS - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2791	LJMS - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0455	LJMS - Building 8	Replace rooftop package units.	Rooftop Package Unit is 7 years old	Mechanical	HVAC	4
3-6250	LJMS - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.		Plumbing	Plumbing - Fixtures	3
2-1720	LJMS - Building 9	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1718	LJMS - Building 9	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1719	LJMS - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1717	LJMS - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0456	LJMS - Building 9	Replace rooftop package units.	Rooftop Package Unit is 7 years old	Mechanical	HVAC	4
3-6251	LJMS - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.		Plumbing	Plumbing - Fixtures	3
3-3927	LJMS - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 40%	Architecture	Ceiling	2
3-3925	LJMS - Building 10	Repair / replace existing flooring and base throughout.	Maintenance - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3926	LJMS - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 40%	Architecture	Walls - Interior Repair	3
3-3931	LJMS - Building 10	Replace casework.	Maintenance - 30%	Architecture	Casework	3
3-3928	LJMS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
2-1700	LJMS - Building 10	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Maintenance - 35%	Building Envelope	Windows	2
2-1699	LJMS - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1702	LJMS - Building 10	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1701	LJMS - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1698	LJMS - Building 10	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-3929	LJMS - Building 10	Replace/upgrade interior lighting.	Maintenance - 40%	Electrical	Lighting - Interior	2
3-3934	LJMS - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 25%	Architecture	Walls - Interior Repair	3
3-3933	LJMS - Building 11	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3935	LJMS - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3936	LJMS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 20%	Architecture	Doors - Interior	4
3-3939	LJMS - Building 11	Replace casework.	Maintenance - 10%	Architecture	Casework	4
3-3943	LJMS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 10%	Architecture	Doors - Interior	4
3-3949	LJMS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 10%	Architecture	Doors - Interior	4
3-3956	LJMS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 10%	Architecture	Doors - Interior	4
2-1704	LJMS - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1707	LJMS - Building 11	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1705	LJMS - Building 11	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Maintenance - 25%	Building Envelope	Windows	3
2-1706	LJMS - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1703	LJMS - Building 11	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-3937	LJMS - Building 11	Replace/upgrade interior lighting.	Maintenance - 25%	Electrical	Lighting - Interior	3
4-0454	LJMS - Building 11	Replace rooftop package units.	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-6252	LJMS - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.		Plumbing	Plumbing - Fixtures	3
3-3919	LJMS - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 40%	Architecture	Ceiling	2
3-3917	LJMS - Building 12	Repair / replace existing flooring and base throughout.	Maintenance - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3918	LJMS - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 40%	Architecture	Walls - Interior Repair	3
3-3923	LJMS - Building 12	Replace casework.	Maintenance - 30%	Architecture	Casework	3
3-3920	LJMS - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
2-1710	LJMS - Building 12	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Maintenance - 35%	Building Envelope	Windows	2
2-1709	LJMS - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1712	LJMS - Building 12	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1711	LJMS - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1708	LJMS - Building 12	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-3921	LJMS - Building 12	Replace/upgrade interior lighting.	Maintenance - 40%	Electrical	Lighting - Interior	2
3-0830	LJMS - Building 13	Repair / replace existing flooring and base throughout.	Good condition - 15% | Wear and tear, some tiles cracked - 25% | Old, dirty, cracked tiles - 45% | Tiles were in decent condition - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0831	LJMS - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Some stains - 15%	Architecture	Walls - Interior Repair	3
3-0832	LJMS - Building 13	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good condition - 15% | Decent, light stains - 20% | Old, stained - 30% | Old popcorn ceiling, looks dirty - 30%	Architecture	Ceiling	3
3-0837	LJMS - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear, some doors have no kickplate - 20%	Architecture	Doors - Interior	3
3-0848	LJMS - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear, s - 25%	Architecture	Doors - Interior	3
2-1681	LJMS - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1684	LJMS - Building 13	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1682	LJMS - Building 13	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean - 10%	Building Envelope	Windows	3
2-1683	LJMS - Building 13	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1680	LJMS - Building 13	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-0833	LJMS - Building 13	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0458	LJMS - Building 13	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
4-0459	LJMS - Building 13	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
4-0460	LJMS - Building 13	Replace Exhaust Fans.	Rooftop Exhaust Fans are 10+ years old	Mechanical	HVAC	3
3-0842	LJMS - Building 13	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	General wear and tear - 25%	Plumbing	Plumbing - Fixtures	3
2-1691	LJMS - Building 14	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1692	LJMS - Building 14	Roof Maintenance Needs cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1690	LJMS - Building 14	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1689	LJMS - Building 14	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-0822	LJMS - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Tiles are slightly warped at corners - 20%	Architecture	Ceiling	3
3-0820	LJMS - Building 15	Repair / replace existing flooring and base throughout.	Lightly stained, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0821	LJMS - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes, scuff marks - 20%	Architecture	Walls - Interior Repair	4
3-0824	LJMS - Building 15	Replace casework.	Light wear and tear - 20%	Architecture	Casework	4

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0827	LJMS - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear - 15%	Architecture	Doors - Interior	4
2-1688	LJMS - Building 15	Roof Maintenance Good condition.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1686	LJMS - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
2-1687	LJMS - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1685	LJMS - Building 15	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0829	LJMS - Building 15	Replace/upgrade interior lighting.	Recommended to upgrade lighting, felt very dark in there - 35%	Electrical	Lighting - Interior	2
4-0457	LJMS - Building 15	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	3
3-0856	LJMS - P4-P8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Warped tiles, minor cracks - 20%	Architecture	Ceiling	3
3-0860	LJMS - P4-P8	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 25%	Architecture	Doors - Interior	3
3-0864	LJMS - P4-P8	Replace casework.	Casework is outdated, slight wear and tear - 20%	Architecture	Casework	3
3-3858	LJMS - P4-P8	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 25%	Architecture	Doors - Interior	3
3-3867	LJMS - P4-P8	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 25%	Architecture	Doors - Interior	3
3-3847	LJMS - P4-P8	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 25%	Architecture	Doors - Interior	3
3-3875	LJMS - P4-P8	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 25%	Architecture	Doors - Interior	3
3-0854	LJMS - P4-P8	Repair / replace existing flooring and base throughout.	Overall cpt in good condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0855	LJMS - P4-P8	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes, scuff - 15%	Architecture	Walls - Interior Repair	4
3-6216	LJMS - Grounds (25)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0237	LJMS - Grounds (25)	Install ADA ramps by locker room heading to portables.	No ramp by locker room heading to portables.	Civil		1
1-0241	LJMS - Grounds (25)	Remove and replace drive approach to be ADA compliant.	Drive approach is not ADA. Slope exceeds max.	Civil		1
1-0229	LJMS - Grounds (25)	Remove and replace concrete panels in front of office.	Concrete cracks in front of office.	Civil		2
1-0230	LJMS - Grounds (25)	Add drainage or dry wells to get proper drainage and prevent flooding (405-408 building).	405-408 building there is flooding	Civil		2
1-0231	LJMS - Grounds (25)	Add drainage or dry wells to get proper drainage and prevent flooding (501-504 building, planters).	501-504 building - the planters get flooding	Civil		2
1-0232	LJMS - Grounds (25)	Add drainage or dry wells to get proper drainage and prevent flooding (504-400 building, slide).	504-400 building - flooding by slide of the building	Civil		2
1-0233	LJMS - Grounds (25)	Add drainage or dry wells to get proper drainage and prevent flooding (no drainage inlet near 400 building).	No drainage inlet in between 400 buildings	Civil		2
1-0234	LJMS - Grounds (25)	Add drainage or dry wells to get proper drainage and prevent flooding (classrooms 404-405).	Classroom 404-405 flooding in front of door	Civil		2
1-0235	LJMS - Grounds (25)	Remove and replace concrete panels. Possible tree removal.	Tree rooting are lifting concrete	Civil		2
1-0236	LJMS - Grounds (25)	Slurry seal asphalt cracks on fire access lane.	Fire lane access has cracks throughout asphalt	Civil		2
1-0238	LJMS - Grounds (25)	Add drainage or dry wells to get proper drainage and prevent flooding (near basketball court).	There's flooding by basketball court because there is no drainage inlet.	Civil		2
1-0239	LJMS - Grounds (25)	Seal cracks in parking lot.	Need to seal cracks.	Civil		2
1-0240	LJMS - Grounds (25)	Remove and replace concrete retaining curb.	Parking lot in front of office - tree cracked concrete.	Civil		2
4-1643	LJMS - Grounds (25)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
3-0857	LJMS - P4-P8	Replace/upgrade interior lighting.	Good, 1 bulb out - 20%	Electrical	Lighting - Interior	4
4-1644	LJMS - Grounds (25)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1101	LJMS - Grounds (25)	Replace chiller system	Centralized chiller system	Mechanical	HVAC	2

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1889	LJMS - Grounds (25)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1645	LJMS - Grounds (25)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1646	LJMS - Grounds (25)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3
2-2903	LJMS - P4-P8		Recommended to clean - 15%		Windows	4

Ridgeview Middle School

3315 North Akers St., Visalia, CA 93291

Jesus Gonzalez, Principal

CDS Code: 54 72256 0133819



Grade Level

7-8

Year Built

2016

Enrollment

933

Capacity

935

Building Area

114,056 SF

Site Acreage

30

At Ridgeview Middle School we have a moral responsibility to meet the individual learning needs of every student and provide a nurturing environment that engages students academically and models the culture of respect and collaboration.

Our Core Values are:

- Relationships Matter;
- We are a Professional Learning Community;
- Every Student, Every Day.

Ridgeview Middle School

EXISTING SITE



Ridgeview Middle School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Ridgeview Middle School

PROPOSED SITE



Ridgeview Middle School

SUMMARY OF RECOMMENDATIONS

RENOVATIONS / MODERNIZATIONS

- Classroom Renovations
- Admin Building Renovations
- Additional Restrooms

RIDGEVIEW MIDDLE SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Ridgeview Middle School	**$2,691,104**	**$5,103**	**$2,696,207**	**$1,041,810**	**$18,396,334**	**$22,134,350**
Civil		$5,103	$5,103			$5,103
Building Envelope	$2,691,104		$2,691,104		$2,127,795	$4,818,898
Architecture			$0	$0	$11,606,589	$11,606,589
Mechanical			$0		$2,885,110	$2,885,110
Electrical			$0	$522,183	$1,096,590	$1,618,774
Plumbing			$0		$552,703	$552,703
Technology			$0	$519,626		$519,626
Life Safety & Security			$0		$127,547	$127,547

RIDGEVIEW MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0866	RVMS - Building 1	Repair / replace existing flooring and base throughout.	Floor - carpet - 5% | Floor - concrete polish - 5% | Floor tile - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0867	RVMS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard/ 6 YP Board - 5% | Walls- tackboard/ painted - 5% general maintenance	Architecture	Walls - Interior Repair	4
3-0868	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - wood finish - 5%	Architecture	Doors - Interior	4
3-0869	RVMS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar System 5% | Ceiling - GYP Board - 5%	Architecture	Ceiling	4
3-0870	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware- levers - 5%	Architecture	Doors - Hardware Only	4
3-0875	RVMS - Building 1	Replace casework.	Casework/ bookcases - 5% | Casework - 5% / Resin tops - 5% (Classroom) | Good, but 1 tall cabinet door hinge is broken/ falling - 5% (Classroom) | Casework behind fence/ storage area needs general cleaning - 5%	Architecture	Casework	4
3-0876	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - HM with glazing - 5%	Architecture	Doors - Interior	4
3-0878	RVMS - Building 1	Upgrade master clock system to an IP clock system.	Clock/ PA - 5%	Architecture	Clock	4
3-0879	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - lever/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-0885	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - wood finish - 5%	Architecture	Doors - Interior	4
3-0887	RVMS - Building 1	Upgrade master clock system to an IP clock system.	Clock/ PA - 5%	Architecture	Clock	4
3-0888	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - lever/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-0890	RVMS - Building 1	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-0898	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 5% Lever/ push bar	Architecture	Doors - Interior	4
3-0900	RVMS - Building 1	Upgrade master clock system to an IP clock system.	Clock - 5%	Architecture	Clock	4
3-0901	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - lever/ bar - 5%	Architecture	Doors - Hardware Only	4
3-0903	RVMS - Building 1	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-0907	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - wood finish - 5%	Architecture	Doors - Interior	4
3-0909	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - push/ pull	Architecture	Doors - Hardware Only	4
3-0911	RVMS - Building 1	Replace toilet partitions.	Partitions - 5%	Architecture	Restroom - Toilet Partitions	4
3-0916	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - wood finish - 5%	Architecture	Doors - Interior	4
3-0918	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - levers - 5%	Architecture	Doors - Hardware Only	4
3-0920	RVMS - Building 1	Replace toilet partitions.	Partitions - 5%	Architecture	Restroom - Toilet Partitions	4
3-0923	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Great condition - 5%	Architecture	Doors - Interior	4
3-0926	RVMS - Building 1	Upgrade master clock system to an IP clock system.	Equipped - 5%	Architecture	Clock	4
3-0928	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Looks to be good - 5%	Architecture	Doors - Hardware Only	4
3-0930	RVMS - Building 1	Replace teaching surfaces.	Light stains - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-0935	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Good - 5%	Architecture	Doors - Interior	4
3-0939	RVMS - Building 1	Replace teaching surfaces.	Light stains - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-0944	RVMS - Building 1	Replace railing.	There is no bright tape/ paint on the top and bottom step of the interior stairs - 10%	Architecture	Railing (guard rails, handrails, etc.)	4
3-0949	RVMS - Building 1	Replace teaching surfaces.	Light wear and tear, small holes - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-0957	RVMS - Building 1	Replace teaching surfaces.	Small holes	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4

RIDGEVIEW MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0972	RVMS - Building 1	Replace toilet partitions.	Toilet partitions are all in order - 5%	Architecture	Restroom - Toilet Partitions	4
3-0977	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Small door chip towards the bottom - 5%	Architecture	Doors - Interior	4
3-3967	RVMS - Building 1	Upgrade master clock system to an IP clock system.	Clock - 0%	Architecture	Clock	4
3-3969	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - kickplate - 5%	Architecture	Doors - Interior	4
3-3973	RVMS - Building 1	Replace markerboards in classrooms.	Markerboard -5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-3978	RVMS - Building 1	Upgrade master clock system to an IP clock system.	Clock - 0%	Architecture	Clock	4
3-3980	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - kickplate - 5%	Architecture	Doors - Interior	4
3-3981	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - panic hardware - 5%	Architecture	Doors - Hardware Only	4
3-3983	RVMS - Building 1	Replace markerboards in classrooms.	Markerboard -5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-3988	RVMS - Building 1	Upgrade master clock system to an IP clock system.	Clock - 5%	Architecture	Clock	4
3-3990	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - kickplate - 5%	Architecture	Doors - Interior	4
3-3991	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - panic hardware - 5%	Architecture	Doors - Hardware Only	4
3-3993	RVMS - Building 1	Replace markerboards in classrooms.	Markerboard -5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-3999	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - 5%	Architecture	Doors - Interior	4
3-4000	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - 5%	Architecture	Doors - Hardware Only	4
3-4006	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - lever 5%	Architecture	Doors - Interior	4
3-4007	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware lever - 5%	Architecture	Doors - Hardware Only	4
3-4014	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - lever - 5%	Architecture	Doors - Interior	4
3-4015	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - lever - 5%	Architecture	Doors - Hardware Only	4
3-4019	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - lever - 10%	Architecture	Doors - Interior	4
3-4020	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - lever - 10%	Architecture	Doors - Hardware Only	4
3-4024	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - kick plate/ narrow lite	Architecture	Doors - Interior	4
3-4025	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - panic - 5%	Architecture	Doors - Hardware Only	4
3-4036	RVMS - Building 1	Upgrade master clock system to an IP clock system.	Clock - 5%	Architecture	Clock	4
3-4037	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - narrow lite - 5%	Architecture	Doors - Interior	4
3-4038	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - lever - 5%	Architecture	Doors - Hardware Only	4
3-4049	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - 5%	Architecture	Doors - Interior	4
3-4050	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - 5%	Architecture	Doors - Hardware Only	4
3-4054	RVMS - Building 1	Upgrade master clock system to an IP clock system.	Clock - 5%	Architecture	Clock	4
3-4056	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - lever - 5%	Architecture	Doors - Interior	4
3-4057	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - lever - 5%	Architecture	Doors - Hardware Only	4
3-4063	RVMS - Building 1	Upgrade master clock system to an IP clock system.	Clock - 5%	Architecture	Clock	4
3-4065	RVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - kickplate / narrow lite	Architecture	Doors - Interior	4
3-4066	RVMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - panic	Architecture	Doors - Hardware Only	4

RIDGEVIEW MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1749	RVMS - Building 1	Roof Replacement Alligatoring on well base flashing. Ridging at cricket locations.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1748	RVMS - Building 1	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-1747	RVMS - Building 1	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1744	RVMS - Building 1	Continued Maintenace Recommended for Metal Cladding Facade.	Facade- Metal Cladding	Building Envelope	Walls - Exterior Cleaning	4
2-1745	RVMS - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1746	RVMS - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - dual pane -5%	Building Envelope	Windows	4
3-0871	RVMS - Building 1	Replace fluorescent lighting with LED. Building was observed to have both LED and fluorescent fixtures throughout.	Lighting - 1x4, 2x4 florescent - 50%	Electrical	Lighting - Interior	3
3-0880	RVMS - Building 1	Replace/upgrade interior lighting in library (pendant).	Lighting - pendent lighting - 5%	Electrical	Lighting - Interior	4
3-0929	RVMS - Building 1	Replace/upgrade interior lighting. Building was observed to have both LED and fluorescent fixtures throughout.	Good - 5%	Electrical	Lighting - Interior	4
3-4039	RVMS - Building 1	Replace exterior lighting.	Lighting - 5%	Electrical	Lighting - Exterior	4
4-0355	RVMS - Building 1	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 8 years old	Mechanical	HVAC	4
4-0356	RVMS - Building 1	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 8 years old	Mechanical	HVAC	4
4-0357	RVMS - Building 1	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 8 years old	Mechanical	HVAC	4
4-0359	RVMS - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 8 years old	Mechanical	HVAC	4
4-0361	RVMS - Building 1	Replace ductless mini-split.	Ductless Mini-Splits are 8 years old	Mechanical	HVAC	4
4-0362	RVMS - Building 1	Replace MUA unit.	MUA unit is 8 years old	Mechanical	HVAC	4
4-0364	RVMS - Building 1	Replace equipment.	Outdoor condensing unit +AHU	Mechanical	HVAC	4
3-0912	RVMS - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink/ fixtures - 5% ADA compliant	Plumbing	Plumbing - Fixtures	4
3-0981	RVMS - Building 2	Repair / replace existing flooring and base throughout.	Floor - concrete polish - 5% | Floor - gym floor finish - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0982	RVMS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - CMU - not painted - 5% | Walls - GYP board - 5%	Architecture	Walls - Interior Repair	4
3-0983	RVMS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T- Bar - 5% | Ceiling - exposed ceiling 5%	Architecture	Ceiling	4
3-0984	RVMS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - H.M. and frame - 5%	Architecture	Doors - Interior	4
3-0985	RVMS - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - Lever / push bar - 5%	Architecture	Doors - Hardware Only	4
3-0988	RVMS - Building 2	Replace lockers.	Lockers - 5% staff says "needs more lockers"	Architecture	Lockers	4
3-0992	RVMS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - H.M. Door painted - 5%	Architecture	Doors - Interior	4
3-0993	RVMS - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-0996	RVMS - Building 2	Replace bleachers.	Beachers - 5%	Architecture	Athletic Bleachers	4
2-1758	RVMS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1756	RVMS - Building 2	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1755	RVMS - Building 2	Continued Maintenace Recommended for Metal Cladding Facade.	Facade- Metal Cladding	Building Envelope	Walls - Exterior Cleaning	4
2-1754	RVMS - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1759	RVMS - Building 2	Roof Maintenance Needs pipe sealant on penetrations.	Roof- PVC	Building Envelope	Roof Maintenance	4
2-1757	RVMS - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - H.M. frame - 5%	Building Envelope	Windows	4
3-0986	RVMS - Building 2	Replace fluorescent lighting in locker rooms with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	3
3-0994	RVMS - Building 2	Replace/upgrade interior lighting.	Lighting - ceiling mounted lights	Electrical	Lighting - Interior	4
4-0368	RVMS - Building 2	Replace ductless mini-split.	Ductless Mini-Splits are 8 years old	Mechanical	HVAC	4
4-0369	RVMS - Building 2	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 8 years old	Mechanical	HVAC	4

RIDGEVIEW MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0370	RVMS - Building 2	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 8 years old - 30 ton	Mechanical	HVAC	4
4-0371	RVMS - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans are 8 years old	Mechanical	HVAC	4
4-0372	RVMS - Building 2	Replace equipment.	Refrigeration condensing unit.	Mechanical	HVAC	4
3-6253	RVMS - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in really good condition	Plumbing	Plumbing - Fixtures	4
3-0999	RVMS - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar System 5% | Ceiling - GYP board - 5% | Ceiling looks brand new - 5% | Watermarks on a few ceiling tiles - 5%	Architecture	Ceiling	4
3-1000	RVMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 5%	Architecture	Doors - Interior	4
3-1001	RVMS - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - lever/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-1002	RVMS - Building 3	Replace casework.	Casework - stainless steel - 5% | Light stains, could use a clean - 5%	Architecture	Casework	4
3-1007	RVMS - Building 3	Repair / replace existing flooring and base throughout.	Floor - tile -5% | Great condition, few light stains - 10% | Floor - polished concrete - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1008	RVMS - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - FRP - 5% | Some scuffs and stains, nothing major - 5%	Architecture	Walls - Interior Repair	4
3-1014	RVMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - wood finish - H.M Frame - 5%	Architecture	Doors - Interior	4
3-1015	RVMS - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - levers - 5%	Architecture	Doors - Hardware Only	4
3-1018	RVMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door paint touch up, scuff marks - 5%	Architecture	Doors - Interior	4
3-1020	RVMS - Building 3	Upgrade master clock system to an IP clock system.	Equipped - 5%	Architecture	Clock	4
3-1033	RVMS - Building 3	Replace markerboards in classrooms.	WB is in great condition - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-1035	RVMS - Building 3	Replace acoustical treatments.	Acoustical panels all seem to be in great condition	Architecture	Acoustical Treatments	4
3-1036	RVMS - Building 3		Both restrooms just need a general cleaning - 10%	Architecture		4
3-1040	RVMS - Building 3		Very well -maintained and upkept - 5%	Architecture		4
3-1041	RVMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Small scuff on door, very minimal - 5%	Architecture	Doors - Interior	4
3-4071	RVMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - 10%	Architecture	Doors - Interior	4
3-4072	RVMS - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - panic - 10%	Architecture	Doors - Hardware Only	4
3-4077	RVMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - kickplate - pull 5%	Architecture	Doors - Interior	4
3-4078	RVMS - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - handle - 5%	Architecture	Doors - Hardware Only	4
3-4080	RVMS - Building 3	Replace toilet partitions.	Toilet partition - 5%	Architecture	Restroom - Toilet Partitions	4
3-4086	RVMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - roll up / narrow lite - 10%	Architecture	Doors - Interior	4
3-4087	RVMS - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - panic - 10%	Architecture	Doors - Hardware Only	4
3-4093	RVMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Kickplate - 5% - narrow lites	Architecture	Doors - Interior	4
3-4094	RVMS - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - panic - 5%	Architecture	Doors - Hardware Only	4
3-4101	RVMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - 5%	Architecture	Doors - Interior	4
3-4102	RVMS - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - lever - 5%	Architecture	Doors - Hardware Only	4
3-4108	RVMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	5%	Architecture	Doors - Interior	4
3-4109	RVMS - Building 3	Repair or replace interior door hardware as needed throughout.	5%	Architecture	Doors - Hardware Only	4
2-1763	RVMS - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1761	RVMS - Building 3	Continued Maintenace Recommended for Metal Cladding Facade.	Facade- Metal Cladding	Building Envelope	Walls - Exterior Cleaning	4

RIDGEVIEW MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1760	RVMS - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1764	RVMS - Building 3	Roof Maintenance Needs pipe sealant on penetrations.	Roof- PVC	Building Envelope	Roof Maintenance	4
2-1762	RVMS - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Needs some general cleaning - 10%	Building Envelope	Windows	4
3-1023	RVMS - Building 3	Replace/upgrade interior lighting.	Good, Title 24 Compliant - 5%	Electrical	Lighting - Interior	4
4-0354	RVMS - Building 3	Replace rooftop package units. (2 of 4)	Rooftop Package Units are 8 years old	Mechanical	HVAC	4
4-0358	RVMS - Building 3	Replace rooftop package units. (1 of 4)	Rooftop Package Units are 8 years old	Mechanical	HVAC	4
4-0363	RVMS - Building 3	Replace MUA unit.	MUA unit is 8 years old	Mechanical	HVAC	4
4-0367	RVMS - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 8 years old	Mechanical	HVAC	4
3-4096	RVMS - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - 10%	Plumbing	Plumbing - Fixtures	4
3-6223	RVMS - Grounds (4)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-1752	RVMS - New Building	Module Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1750	RVMS - New Building	Module Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1753	RVMS - New Building	Module outside MP Roof Maintenance	Roof- TPO	Building Envelope	Roof Maintenance	4
2-1751	RVMS - New Building	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0242	RVMS - Grounds (4)	Add handrail in drop off zones to prevent hazards.	Possibly add handrail in drop off zone.	Civil		2
4-1658	RVMS - Grounds (4)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1659	RVMS - Grounds (4)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1890	RVMS - Grounds (4)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1660	RVMS - Grounds (4)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1661	RVMS - Grounds (4)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Valley Oak Middle School

2000 North Lovers Ln., Visalia, CA 93292

Jose Franco Gonzalez, Principal

CSD Code: 54 72256 6092373



Grade Level

7-8

Year Built

1973

Enrollment

933

Capacity

1179

Building Area

95,290 SF

Site Acreage

25

The Mission of Valley Oak Middle School is to provide a system of consistent expectations that will lead to academic and social success and to promote Respect, Integrity, Self-Control, and Excellence. To become a positive and productive member of our campus and society.

We aim to RISE UP each and every day!

Valley Oak Middle School

EXISTING SITE



Valley Oak Middle School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Valley Oak Middle School

PROPOSED SITE



Valley Oak Middle School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Portables with New Permanent Classroom Building
2. New Expanded Multi-Purpose Room, Kitchen/Cafeteria and Yard

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

VALLEY OAK MIDDLE SCHOOL
SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Valley Oak Middle School	**$1,961,753**	**$5,056,657**	**$7,018,409**	**$3,306,555**	**$9,020,167**	**$19,345,131**
<BLANK>		$0	$0	$0	$0	$0
Civil	$67,500	$48,930	$116,430	$11,416		$127,847
Building Envelope	$908,078	$4,622,499	$5,530,576	$511,205	$2,119,322	$8,161,104
Architecture		$79,438	$79,438	$1,213,176	$5,616,226	$6,908,841
Mechanical	$982,125		$982,125	$200,765	$616,477	$1,799,366
Electrical		$229,244	$229,244	$625,983	$481,073	$1,336,300
Plumbing	$4,050	$76,545	$80,595	$224,384	$59,522	$364,501
Technology			$0	$519,626		$519,626
Life Safety & Security			$0		$127,547	$127,547

VALLEY OAK MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1129	VOMS - Building 1	Replace casework.	ADA compliant and good condition - 25%	Architecture	Casework	3
3-1130	VOMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
3-1110	VOMS - Building 1	Repair / replace existing flooring and base throughout.	Brand new carpet - 5% | Sealed conc in great condition - 10% | Few cracks, dirty - 25%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1111	VOMS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Newly painted - 5%	Architecture	Walls - Interior Repair	4
3-1112	VOMS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	New ceiling - 5% | Various scuffs, fingerprints, etc. - 30% | Ceiling has watermarks, cracks, stains - 35%	Architecture	Ceiling	4
3-1114	VOMS - Building 1	Replace casework.	Casework is all new - 5%	Architecture	Casework	4
3-1116	VOMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Very minimal wear and tear - 10%	Architecture	Doors - Interior	4
3-1121	VOMS - Building 1	Replace casework.	New, good condition - 10%	Architecture	Casework	4
3-1123	VOMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 10%	Architecture	Doors - Interior	4
2-1771	VOMS - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1769	VOMS - Building 1	Continued Maintenace Recommended for Concrete Facade. Cracks Observed at wall, track progression.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-1770	VOMS - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1772	VOMS - Building 1	Roof Maintenance (BUR) Newly Installed Roof	Roof- BUR	Building Envelope	Roof Maintenance	4
2-2843	VOMS - Building 1	Roof Maintenance (Shake) Newly Installed Roof	Roof- Shake	Building Envelope	Roof Maintenance	4
3-1113	VOMS - Building 1	Replace/upgrade interior lighting.	Bright, lens housing could use a clean - 10%	Electrical	Lighting - Interior	4
4-0352	VOMS - Building 1	Replace Heat Pump units.	Building was remodeled, closed off and we had not access to systems/buildings.	Mechanical	HVAC	1
3-1128	VOMS - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA - 20%	Plumbing	Plumbing - Fixtures	2
3-4114	VOMS - Building 2	Repair / replace existing flooring and base throughout.	Floor - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4115	VOMS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - GYP board finish - 10%	Architecture	Walls - Interior Repair	4
3-4116	VOMS - Building 2	Replace casework.	Casework - 10%	Architecture	Casework	4
3-4117	VOMS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	4
3-4118	VOMS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 10%	Architecture	Ceiling	4
3-4120	VOMS - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push -20%	Architecture	Doors - Hardware Only	4
3-4122	VOMS - Building 2	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1779	VOMS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1778	VOMS - Building 2	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1777	VOMS - Building 2	Continued Maintenace Recommended for Concrete Facade. Cracks Observed at wall, track progression.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-1780	VOMS - Building 2	Roof Maintenance (BUR) Newly Installed Roof	Roof- BUR	Building Envelope	Roof Replacement	4
2-2844	VOMS - Building 2	Roof Maintenance (Shake) Newly Installed Roof	Roof- Shake	Building Envelope	Roof Replacement	4
3-4121	VOMS - Building 2	Replace/upgrade interior lighting.	Lighting - 2x4 LEDs 10%	Electrical	Lighting - Interior	4
4-0331	VOMS - Building 2	Replace rooftop package units.	Rooftop Package Units are brand new. Building was getting renovated.	Mechanical	HVAC	4
3-4119	VOMS - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
2-2904	VOMS - Building 2		Windows - H.M. 50%		Windows	3
3-1094	VOMS - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 15% | Few small holes in TB - 20%	Architecture	Walls - Interior Repair	3
3-1099	VOMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear - 20%	Architecture	Doors - Interior	3
3-1105	VOMS - Building 3	Replace casework.	Outdated, light wear and tear - 20%	Architecture	Casework	3
3-1106	VOMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear - 25%	Architecture	Doors - Interior	3

VALLEY OAK MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1093	VOMS - Building 3	Repair / replace existing flooring and base throughout.	Overall great condition - 15% | Light stains on carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1095	VOMS - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good condition - 15%	Architecture	Ceiling	4
3-1097	VOMS - Building 3	Replace casework.	Good condition, looks outdated - 15%	Architecture	Casework	4
3-1108	VOMS - Building 3	Replace casework.	Casework ADA compliant - 15%	Architecture	Casework	4
2-1785	VOMS - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1786	VOMS - Building 3	Roof Replacement Needs cleaning at drains. Some open base flashings and laps.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2845	VOMS - Building 3	Roof Replacement	Roof- Shake	Building Envelope	Roof Replacement	2
2-1784	VOMS - Building 3	Replace Steel frame window system.	Windows- Steel Frame | Recommended to clean - 15%	Building Envelope	Windows	2
2-1783	VOMS - Building 3	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1782	VOMS - Building 3	Continued Maintenace Recommended for Concrete Facade. Cracks Observed at wall, track progression. Perimeter Fascia- Wood- Glue Laminated- Dry Rot.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-1096	VOMS - Building 3	Replace/upgrade interior lighting.	Some bulbs out - 20%	Electrical	Lighting - Interior	3
4-0339	VOMS - Building 3	Replace rooftop package units. (4 of 4)	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0340	VOMS - Building 3	Replace rooftop package units. (3 of 4)	Rooftop Package Units are 9 years old	Mechanical	HVAC	4
3-1098	VOMS - Building 3	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Large kitchen sink in back, no ADA sink - 10%	Plumbing	Plumbing - Fixtures	4
3-1078	VOMS - Building 4	Replace casework.	Outdated with scuffs - 35%	Architecture	Casework	2
3-1074	VOMS - Building 4	Repair / replace existing flooring and base throughout.	Old, dirty, faded, stained tile - 35% | Light stains, recommended to clean - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1075	VOMS - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Stains, minor holes - 30%	Architecture	Walls - Interior Repair	3
3-1076	VOMS - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Discoloration, some cracks - 20% | Small holes, watermarks -25% | Large stains on ceiling - 30%	Architecture	Ceiling	3
3-1080	VOMS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-1087	VOMS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	General wear and tear - 20%	Architecture	Doors - Interior	3
3-1092	VOMS - Building 4	Replace lockers.	Metal lockers/ general wear and tear - 30%	Architecture	Lockers	3
3-1086	VOMS - Building 4	Replace casework.	Good condition, minor wear, outdated - 20%	Architecture	Casework	4
2-1790	VOMS - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1791	VOMS - Building 4	Roof Replacement Needs cleaning at drains. Some open base flashings and laps.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2846	VOMS - Building 4	Roof Replacement	Roof- Shake	Building Envelope	Roof Replacement	2
2-1789	VOMS - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | N/A, clean snack bar windows - 20%	Building Envelope	Windows	3
2-1788	VOMS - Building 4	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1787	VOMS - Building 4	Continued Maintenace Recommended for Concrete Facade. Cracks Observed at wall, track progression. Perimeter Fascia- Wood- Glue Laminated- Dry Rot.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-1085	VOMS - Building 4	Replace/upgrade interior lighting.	Some bulbs out - 25%	Electrical	Lighting - Interior	3
4-0334	VOMS - Building 4	Replace evaporative cooler unit. (1 of 5)	Evap cooler is 20+ years old	Mechanical	HVAC	1
4-0335	VOMS - Building 4	Replace rooftop package units. (3 of 5)	Rooftop Package Unit are 24 years old	Mechanical	HVAC	1
4-0337	VOMS - Building 4	Replace rooftop package units. (4 of 5)	Rooftop Package Unit are 24 years old	Mechanical	HVAC	1
4-0338	VOMS - Building 4	Replace rooftop package units. (5 of 5)	Trane Model: GRAA40G. 20+ years old	Mechanical	HVAC	1
4-0336	VOMS - Building 4	Replace evaporative cooler unit. (2 of 5)	Evap coolers are less than 5 years old	Mechanical	HVAC	4

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Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0891	VOMS - Building 4	Replace water heater.	Water heater is 34 years old	Plumbing	Plumbing - Water Heater	1
3-1079	VOMS - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Wear and tear - 30%	Plumbing	Plumbing - Fixtures	3
3-4124	VOMS - Building 6	Repair / replace existing flooring and base throughout.	Floor - VCT - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-4125	VOMS - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - painted tackboard - 50%	Architecture	Walls - Interior Repair	2
3-4126	VOMS - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	2
3-4127	VOMS - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	2
3-4128	VOMS - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 50%	Architecture	Ceiling	2
3-4130	VOMS - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - Lever/ lever - 50%	Architecture	Doors - Hardware Only	2
3-4132	VOMS - Building 6	Replace markerboards in classrooms.	Markerboard - 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1846	VOMS - Building 6	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1843	VOMS - Building 6	Repair Fiber Glass Panels Facade. (Allowance)	Facade- Fiber Glass Panels	Building Envelope	Walls - Exterior Repair	2
2-1845	VOMS - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	2
2-1844	VOMS - Building 6	Continued Maintenace Recommended for Wood Facade. Plywood- Dry Rot at back wall.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1847	VOMS - Building 6	Roof Maintenance Gutters need cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
3-4131	VOMS - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0332	VOMS - Building 6	Replace Heat Pump units.	Bard Heat Pumps are 15+ years old.	Mechanical	HVAC	1
3-4129	VOMS - Building 6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-4136	VOMS - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - painted tackboard - 50%	Architecture	Walls - Interior Repair	2
3-4137	VOMS - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	2
3-4138	VOMS - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	2
3-4139	VOMS - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 50%	Architecture	Ceiling	2
3-4141	VOMS - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - Lever/ lever - 50%	Architecture	Doors - Hardware Only	2
3-4134	VOMS - Building 8	Repair / replace existing flooring and base throughout.	Carpet - 50% | Floor - VCT - 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4143	VOMS - Building 8	Replace markerboards in classrooms.	Markerboard - 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1851	VOMS - Building 8	Roof Replacement Discoloration, membrane dry.	Roof- TPO	Building Envelope	Roof Replacement	2
2-1849	VOMS - Building 8	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-1850	VOMS - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1848	VOMS - Building 8	Continued Maintenace Recommended for Aluminum Siding Facade.	Facade- Aluminum Siding	Building Envelope	Walls - Exterior Cleaning	3
3-4142	VOMS - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0333	VOMS - Building 8	Replace Heat Pump units.	Bard Heat Pumps are 15+ years old.	Mechanical	HVAC	1
3-4140	VOMS - Building 8	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA	Plumbing	Plumbing - Fixtures	2
3-6254	VOMS - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-2905	VOMS - Building 8		Windows - aluminum - 50%		Windows	2
3-4163	VOMS - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 35%	Architecture	Walls - Interior Repair	3
3-4164	VOMS - Building 13	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 35%	Architecture	Ceiling	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4167	VOMS - Building 13	Replace casework.	Maintenance - 15%	Architecture	Casework	3
3-4162	VOMS - Building 13	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4166	VOMS - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
2-1814	VOMS - Building 13	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1815	VOMS - Building 13	Roof Replacement Discoloration overall	Roof- TPO	Building Envelope	Roof Replacement	2
2-1812	VOMS - Building 13	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1813	VOMS - Building 13	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 25%	Building Envelope	Windows	3
3-4165	VOMS - Building 13	Replace/upgrade interior lighting.	Maintenance - 35%	Electrical	Lighting - Interior	3
4-0346	VOMS - Building 13	Replace Heat Pump units.	Bard Heat Pumps are 20+ years old.	Mechanical	HVAC	1
3-4170	VOMS - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 35%	Architecture	Walls - Interior Repair	3
3-4171	VOMS - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 35%	Architecture	Ceiling	3
3-4174	VOMS - Building 16	Replace casework.	Maintenance - 15%	Architecture	Casework	3
3-4169	VOMS - Building 16	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4173	VOMS - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
2-1831	VOMS - Building 16	Replace for Wood Facade. Early-Stage Dry Rot. Down-Spouts- Aluminum- Replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-1834	VOMS - Building 16	Roof Replacement	Roof- TPO	Building Envelope	Roof Replacement	2
2-1833	VOMS - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1832	VOMS - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 25%	Building Envelope	Windows	3
3-4172	VOMS - Building 16	Replace/upgrade interior lighting.	Maintenance - 35%	Electrical	Lighting - Interior	3
3-4177	VOMS - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 35%	Architecture	Walls - Interior Repair	3
3-4178	VOMS - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 35%	Architecture	Ceiling	3
3-4181	VOMS - Building 17	Replace casework.	Maintenance - 15%	Architecture	Casework	3
3-4176	VOMS - Building 17	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4180	VOMS - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
2-1838	VOMS - Building 17	Roof Replacement	Roof- TPO	Building Envelope	Roof Replacement	2
2-1837	VOMS - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1835	VOMS - Building 17	Continued Maintenace Recommended for Wood Facade. Early-Stage Dry Rot. Down-Spouts- Aluminum- Replace.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1836	VOMS - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 25%	Building Envelope	Windows	3
3-4179	VOMS - Building 17	Replace/upgrade interior lighting.	Maintenance - 35%	Electrical	Lighting - Interior	3
4-0351	VOMS - Building 17	Replace Heat Pump units.	Bard Heat Pumps are 20+ years old. Includes portables not in the building list	Mechanical	HVAC	1
3-4205	VOMS - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 30%	Architecture	Ceiling	3
3-4203	VOMS - Building 18	Repair / replace existing flooring and base throughout.	Maintenance - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4204	VOMS - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 10%	Architecture	Walls - Interior Repair	4
3-4207	VOMS - Building 18	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-1821	VOMS - Building 18	Replace exterior doors and hardware to meet Visalia USD Standards. Dents.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1822	VOMS - Building 18	Roof Replacement	Roof- TPO	Building Envelope	Roof Replacement	2
2-1819	VOMS - Building 18	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1820	VOMS - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15%	Building Envelope	Windows	3
3-4206	VOMS - Building 18	Replace/upgrade interior lighting.	Maintenance - 30%	Electrical	Lighting - Interior	3
4-0345	VOMS - Building 18	Replace Heat Pump units.	Bard Heat Pumps are 20+ years old. Includes 2 from classroom 507 & 508	Mechanical	HVAC	1
3-4185	VOMS - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 30%	Architecture	Ceiling	3
3-4189	VOMS - Building 19	Replace toilet partitions.	Maintenance - 40% not ADA	Architecture	Restroom - Toilet Partitions	3
3-4183	VOMS - Building 19	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4184	VOMS - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 15%	Architecture	Walls - Interior Repair	4
3-4187	VOMS - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 25%	Architecture	Doors - Interior	4
2-1818	VOMS - Building 19	Roof Replacement Alligatoring in cap, needs major cleaning.	Roof- Mod Bit	Building Envelope	Roof Replacement	1
2-1817	VOMS - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1816	VOMS - Building 19	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-4186	VOMS - Building 19	Replace/upgrade interior lighting.	Maintenance - 20%	Electrical	Lighting - Interior	4
3-4188	VOMS - Building 19	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Maintenance - 40% not ADA	Plumbing	Plumbing - Fixtures	3
3-4191	VOMS - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 35%	Architecture	Walls - Interior Repair	3
3-4192	VOMS - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 35%	Architecture	Ceiling	3
3-4195	VOMS - Building 20	Replace casework.	Maintenance - 15%	Architecture	Casework	3
3-4190	VOMS - Building 20	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4194	VOMS - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
2-1825	VOMS - Building 20	Replace exterior doors and hardware to meet Visalia USD Standards. Dents.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1826	VOMS - Building 20	Roof Replacement	Roof- TPO	Building Envelope	Roof Replacement	2
2-1823	VOMS - Building 20	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1824	VOMS - Building 20	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 25%	Building Envelope	Windows	3
3-4193	VOMS - Building 20	Replace/upgrade interior lighting.	Maintenance - 35%	Electrical	Lighting - Interior	3
4-0348	VOMS - Building 20	Replace Heat Pump units.	Bard Heat Pumps are 20+ years old.	Mechanical	HVAC	1
3-4199	VOMS - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 30%	Architecture	Ceiling	3
3-4197	VOMS - Building 21	Repair / replace existing flooring and base throughout.	Maintenance - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4198	VOMS - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 10%	Architecture	Walls - Interior Repair	4
3-4201	VOMS - Building 21	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-1829	VOMS - Building 21	Replace exterior doors and hardware to meet Visalia USD Standards. Dents.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1830	VOMS - Building 21	Roof Replacement The roof is starting to show its age and will need to be maintained to see another 3+ years of service. Gutters need to be cleaned for proper drainage to prevent premature deterioration.	Roof- TPO	Building Envelope	Roof Replacement	2
2-1827	VOMS - Building 21	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1828	VOMS - Building 21	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15%	Building Envelope	Windows	3
3-4200	VOMS - Building 21	Replace/upgrade interior lighting.	Maintenance - 30%	Electrical	Lighting - Interior	3
4-0347	VOMS - Building 21	Replace Heat Pump units.	Bard Heat Pumps are 20+ years old.	Mechanical	HVAC	1
3-4210	VOMS - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 35%	Architecture	Walls - Interior Repair	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4211	VOMS - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 35%	Architecture	Ceiling	3
3-4214	VOMS - Building 22	Replace casework.	Maintenance - 15%	Architecture	Casework	3
3-4209	VOMS - Building 22	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4213	VOMS - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
2-1842	VOMS - Building 22	Roof Replacement	Roof- TPO	Building Envelope	Roof Replacement	2
2-1841	VOMS - Building 22	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1839	VOMS - Building 22	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1840	VOMS - Building 22	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 25%	Building Envelope	Windows	3
3-4212	VOMS - Building 22	Replace/upgrade interior lighting.	Maintenance - 35%	Electrical	Lighting - Interior	3
4-0349	VOMS - Building 22	Replace Heat Pump units.	Bard Heat Pumps are 20+ years old.	Mechanical	HVAC	1
3-4156	VOMS - Building 23	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 35%	Architecture	Walls - Interior Repair	3
3-4157	VOMS - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 35%	Architecture	Ceiling	3
3-4160	VOMS - Building 23	Replace casework.	Maintenance - 15%	Architecture	Casework	3
3-4155	VOMS - Building 23	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4159	VOMS - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
2-2849	VOMS - Building 23	Roof Replacement The roof is starting to show its age and will need to be maintained to see another 3+ years of service. Gutters need to be cleaned for proper drainage to prevent premature deterioration.	Roof- TPO	Building Envelope	Roof Replacement	2
2-2847	VOMS - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2848	VOMS - Building 23	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-2850	VOMS - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 25%	Building Envelope	Windows	3
3-4158	VOMS - Building 23	Replace/upgrade interior lighting.	Maintenance - 35%	Electrical	Lighting - Interior	3
4-0350	VOMS - Building 23	Replace Heat Pump units.	Bard Heat Pumps are 20+ years old.	Mechanical	HVAC	1
3-1062	VOMS - Building 24	Repair / replace existing flooring and base throughout.	Good condition - 20% | Recommended to upgrade tile - 35%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1063	VOMS - Building 24	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes and scuffs - 30%	Architecture	Walls - Interior Repair	3
3-1064	VOMS - Building 24	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Finish is exposed spray on insulation? - 25% | Great condition - 10%	Architecture	Ceiling	3
3-1066	VOMS - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear - 25%	Architecture	Doors - Interior	3
3-1073	VOMS - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	4
3-4219	VOMS - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-4221	VOMS - Building 24	Replace toilet partitions.	Maintenance - 15%	Architecture	Restroom - Toilet Partitions	4
2-1767	VOMS - Building 24	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2891	VOMS - Building 24	Roof Replacement	Roof- Shake	Building Envelope	Roof Replacement	2
2-1768	VOMS - Building 24	Roof Maintenance	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1766	VOMS - Building 24	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean - 15%	Building Envelope	Windows	3
2-1765	VOMS - Building 24	Continued Maintenace Recommended for Concrete Facade. Cracks Observed at wall, track progression.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-1065	VOMS - Building 24	Replace/upgrade interior lighting.	Bright - 15%	Electrical	Lighting - Interior	4
4-0341	VOMS - Building 24	Replace rooftop package units. (3 of 4)	Rooftop Package are 20+ years old	Mechanical	HVAC	1
4-0342	VOMS - Building 24	Replace rooftop package units. (4 of 4)	Rooftop Package are 20+ years old	Mechanical	HVAC	1
4-0343	VOMS - Building 24	Replace evaporative cooler unit. (1 of 4)	Evap coolers are less than 5 years old	Mechanical	HVAC	3
4-0344	VOMS - Building 24	Replace evaporative cooler unit. (2 of 4)	MUA model F2-IBT-300-200.	Mechanical	HVAC	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1072	VOMS - Building 24	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Wear and tear, recommended to deep clean - 25% | Maintenance - 15% urinals need to be ADA	Plumbing	Plumbing - Fixtures	3
3-4145	VOMS - Building 26	Repair / replace existing flooring and base throughout.	Floor - carpet - 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4146	VOMS - Building 26	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4147	VOMS - Building 26	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4148	VOMS - Building 26	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Dor H.M., Frame H.M. 40%	Architecture	Doors - Interior	3
3-4149	VOMS - Building 26	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 60%	Architecture	Ceiling	3
3-4151	VOMS - Building 26	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-4153	VOMS - Building 26	Replace markerboards in classrooms.	Markerboard - 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1776	VOMS - Building 26	Roof Replacement Splitting, loose laps, pipe penetrations need sealant, granule loss. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2892	VOMS - Building 26	Roof Replacement *Notated on District list of roofs to be replaced.	Roof- Shake	Building Envelope	Roof Replacement	1
2-1775	VOMS - Building 26	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1773	VOMS - Building 26	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1774	VOMS - Building 26	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. single pane - 50%	Building Envelope	Windows	4
3-4152	VOMS - Building 26	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0898	VOMS - Building 26	Replace rooftop package units.	Rooftop Package Units are 19 years old	Mechanical	HVAC	1
3-4222	VOMS - P1-P5	Repair / replace existing flooring and base throughout.	Maintenance - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4226	VOMS - P1-P5	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 10%	Architecture	Doors - Interior	4
3-6227	VOMS - Grounds (14)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-1854	VOMS - New Building	Portable 507 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1858	VOMS - New Building	Portable 508 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1793	VOMS - P1-P5	New Portable #1 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-1794	VOMS - P1-P5	New Portable #1 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1798	VOMS - P1-P5	New Portable #2 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1802	VOMS - P1-P5	New Portable #3 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1806	VOMS - P1-P5	New Portable #4 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1810	VOMS - P1-P5	New Portable #5 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1792	VOMS - P1-P5	New Portable #1 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1796	VOMS - P1-P5	New Portable #2 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1800	VOMS - P1-P5	New Portable #3 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1804	VOMS - P1-P5	New Portable #4 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1808	VOMS - P1-P5	New Portable #5 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1852	VOMS - New Building	Portable 507 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4

VALLEY OAK MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1856	VOMS - New Building	Portable 508 Continued Maintenace Recommended for Wood Facade. Downspouts- Aluminum- Need Adjustment.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-1795	VOMS - P1-P5	New Portable #1	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-1799	VOMS - P1-P5	New Portable #2	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-1803	VOMS - P1-P5	New Portable #3	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-1807	VOMS - P1-P5	New Portable #4	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-1811	VOMS - P1-P5	New Portable #5	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-1855	VOMS - New Building	Portable 507 Roof Maintenance Needs Cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-1859	VOMS - New Building	Portable 508 Roof Maintenance Needs Cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-1797	VOMS - P1-P5	New Portable #2 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1801	VOMS - P1-P5	New Portable #3 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1805	VOMS - P1-P5	New Portable #4 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1809	VOMS - P1-P5	New Portable #5 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1853	VOMS - New Building	Portable 507 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-1857	VOMS - New Building	Portable 508 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0250	VOMS - Grounds (14)	Remove and replace drive approach to make ADA compliant.	Drop off zone: Not ADA compliant, no truncated domes	Civil		1
1-0252	VOMS - Grounds (14)	Remove and replace drive approaches to make ADA compliant.	Drop off zone: DA's into drop off zone not ADA compliant, no truncated domes	Civil		1
1-0243	VOMS - Grounds (14)	Remove and replace concrete as needed to get proper drainage. Consider adding an area drain.	Flooding near school stage, still water occurs.	Civil		2
1-0244	VOMS - Grounds (14)	Reconfigure drainage design in landscaped area in front of office to prevent flooding.	Flooding in landscape (front of office) grass area, beacause there's no drainage	Civil		2
1-0246	VOMS - Grounds (14)	Add rails to ramps to prevent hazards.	No rails near ramps	Civil		2
1-0247	VOMS - Grounds (14)	Remove and replace deformed concrete so water can flow to pit.	Concrete deformed for water flow to pit.	Civil		2
1-0248	VOMS - Grounds (14)	Repair asphalt gap.	Pavement gap 2" wide.	Civil		2
1-0249	VOMS - Grounds (14)	Repair asphalt gap around curb.	Pavement gap around curb.	Civil		2
1-0251	VOMS - Grounds (14)	Remove and replace striping.	Drop off zone: Needs restriping	Civil		2
1-0245	VOMS - Grounds (14)	Possible maintenance issue. May need to reconfigure drainage design.	Dry well floods, doesn't drain	Civil		3
4-1669	VOMS - Grounds (14)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
3-4225	VOMS - P1-P5	Replace/upgrade interior lighting.	Maintenance - 10%	Electrical	Lighting - Interior	4
4-1670	VOMS - Grounds (14)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1891	VOMS - Grounds (14)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1671	VOMS - Grounds (14)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1672	VOMS - Grounds (14)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3
2-2906	VOMS - P1-P5		Maintenance - 10%		Windows	4

High Schools

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El Diamante High School

5100 West Whitendale Ave., Visalia, CA 93277

Kimberly Nelson, Principal

CDS Code: 54 72256 5430368



Grade Level

9-12

Year Built

2002

Enrollment

1946

Capacity

2055

Building Area

185,273 SF

Site Acreage

48

The El Diamante staff is committed to providing targeted academic, social, and emotional support for our students so that they can be successful.

Perseverance, Integrity, Courage, and Kindness (P.I.C.K.) are school wide expectations for all of our students, so that we can build a positive and safe school culture. We value the uniqueness of each student, and we are devoted to understanding how personal and cultural identities contribute to our school community. We believe that your support is instrumental to the realization of our school goals and commitments. This is why we request that you monitor your child's academic progress, encourage your child to be involved in extracurricular and co-curricular activities, and emphasize our P.I.C.K. expectations in your home.

El Diamante has many student-focused programs and activities. We have two linked learning academies and six career technical education pathways that prepare students for post secondary education and/or the workforce. Our AVID program is successful in preparing students for college. El Diamante has a rigorous Advanced Placement program, and offers dual enrollment courses. We have an award winning Visual and Performing Arts program that provides students with rich opportunities and experiences. Along with having strong academic programs, El Diamante has an athletic program built on the foundation of ethics, integrity, and teamwork. We started an Esports program that promises to be one of the strongest in the county. El Diamante has a skilled Associated Student Body advisor who ensures that our students have access to a variety of clubs, activities, and community service opportunities.

El Diamante High School

EXISTING SITE



El Diamante High School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



El Diamante High School

PROPOSED SITE



El Diamante High School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Theater Expansion to house, Black Box Theater and Classrooms/Prep Spaces
2. New Gym/Locker Rooms to support multi-sport/activities, Enlarged Weight Room, New Practice Gym, and New Cafeteria and Kitchen.
3. New 12 Classroom Building to Replace Portables
4. New Restroom Building for Athletics

RENOVATIONS / MODERNIZATIONS

- Classroom Renovations
- Admin Building Renovations
- Additional Restrooms

SITE IMPROVEMENTS

5. Site Drainage Improvements at Tennis Courts

PARKING LOT / DRIVE RECONFIGURATION

- Improve Site Circulation to mitigate congestion.

El Diamante High School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
El Diamante High School	**$4,237,596**	**$7,594,089**	**$11,831,685**	**$6,177,831**	**$27,577,991**	**$45,587,507**
Civil	$283,230	$123,201	$406,431	$70,858		$477,289
Building Envelope	$2,130,516	$5,735,208	$7,865,724	$1,823,824	$646,826	$10,336,373
Architecture		$958,566	$958,566	$2,294,203	$24,548,638	$27,801,406
Mechanical	$1,823,850		$1,823,850	$23,619	$948,098	$2,795,568
Electrical		$777,114	$777,114	$396,213	$1,306,883	$2,480,210
Plumbing			$0	$970,756		$970,756
Technology			$0	$598,358		$598,358
Life Safety & Security			$0		$127,547	$127,547

El Diamante High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0193	EDHS - Building 1	Repair / replace casework.	Main Office: Outdated, light wear and tear	Architecture	Casework	3
3-0190	EDHS - Building 1	Repair / replace existing flooring and base throughout.	Main Office: Light stains, nothing major - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0191	EDHS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Main Office: minor scuffs - 15%	Architecture	Walls - Interior Repair	4
3-0192	EDHS - Building 1	Repair / replace ceiling tile and grid as needed throughout.	Main Office: Good condition - 10%	Architecture	Ceiling	4
3-0194	EDHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Main Office: Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-1934	EDHS - Building 1	Roof Maintenance Needs cleaning. Base flashing need work.	Roof- BUR	Building Envelope	Roof Maintenance	2
2-1932	EDHS - Building 1	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-1933	EDHS - Building 1	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1930	EDHS - Building 1	Continued Maintenace Recommended for Stucco Facade. Sealant has failed at Metal Panel Overhangs over windows and doors at West elevation.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1931	EDHS - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Main Office: Window frames could use cleaning. - 20%	Building Envelope	Windows	4
4-0533	EDHS - Building 1	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0534	EDHS - Building 1	Replace units	IDU/ODU units are 15+ years old	Mechanical	HVAC	1
3-0196	EDHS - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Counselors' office: sink not ADA compliant - 20% | Nurses' office: Sink not ADA compliant - 35%	Plumbing	Plumbing - Fixtures	3
4-0535	EDHS - Building 1	Replace water heater.	water heater in good condition	Plumbing	Plumbing - Water Heater	3
3-3603	EDHS - Building 2	Repair / replace existing flooring and base throughout.	Maintenance - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3604	EDHS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 15%	Architecture	Walls - Interior Repair	4
3-3605	EDHS - Building 2	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 15% open to deck	Architecture	Ceiling	4
3-3607	EDHS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3608	EDHS - Building 2	Repair / replace casework.	Maintenance - 15%	Architecture	Casework	4
2-1939	EDHS - Building 2	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	2
2-2768	EDHS - Building 2	Roof Replacement Various metal repairs throughout upper missing screws.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1938	EDHS - Building 2	Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-1935	EDHS - Building 2	Continued Maintenace Recommended for Metal Panels. Sealant has failed at all windows, metal panel and metal soffits sealant joints at all elevations and levels. Reseal ASAP.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	3
2-1937	EDHS - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15%	Building Envelope	Windows	3
2-1936	EDHS - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3606	EDHS - Building 2	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
4-0497	EDHS - Building 2	Replace rooftop package units.	Rooftop Package Units are 21 years old	Mechanical	HVAC	1
4-0498	EDHS - Building 2	Replace ductless mini-split.	Ductless Mini-Splits are 20 years old	Mechanical	HVAC	1
3-6231	EDHS - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-0202	EDHS - Building 3	Repair / replace existing flooring and base throughout.	Some stains, teacher said there is a cockroach issue, pre-summer - 25% | Tile good, light stains in path of travel - 20% | Floors have stains on resinous floor, recommended to clean. -20% | Teacher said south-east wall has water seep in and make CPP/ lower walls soggy. Also says it will have a mold smell for a few days. - 60% | Staff RR: Tile good, just dirty so recommended to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0203	EDHS - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes and scuff marks - 30%	Architecture	Walls - Interior Repair	3
3-0204	EDHS - Building 3	Repair / replace ceiling tile and grid as needed throughout.	Great condition - 15% | Few water marks - 15%	Architecture	Ceiling	4

El Diamante High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0206	EDHS - Building 3	Repair / replace casework.	Light wear and tear - 15%	Architecture	Casework	4
3-0207	EDHS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door frame is scratched/ has paint chipped -20%	Architecture	Doors - Interior	4
3-0212	EDHS - Building 3	Replace toilet partitions.	Good condition - 10%	Architecture	Restroom - Toilet Partitions	4
3-0213	EDHS - Building 3	Replace restroom finishes.	Good condition - 15%	Architecture	Restroom - Finishes	4
3-0214	EDHS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
3-0222	EDHS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear - 15%	Architecture	Doors - Interior	4
2-1869	EDHS - Building 3	Roof Replacement Granule loss throughout. Curbs open at corners. Expansion joints failure throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1867	EDHS - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean -20% | Teacher said south-east wall has water seep in and make CPP/ lower walls soggy. Also says it will have a mold smell for a few days. - 60% | Recommended to clean windows, very hazy - 35%	Building Envelope	Windows	2
2-1868	EDHS - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1865	EDHS - Building 3	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1866	EDHS - Building 3	Continued Maintenace Recommended for Rock Veneer Facade.	Facade- Rock Veneer	Building Envelope	Walls - Exterior Cleaning	4
2-1864	EDHS - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0205	EDHS - Building 3	Replace/upgrade interior lighting.	Title 24 complaint - 10%	Electrical	Lighting - Interior	4
4-0499	EDHS - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0466	EDHS - Building 3	Replace heat pump and fan coils	Ground mounted VRF system with fan coils on the ceilings.0-5 years old	Mechanical	HVAC	4
3-0221	EDHS - Building 3	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant sink - 20%	Plumbing	Plumbing - Fixtures	3
3-0244	EDHS - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Holes, scuffs and dents on walls - 20%	Architecture	Walls - Interior Repair	3
3-0234	EDHS - Building 4	Repair / replace existing flooring and base throughout.	Tiles have regular wear and tear - 15% | Fews stains in carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0236	EDHS - Building 4	Repair / replace ceiling tile and grid as needed throughout.	Very good condition - 10%	Architecture	Ceiling	4
3-0238	EDHS - Building 4	Repair / replace casework.	ADA compliant, very minimal wear - 15%	Architecture	Casework	4
3-0241	EDHS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Few scuff marks - 15%	Architecture	Doors - Interior	4
3-0249	EDHS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 10%	Architecture	Doors - Interior	4
2-1873	EDHS - Building 4	Roof Replacement Needs full maintenance.	Roof- BUR	Building Envelope	Roof Replacement	2
2-1872	EDHS - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1870	EDHS - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1871	EDHS - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0237	EDHS - Building 4	Replace/upgrade interior lighting.	Title 24 compliant - 10%	Electrical	Lighting - Interior	4
4-0496	EDHS - Building 4	Replace rooftop package units.	Rooftop Package Units are 21 years old	Mechanical	HVAC	1
3-0239	EDHS - Building 4	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	ADA compliant sink - 10% | Not ADA compliant (not wheelchair accessible) - 15%	Plumbing	Plumbing - Fixtures	3
4-0531	EDHS - Building 4	Replace water heater.	water heater in good condition	Plumbing	Plumbing - Water Heater	3
2-1879	EDHS - Building 5	Roof Replacement Need maintenance.	Roof- BUR	Building Envelope	Roof Replacement	2
2-1877	EDHS - Building 5	Continued Maintenace Recommended Fiber Glass frame window system.	Windows- Fiber Glass Frame	Building Envelope	Windows	3
2-1878	EDHS - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1875	EDHS - Building 5	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1874	EDHS - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4

El Diamante High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1876	EDHS - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0495	EDHS - Building 5	Replace rooftop package units.	Rooftop Package Units are 21 years old	Mechanical	HVAC	1
3-6232	EDHS - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0522	EDHS - Building 5	Replace water heater.	water heater in good condition	Plumbing	Plumbing - Water Heater	3
3-3248	EDHS - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - GYP board painted - 50%	Architecture	Walls - Interior Repair	2
3-3249	EDHS - Building 6	Repair / replace casework.	Casework - 50%	Architecture	Casework	2
3-3247	EDHS - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3250	EDHS - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. - 30%	Architecture	Doors - Interior	3
3-3251	EDHS - Building 6	Repair / replace ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-3253	EDHS - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3255	EDHS - Building 6	Replace markerboards in classrooms.	Markerboard - 305	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1880	EDHS - Building 6	Rooms 617-622, Rooms 601-616 Replace Metal Panel Overhang. (Allowance) Sealants have failed, needs new sealant.	Facade- Metal Panel, Overhang	Building Envelope	Walls - Exterior Repair	1
2-1884	EDHS - Building 6	Rooms 617-622 Roof Replacement Needs cleaning. Alligatoring on parapet walls	Roof- BUR	Building Envelope	Roof Replacement	2
2-1889	EDHS - Building 6	Rooms 601-616 Roof Replacement Needs cleaning. Alligatoring on parapet walls.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2770	EDHS - Building 6	Rooms 617-622 Roof Replacement	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-2769	EDHS - Building 6	Rooms 601-616 Roof Replacement	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1882	EDHS - Building 6	Rooms 617-622 Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. - 50%	Building Envelope	Windows	2
2-1887	EDHS - Building 6	Rooms 601-616 Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. - 50%	Building Envelope	Windows	2
2-1883	EDHS - Building 6	Rooms 617-622 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1888	EDHS - Building 6	Rooms 601-616 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1881	EDHS - Building 6	Rooms 617-622 Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1886	EDHS - Building 6	Rooms 601-616 Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3254	EDHS - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0563	EDHS - Building 6	Replace rooftop package units.	Rooftop Package Units are 21 years old	Mechanical	HVAC	1
3-3257	EDHS - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Staff restrooms ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-3258	EDHS - Building 7	Repair / replace existing flooring and base throughout.	Floor - 12x12 VCT - 50% | Maintenance - 15% | Theater: carpet is in good condition - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3260	EDHS - Building 7	Repair / replace casework.	Casework - 50%	Architecture	Casework	3
3-3261	EDHS - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 30%	Architecture	Doors - Interior	3
3-3263	EDHS - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3265	EDHS - Building 7	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3267	EDHS - Building 7	Repair / replace ceiling tile and grid as needed throughout.	Ceiling 2x4 - T-bar system - 30% | Theater: High ceilings, good condition - 15%	Architecture	Ceiling	3

El Diamante High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0199	EDHS - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Theater: Minimal wear and tear - 15% | Walls - GYP board painted 50%	Architecture	Walls - Interior Repair	4
3-3614	EDHS - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
2-1922	EDHS - Building 7	Repair CMU Facade. (Allowance) Cracks Observed. Control Joints need Sealant. Sealant has failed in places on the soffit metal panels and window sealant joints at North Elevation/ Southwest corner of West elevation.	Facade- CMU	Building Envelope	Walls - Exterior Repair	2
2-1929	EDHS - Building 7	Roof Replacement Needs re-roof. Drains need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-1924	EDHS - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-1926	EDHS - Building 7	Continued Maintenace Recommended for Fiber Glass Panels.	Windows- Fiber Glass Panels	Building Envelope	Windows	2
2-1925	EDHS - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | | Windows - H.M. - 40%	Building Envelope	Windows	2
2-2773	EDHS - Building 7	Roof Maintenance (SSM) Drains need cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2772	EDHS - Building 7	Roof Maintenance (TPO) Drains need cleaning.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-1927	EDHS - Building 7	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-1928	EDHS - Building 7	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1923	EDHS - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3264	EDHS - Building 7	Replace/upgrade interior lighting.	Lighting - pendent LED - 20%	Electrical	Lighting - Interior	3
3-0201	EDHS - Building 7	Replace theatrical lighting.	Theater: Bright - 10%	Electrical	Lighting - Interior	4
4-0500	EDHS - Building 7	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 21 years old	Mechanical	HVAC	1
4-0506	EDHS - Building 7	Replace ductless mini-split.	Ductless Mini-Splits are 20 years old	Mechanical	HVAC	1
4-0507	EDHS - Building 7	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0508	EDHS - Building 7	Replace units	IDU/ODU units are 15+ years old	Mechanical	HVAC	1
4-0544	EDHS - Building 7	Replace heat exchanger.	Centralized chiller. 600 tons?	Mechanical	Plumbing - Domestic Water	4
3-3262	EDHS - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink - ADA compliant	Plumbing	Plumbing - Fixtures	3
3-3268	EDHS - Building 8	Repair / replace existing flooring and base throughout.	Floor - 12x12 vct 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3269	EDHS - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Wall- GYP board painted - 30%	Architecture	Walls - Interior Repair	3
3-3271	EDHS - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - storefront - 30%	Architecture	Doors - Interior	3
3-3273	EDHS - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3277	EDHS - Building 8	Repair / replace ceiling tile and grid as needed throughout.	Ceiling - Exposed metal decking - 30%	Architecture	Ceiling	3
2-1921	EDHS - Building 8	Roof Replacement BUR wall loose laps penetrations. Open wall laps loose. Alligatoring on base flashing at walls and unit.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2771	EDHS - Building 8	Roof Replacement	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1918	EDHS - Building 8	Continued Maintenace Recommended for Fiber Glass Panels. Pay Attention to Rubber Gaskets	Windows- Fiber Glass Panels | Window - storefront - 30%	Building Envelope	Windows	3
2-1920	EDHS - Building 8	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-1919	EDHS - Building 8	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1916	EDHS - Building 8	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1915	EDHS - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1917	EDHS - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - storefront - 30%	Building Envelope	Windows	4
3-3274	EDHS - Building 8	Replace/upgrade interior lighting (wall mounted).	Lighting - wall mounted up lights - 50%	Electrical	Lighting - Interior	2

El Diamante High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0555	EDHS - Building 8	Replace rooftop package units. (3 of 5)	Rooftop Package Units are 21 years old	Mechanical	HVAC	1
4-0556	EDHS - Building 8	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0557	EDHS - Building 8	Replace rooftop package units. (1 of 5)	Rooftop Package Units are 21 years old	Mechanical	HVAC	1
4-0558	EDHS - Building 8	Replace rooftop package units. (2 of 5)	Rooftop Package Units are 21 years old	Mechanical	HVAC	1
4-0559	EDHS - Building 8	Replace Make-Up Air unit.	Rooftop Make-Up Air Unit is 20+ years old	Mechanical	HVAC	1
4-0554	EDHS - Building 8	Replace evaporative cooler unit.	Evap coolers are less than 5 years old	Mechanical	HVAC	3
4-0561	EDHS - Building 8	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	4
3-3272	EDHS - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture D.F. 30% ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-3632	EDHS - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 50%	Architecture	Walls - Interior Repair	2
3-3633	EDHS - Building 9	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 70%	Architecture	Ceiling	2
3-3631	EDHS - Building 9	Repair / replace existing flooring and base throughout.	Maintenance - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3636	EDHS - Building 9	Repair / replace casework.	Maintenance - 40%	Architecture	Casework	3
3-3635	EDHS - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 40%	Architecture	Doors - Interior	4
2-1891	EDHS - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 50% single panel	Building Envelope	Windows	2
2-1893	EDHS - Building 9	Roof Maintenance Needs to be cleaned.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1892	EDHS - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1890	EDHS - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3634	EDHS - Building 9	Replace/upgrade interior lighting.	Maintenance - 40%	Electrical	Lighting - Interior	3
4-0567	EDHS - Building 9	Replace rooftop package units.	Rooftop Package Units are 21 years old	Mechanical	HVAC	1
2-1913	EDHS - Building 10	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1947	EDHS - Building 10	Replace Metal Panels. (Allowance) Panels are kinked in places, damaged in others. Neoprene washers are missing at Fastners in places. Loose Fastners in places.	Facade- Metal Panels	Building Envelope	Walls - Exterior Repair	2
2-1914	EDHS - Building 10	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
3-3625	EDHS - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 50%	Architecture	Walls - Interior Repair	2
3-3626	EDHS - Building 11	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 70%	Architecture	Ceiling	2
3-3624	EDHS - Building 11	Repair / replace existing flooring and base throughout.	Maintenance - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3629	EDHS - Building 11	Repair / replace casework.	Maintenance - 40%	Architecture	Casework	3
3-3628	EDHS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 40%	Architecture	Doors - Interior	4
2-1897	EDHS - Building 11	Roof Replacement The coating on the roof is at the end of its intended life and shows signs of splitting, open laps, failing penetration base flashings, and paint thinning. The roof will need to be cleaned at all waterways. Is due for a re-roof at this time.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1895	EDHS - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 50% single panel	Building Envelope	Windows	2
2-1896	EDHS - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1894	EDHS - Building 11	Continued Maintenace Recommended for Wood Facade. Foundation Timber- Plywood- Dry Rot, replace.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
3-3627	EDHS - Building 11	Replace/upgrade interior lighting.	Maintenance - 40%	Electrical	Lighting - Interior	3
4-0570	EDHS - Building 11	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-3645	EDHS - Building 12	Repair / replace existing flooring and base throughout.	Maintenance - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4

El Diamante High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3646	EDHS - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 15%	Architecture	Walls - Interior Repair	4
3-3647	EDHS - Building 12	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20% | Maintenance - 15% open to deck	Architecture	Ceiling	4
3-3649	EDHS - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3650	EDHS - Building 12	Repair / replace casework.	Maintenance - 15%	Architecture	Casework	4
3-3656	EDHS - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3658	EDHS - Building 12	Replace toilet partitions.	Maintenance - 15%	Architecture	Restroom - Toilet Partitions	4
2-1909	EDHS - Building 12	Continued Maintenace Recommended for Fiber Glass Panels.	Windows- Fiber Glass Panels | Maintenance - 15% - panel is foggy	Building Envelope	Windows	3
2-2880	EDHS - Building 12	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1910	EDHS - Building 12	Continued Maintenance Recommended. Rusted, replace middle door, South Elevation.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1912	EDHS - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1907	EDHS - Building 12	Continued Maintenance Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1943	EDHS - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1908	EDHS - Building 12	Continued Maintenance Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-3648	EDHS - Building 12	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
4-0568	EDHS - Building 12	Replace rooftop package units.	Rooftop Package Unit is 10+ years old	Mechanical	HVAC	1
4-0569	EDHS - Building 12	Replace Exhaust Fans.	Ceiling Exhaust Fans are 10+ years old	Mechanical	HVAC	1
3-3659	EDHS - Building 12	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Maintenance - 15% ADA check/ update	Plumbing	Plumbing - Fixtures	3
3-3660	EDHS - Building 13	Repair / replace existing flooring and base throughout.	Maintenance - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3661	EDHS - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 15%	Architecture	Walls - Interior Repair	4
3-3662	EDHS - Building 13	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3664	EDHS - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3665	EDHS - Building 13	Repair / replace casework.	Maintenance - 15%	Architecture	Casework	4
2-1900	EDHS - Building 13	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1901	EDHS - Building 13	Roof Maintenance Needs cleaning and sealing of fasteners in the field of the roof.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1899	EDHS - Building 13	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% - panel is foggy	Building Envelope	Windows	3
2-1898	EDHS - Building 13	Continued Maintenace Recommended for Wood Facade. Foundation Timber- Plywood- Dry Rot, replace.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
3-3663	EDHS - Building 13	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
2-1942	EDHS - Building 14	Roof Replacement The coating on the roof is at the end of its intended life and shows signs of splitting, open laps, and failing penetration base flashings.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1941	EDHS - Building 14	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1940	EDHS - Building 14	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	3
3-3639	EDHS - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 50%	Architecture	Walls - Interior Repair	2
3-3640	EDHS - Building 17	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 70%	Architecture	Ceiling	2
3-3638	EDHS - Building 17	Repair / replace existing flooring and base throughout.	Maintenance - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3643	EDHS - Building 17	Repair / replace casework.	Maintenance - 40%	Architecture	Casework	3
3-3642	EDHS - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 40%	Architecture	Doors - Interior	4
2-2897	EDHS - Building 17		Maintenance - 50% single panel	Building Envelope	Windows	2
3-3641	EDHS - Building 17	Replace/upgrade interior lighting.	Maintenance - 40%	Electrical	Lighting - Interior	3

El Diamante High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3617	EDHS - Building 18	Repair / replace existing flooring and base throughout.	Maintenance - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3618	EDHS - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 15%	Architecture	Walls - Interior Repair	4
3-3619	EDHS - Building 18	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3621	EDHS - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3622	EDHS - Building 18	Repair / replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2896	EDHS - Building 18		Maintenance - 15% - panel is foggy	Building Envelope	Windows	4
3-3620	EDHS - Building 18	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-6209	EDHS - Grounds (15)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0258	EDHS - Grounds (15)	Remove and replace concrete panels. Possible tree removal.	By bus drop off zone tree lifting concrete causing cracking - see images 4197-4201	Civil		1
1-0261	EDHS - Grounds (15)	Remove and replace ramps by portables to make ADA compliant.	Ramps to portables are not ADA compliant, missing DWS, slopes exceed 8.33% and landings exceed 2% slope in each direction - see images 4209-4213	Civil		1
1-0263	EDHS - Grounds (15)	Remove and replace both ramps in front of school to make ADA compliant.	Both ramps in front of school entrance don't have detectables warning or landing	Civil		1
1-0264	EDHS - Grounds (15)	Slurry seal alligator cracking in the parking lot. Grind and overlay pothole.	Alligator cracking in parking lot and huge hole in asphalt - see image 4214	Civil		1
1-0265	EDHS - Grounds (15)	Remove and replace drive approaches in front of school to make ADA compliant. Remove and replace ramps at the south end to make ADA compliant.	DA ramps in front of school exceed 5% slope and south end ramps as well	Civil		1
1-0266	EDHS - Grounds (15)	Remove and replace ramps at intersections by Whitendale and Cheeshaw to make ADA compliant.	Ramps by Whitendale and Cheeshaw ramp exceed 5% slope max - see images 4215-4216	Civil		1
1-0267	EDHS - Grounds (15)	Remove and replace ramps near baseball field on S Crenshaw St to make ADA compliant.	Left ramps on Cheeshaw exceed slope max and no landing - see images 4215-4216	Civil		1
1-0268	EDHS - Grounds (15)	Remove and replace ramps near gym to make ADA compliant.	Ramps by gym exceed slope max, no landing, no detectable warning.	Civil		1
1-0269	EDHS - Grounds (15)	Remove and replace ramps on southwest by gym to make ADA compliant.	Southwest ramp by gym in DA exceeds slope max and no landing.	Civil		1
1-0270	EDHS - Grounds (15)	Install detectable warning on ramps for intersection W. Whitendale Ave & Akers St.	Whitendale and Anens ramps by cross intersection don't have detectable warning.	Civil		1
1-0253	EDHS - Grounds (15)	Remove and replace concrete panels by swimming pool pathway.	Concrete lifting by swimming pool pathway - see images 4183-4184	Civil		2
1-0254	EDHS - Grounds (15)	Possible maintenance issue. May need to reconfigure drainage design.	Flooding in-between tennis courts and sheds heading towards the track. Area drain here looks like its plugged or doesn't lead to anywhere which causes the drain to flood. - see images 4205-4206	Civil		2
1-0255	EDHS - Grounds (15)	Reconfigure drainage design in landscaped area in front of student store near snack bar to prevent flooding.	Flooding by snack bar - see images 4185-4189	Civil		2
1-0256	EDHS - Grounds (15)	Reconfigure drainage design in landscaped area in front of student store to prevent flooding.	Flooding in landscape area in front of the student store, water doesn't drain into area drain that is in landscape area. Instead water flows back out to concrete. school tried to create a swell to drain but still floods on concrete - see images 4190-4192	Civil		2
1-0257	EDHS - Grounds (15)	Reconfigure drainage design in landscaped area in front of 300 building to prevent flooding.	Flooding by 300 building. - see images 4193-4196	Civil		2
1-0259	EDHS - Grounds (15)	Remove and replace concrete panels to fix cracking.	Minor cracking in concrete on campus.	Civil		2
1-0262	EDHS - Grounds (15)	Seal cracks throughout the basketball court.	Minor cracking on basketball courts - see images 4206-4208	Civil		2
1-0272	EDHS - Grounds (15)	Remove and replace both drive approaches on W. Whitendale Ave.	Both DA ramps exceed slope, no landing.	Civil		2
1-0260	EDHS - Grounds (15)	Remove and replace concrete panels. Seal any cracks throughout the fire access lane.	Speed bumbps in fire access easment were crushed by loading trucks which left concrete cracked - see images 4202-4203	Civil		3
4-1690	EDHS - Grounds (15)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3

El Diamante High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1691	EDHS - Grounds (15)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1892	EDHS - Grounds (15)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1692	EDHS - Grounds (15)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1693	EDHS - Grounds (15)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Golden West High School

1717 North McAuliff St., Visalia, CA 93292

Michel Lambert, Principal

CDS Code: 54 72256 5430046



Grade Level

9-12

Year Built

1980

Enrollment

2011

Capacity

2238

Building Area

205,232 SF

Site Acreage

74

Golden West High School: Home of the Trailblazers!

The school vision is that all students will be college and career ready, and proud T. R.A.I.L. Blazers!

It is our mission to provide a diverse and nurturing learning environment with highly-qualified teachers and standards-based curriculum that promotes productive citizenship and the highest student achievement.
All Golden West High School students will graduate and serve their community with the skills to think critically, communicate openly, work creatively, and collaborate effectively.

School wide Learner Outcomes:
- Critical Thinking
- Creativity
- Collaboration
- Communication
- Civic-Mindedness

Golden West High School

EXISTING SITE



Golden West High School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Golden West High School

PROPOSED SITE



Golden West High School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. New CTE/Ag Building

2. Remove portable classrooms and science building and replace with new classroom, science and VAPA building.

RENOVATIONS / MODERNIZATIONS

- Classroom Renovations
- Admin Building Renovations to support additional Offices and Meeting Spaces
- Additional Restrooms

Golden West High School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Golden West High School	**$1,571,279**	**$11,737,950**	**$13,309,228**	**$2,629,056**	**$36,239,850**	**$52,178,135**
Civil	$176,175	$98,634	$274,809	$37,791		$312,600
Building Envelope	$1,351,904	$10,753,080	$12,104,983	$1,340,878	$355,740	$13,801,601
Architecture		$547,327	$547,327	$292,473	$27,679,560	$28,519,361
Mechanical	$43,200	$87,480	$130,680		$5,802,533	$5,933,213
Electrical		$178,529	$178,529	$359,556	$2,036,383	$2,574,468
Plumbing		$72,900	$72,900		$238,088	$310,988
Technology			$0	$598,358		$598,358
Life Safety & Security			$0		$127,547	$127,547

Golden West High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0255	GWHS - Building 1	Replace casework.	Regular wear and tear - 20% | Casework not ADA compliant (at 37") - 30% (Workroom)	Architecture	Casework	3
3-0257	GWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Scratches/ scuff marks, no kickplate - 25%	Architecture	Doors - Interior	3
3-0252	GWHS - Building 1	Repair / replace existing flooring and base throughout.	Sealed conc. in good condition - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0253	GWHS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Few scuffs, holes, etc in TB	Architecture	Walls - Interior Repair	4
3-0254	GWHS - Building 1	Repair / replace ceiling tile and grid as needed throughout.	Really good condition - 10%	Architecture	Ceiling	4
2-2747	GWHS - Building 1	Roof Replacement Tile slipping or missing at lower roof area.	Roof- Tile	Building Envelope	Roof Replacement	1
2-1949	GWHS - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane. Not title 24 compliant - 20%	Building Envelope	Windows	2
2-1950	GWHS - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-1952	GWHS - Building 1	Roof Maintenance Blisters in upper BUR	Roof- BUR	Building Envelope	Roof Maintenance	3
2-1951	GWHS - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1948	GWHS - Building 1	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-0259	GWHS - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink not ADA compliant - 35%	Plumbing	Plumbing - Fixtures	2
3-0263	GWHS - Building 2	Repair / replace existing flooring and base throughout.	Carpet has numerous large stains - 40%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0264	GWHS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Minor scuffs/ dents in TB - 20%	Architecture	Walls - Interior Repair	3
3-0265	GWHS - Building 2	Repair / replace ceiling tile and grid as needed throughout.	Ceiling and acoustical tiles look good, 1 tear - 25%	Architecture	Ceiling	3
3-0268	GWHS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door/ door frame has scratches, scuffs - 25%	Architecture	Doors - Interior	3
3-0267	GWHS - Building 2	Replace casework.	Instrument storage has light wear - 15%	Architecture	Casework	4
2-1956	GWHS - Building 2	Roof Replacement Some noise from sub straight or insulation, could be dry rot related. Blistering. Need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2748	GWHS - Building 2	Roof Replacement	Roof- Tile	Building Envelope	Roof Replacement	2
2-1955	GWHS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1953	GWHS - Building 2	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-1954	GWHS - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean interior windows - 20%	Building Envelope	Windows	4
3-0266	GWHS - Building 2	Replace/upgrade interior lighting.	Bright, title 24 compliant - 10%	Electrical	Lighting - Interior	4
4-0589	GWHS - Building 2	Replace rooftop package units.	Rooftop Package Units are 8 years old	Mechanical	HVAC	4
4-0590	GWHS - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	4
3-0272	GWHS - Building 3	Repair / replace existing flooring and base throughout.	Carpet looks new still - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0273	GWHS - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls have minor scuffs - 15%	Architecture	Walls - Interior Repair	4
3-0274	GWHS - Building 3	Repair / replace ceiling tile and grid as needed throughout.	High ceilings, good condition - 15%	Architecture	Ceiling	4
3-0276	GWHS - Building 3	Replace casework.	Casework for books looks brand new - 15%	Architecture	Casework	4
3-0278	GWHS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, light wear - 20%	Architecture	Doors - Interior	4
2-1961	GWHS - Building 3	Roof Replacement (BUR) Needs Cleaning	Roof- BUR	Building Envelope	Roof Replacement	2
2-2749	GWHS - Building 3	Roof Replacement (Tile) Needs Cleaning	Roof- Tile	Building Envelope	Roof Replacement	2
2-1959	GWHS - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean windows - 25%	Building Envelope	Windows	3
2-1960	GWHS - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1957	GWHS - Building 3	Continued Maintenace Recommended for Concrete Facade. Cracks observed, track.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-1958	GWHS - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-0275	GWHS - Building 3	Replace/upgrade interior lighting.	Very bright - 10%	Electrical	Lighting - Interior	4

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4-0600	GWHS - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0601	GWHS - Building 3	Replace rooftop package units.	Rooftop Package Units are 10-15 years old	Mechanical	HVAC	2
4-0588	GWHS - Building 3	Replace heat pump and fan coils	Ground mounted VRF system with fan coils on the ceilings.0-5 years old	Mechanical	HVAC	4
3-3293	GWHS - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3295	GWHS - Building 4	Replace markerboards in classrooms.	Markerboard- 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0292	GWHS - Building 4	Repair / replace existing flooring and base throughout.	Sealed conc. in great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0294	GWHS - Building 4	Repair / replace ceiling tile and grid as needed throughout.	Cloud ceilings in great condition - 10% | Ceiling - exposed painted black - 20%	Architecture	Ceiling	4
3-0296	GWHS - Building 4	Replace casework.	Few freestanding shelves, great condition - 15% | Casework in very good condition, ADA - 10% | Casework - 20%	Architecture	Casework	4
3-0298	GWHS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Doors look great very light wear - 10%	Architecture	Doors - Interior	4
3-3289	GWHS - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard/ GYP board - 20%	Architecture	Walls - Interior Repair	4
3-3291	GWHS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 20%	Architecture	Doors - Interior	4
2-2106	GWHS - Building 4	Roof Replacement Roof hatch misaligned. Needs clenaing.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2750	GWHS - Building 4	Roof Replacement	Roof- Tile	Building Envelope	Roof Replacement	2
2-2104	GWHS - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. side light to door - 50%	Building Envelope	Windows	2
2-2105	GWHS - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2103	GWHS - Building 4	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-3294	GWHS - Building 4	Replace/upgrade interior lighting.	Lighting - 2x2 pendent LED - 20%	Electrical	Lighting - Interior	4
4-0605	GWHS - Building 4	Replace rooftop package units.	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-3292	GWHS - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	4
3-3303	GWHS - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3305	GWHS - Building 5	Replace markerboards in classrooms.	Markerboard- 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3298	GWHS - Building 5	Repair / replace existing flooring and base throughout.	Floor - polish concrete - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3299	GWHS - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard/ GYP board - 20%	Architecture	Walls - Interior Repair	4
3-3300	GWHS - Building 5	Replace casework.	Casework - 20%	Architecture	Casework	4
3-3301	GWHS - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 20%	Architecture	Doors - Interior	4
3-3307	GWHS - Building 5	Repair / replace ceiling tile and grid as needed throughout.	Ceiling - exposed painted black - 20%	Architecture	Ceiling	4
2-2085	GWHS - Building 5	Roof Replacement Hatch damaged. Needs cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2751	GWHS - Building 5	Roof Replacement	Roof- Tile	Building Envelope	Roof Replacement	2
2-2083	GWHS - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. side light to door - 50%	Building Envelope	Windows	2
2-2084	GWHS - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2082	GWHS - Building 5	Continued Maintenace Recommended for Concrete Facade. Wall at North Elevation appears to be oozing honey, possibly from a beehive inside the wall, use caution.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-3304	GWHS - Building 5	Replace/upgrade interior lighting.	Lighting - 2x2 pendent LED - 20%	Electrical	Lighting - Interior	4
4-0606	GWHS - Building 5	Replace rooftop package units.	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
4-0607	GWHS - Building 5	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4

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3-3302	GWHS - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	4
3-3283	GWHS - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3285	GWHS - Building 6	Replace markerboards in classrooms.	Markerboard- 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3278	GWHS - Building 6	Repair / replace existing flooring and base throughout.	Floor - polish concrete - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3279	GWHS - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard/ GYP board - 20%	Architecture	Walls - Interior Repair	4
3-3280	GWHS - Building 6	Replace casework.	Casework - 20%	Architecture	Casework	4
3-3281	GWHS - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 20%	Architecture	Doors - Interior	4
3-3287	GWHS - Building 6	Repair / replace ceiling tile and grid as needed throughout.	Ceiling - exposed painted black - 20%	Architecture	Ceiling	4
2-2092	GWHS - Building 6	Roof Replacement Needs cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2752	GWHS - Building 6	Roof Replacement	Roof- Tile	Building Envelope	Roof Replacement	2
2-2090	GWHS - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. side light to door - 50%	Building Envelope	Windows	2
2-2091	GWHS - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2089	GWHS - Building 6	Continued Maintenace Recommended for Concrete Facade. Wall at South Elevation appears to be oozing honey, possibly from a beehive inside the wall, use caution.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-3284	GWHS - Building 6	Replace/upgrade interior lighting.	Lighting - 2x2 pendent LED - 20%	Electrical	Lighting - Interior	4
4-0603	GWHS - Building 6	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4
4-0608	GWHS - Building 6	Replace rooftop package units.	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-3282	GWHS - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	4
2-2753	GWHS - Building 7	Roof Replacement Needs cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2095	GWHS - Building 7	Roof Replacement	Roof- Tile	Building Envelope	Roof Replacement	2
2-2094	GWHS - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2093	GWHS - Building 7	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
3-0328	GWHS - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Pain chips, scuff marks, wear and tear - 30%	Architecture	Walls - Interior Repair	3
3-0327	GWHS - Building 8	Repair / replace existing flooring and base throughout.	Few scratches, but overall good - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0329	GWHS - Building 8	Repair / replace ceiling tile and grid as needed throughout.	Ceiling looks good - 20%	Architecture	Ceiling	4
3-0331	GWHS - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 20%	Architecture	Doors - Interior	4
2-1973	GWHS - Building 8	Roof Replacement (BUR) Needs cleaning	Roof- BUR	Building Envelope	Roof Replacement	2
2-2754	GWHS - Building 8	Roof Replacement (Tile) Needs cleaning	Roof- Tile	Building Envelope	Roof Replacement	2
2-1972	GWHS - Building 8	Continued Maintenance Recommended (Aluminum with Glass)	Doors- Aluminum with Glass	Building Envelope	Doors - Exterior	4
2-1971	GWHS - Building 8	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1969	GWHS - Building 8	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-1970	GWHS - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-0330	GWHS - Building 8	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0593	GWHS - Building 8	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4
4-0595	GWHS - Building 8	Replace rooftop package units. (4 of 5)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
4-0596	GWHS - Building 8	Replace Make-Up Air unit.	Rooftop Make-Up Air Units is less than 5 years old	Mechanical	HVAC	4
4-0597	GWHS - Building 8	Replace ductless mini-split.	Ductless Mini-Split is less than 5 years old	Mechanical	HVAC	4

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4-0604	GWHS - Building 8	Replace rooftop package units. (5 of 5)	Rooftop Package Units are 3 years old	Mechanical	HVAC	4
2-1968	GWHS - Building 9	Roof Replacement (BUR)	Roof- BUR	Building Envelope	Roof Replacement	2
2-2852	GWHS - Building 9	Roof Replacement (Tile)	Roof- Tile	Building Envelope	Roof Replacement	2
2-1967	GWHS - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1966	GWHS - Building 9	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-3348	GWHS - Building 10	Repair / replace existing flooring and base throughout.	Floor - vct 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3349	GWHS - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3351	GWHS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-3353	GWHS - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 20%	Architecture	Doors - Hardware Only	3
3-3357	GWHS - Building 10		Weightroom - student occupied - no pictures	Architecture		3
2-2005	GWHS - Building 10	Roof Replacement (BUR) Needs cleaning	Roof- BUR	Building Envelope	Roof Replacement	2
2-2755	GWHS - Building 10	Roof Replacement (Tile) Needs cleaning	Roof- Tile	Building Envelope	Roof Replacement	2
2-2003	GWHS - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-2002	GWHS - Building 10	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 50%	Building Envelope	Windows	2
2-2004	GWHS - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2001	GWHS - Building 10	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-3354	GWHS - Building 10	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0571	GWHS - Building 10	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
4-0573	GWHS - Building 10	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
4-0574	GWHS - Building 10	Replace Make-Up Air unit.	Rooftop Make-Up Air Unit are 2 years old	Mechanical	HVAC	4
3-3352	GWHS - Building 10	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - D.F. not ADA compliant 60%	Plumbing	Plumbing - Fixtures	2
3-3325	GWHS - Building 11	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3327	GWHS - Building 11	Repair / replace ceiling tile and grid as needed throughout.	Ceiling - exposed ceiling - black painted - 30%	Architecture	Ceiling	3
3-3318	GWHS - Building 11	Repair / replace existing flooring and base throughout.	Floor - polish concrete - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3319	GWHS - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - tackboard/ GYP board - 20%	Architecture	Walls - Interior Repair	4
3-3320	GWHS - Building 11	Replace casework.	Casework - 20%	Architecture	Casework	4
3-3321	GWHS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	4
3-3323	GWHS - Building 11	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 20%	Architecture	Doors - Hardware Only	4
2-2014	GWHS - Building 11	Roof Replacement (BUR) Needs cleaning	Roof- BUR	Building Envelope	Roof Replacement	2
2-2757	GWHS - Building 11	Roof Replacement (Tile) Needs cleaning	Roof- Tile	Building Envelope	Roof Replacement	2
2-2011	GWHS - Building 11	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - aluminum - 50%	Building Envelope	Windows	2
2-2013	GWHS - Building 11	Continued Maintenace on Roll Up Door.	Doors- Roll Up- Steel	Building Envelope	Doors - Exterior	3
2-2012	GWHS - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2010	GWHS - Building 11	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-3324	GWHS - Building 11	Replace/upgrade interior lighting.	Lighting 2x4 pendent LED - 20%	Electrical	Lighting - Interior	3

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4-0579	GWHS - Building 11	Replace Make-Up Air unit. (2 of 2)	Rooftop Make-Up Air Unit are 2 years old	Mechanical	HVAC	4
4-0580	GWHS - Building 11	Replace evaporative cooler unit.	Evap coolers are less than 5 years old	Mechanical	HVAC	4
4-0581	GWHS - Building 11	Replace rooftop package units.	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
4-0582	GWHS - Building 11	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	4
4-0583	GWHS - Building 11	Replace ductless mini-split.	Ductless Mini-Split is 2 years old	Mechanical	HVAC	4
3-3322	GWHS - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	4
3-3315	GWHS - Building 12	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3317	GWHS - Building 12	Repair / replace ceiling tile and grid as needed throughout.	Ceiling - exposed ceiling - black painted - 30%	Architecture	Ceiling	3
3-3308	GWHS - Building 12	Repair / replace existing flooring and base throughout.	Floor - polish concrete - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3309	GWHS - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - tackboard/ GYP board - 20%	Architecture	Walls - Interior Repair	4
3-3310	GWHS - Building 12	Replace casework.	Casework - 20%	Architecture	Casework	4
3-3311	GWHS - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	4
3-3313	GWHS - Building 12	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 20%	Architecture	Doors - Hardware Only	4
2-2009	GWHS - Building 12	Roof Replacement (BUR) Needs cleaning	Roof- BUR	Building Envelope	Roof Replacement	2
2-2756	GWHS - Building 12	Roof Replacement (Tile) Needs cleaning	Roof- Tile	Building Envelope	Roof Replacement	2
2-2007	GWHS - Building 12	Replace Aluminum frame window system. Needs sealant at perimeter of window frames.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	2
2-2008	GWHS - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2006	GWHS - Building 12	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-3314	GWHS - Building 12	Replace/upgrade interior lighting.	Lighting 2x4 pendent LED - 20%	Electrical	Lighting - Interior	3
4-0575	GWHS - Building 12	Replace rooftop package units.	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
4-0576	GWHS - Building 12	Replace evaporative cooler unit.	Evap coolers are less than 5 years old	Mechanical	HVAC	4
4-0577	GWHS - Building 12	Replace ductless mini-split.	Ductless Mini-Split is 2 years old	Mechanical	HVAC	4
4-0578	GWHS - Building 12	Replace Make-Up Air unit.	Rooftop Make-Up Air Unit are 2 years old	Mechanical	HVAC	4
3-3312	GWHS - Building 12	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	4
2-2088	GWHS - Building 13	Roof Replacement Needs new roof or coating soon.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2087	GWHS - Building 13	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2086	GWHS - Building 13	Continued Maintenace Recommended for Brick Facade. Fascia- Wood- Dry Rot, replace.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-2865	GWHS - Building 17	Roof Replacement The roof panels are semi-transparent, and starting to dry out and may need to be replaced depending on UV deterioration.	Roof- Corrugated Fiber Glass	Building Envelope	Roof Replacement	2
2-2863	GWHS - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2864	GWHS - Building 17	Replace Corrugated Fiber Glass Panels.	Facade- Corrugated Fiber Glass Panels	Building Envelope	Walls - Exterior Cleaning	3
2-2118	GWHS - Building 23	Roof Replacement Alligatoring in top sheet throughout. Needs replacement.	Roof- Mod Bit	Building Envelope	Roof Replacement	1
2-2117	GWHS - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4

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2-2115	GWHS - Building 23	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2116	GWHS - Building 23	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-0290	GWHS - Building 24	Replace casework.	Pool concession building: Casework is very old and scratched up - 50%	Architecture	Casework	2
2-1976	GWHS - Building 24	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1977	GWHS - Building 24	Roof Maintenance The roof is in good condition at this time, with regular maintenance and cleaning the roof has 5+ years of service remaining.	Roof- BUR	Building Envelope	Roof Maintenance	3
2-1975	GWHS - Building 24	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-1974	GWHS - Building 24	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-0280	GWHS - Building 25	Repair / replace existing flooring and base throughout.	Sealed conc. in great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0281	GWHS - Building 25	Repair / patch walls. Paint all previously painted interior surfaces.	Light wear and tear on tackboard - 15%	Architecture	Walls - Interior Repair	4
3-0282	GWHS - Building 25	Repair / replace ceiling tile and grid as needed throughout.	Cloud ceilings in great condition - 10%	Architecture	Ceiling	4
3-0284	GWHS - Building 25	Replace casework.	Few freestanding shelves, great condition - 15% | Casework ADA compliant, looks brand new - 10% (Workroom)	Architecture	Casework	4
3-0286	GWHS - Building 25	Replace interior doors and hardware to meet Visalia USD Standards.	Doors look great very light wear - 10%	Architecture	Doors - Interior	4
2-2853	GWHS - Building 25	Roof Replacement The tile roof will need underlayment replaced at the time of the low-slope roof replacement.	Roof- Tile	Building Envelope	Roof Replacement	2
2-1965	GWHS - Building 25	Roof Maintenance	Roof- BUR	Building Envelope	Roof Maintenance	3
2-1964	GWHS - Building 25	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1962	GWHS - Building 25	Continued Maintenace Recommended for Concrete Facade. Cracks observed, track.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-1963	GWHS - Building 25	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Site light by door could use a clean - 10%	Building Envelope	Windows	4
3-0283	GWHS - Building 25	Replace/upgrade interior lighting.	Title 24 compliant -5%	Electrical	Lighting - Interior	4
3-0289	GWHS - Building 25	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink is ADA accessible - 10 %	Plumbing	Plumbing - Fixtures	4
3-3341	GWHS - Building 26	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-3345	GWHS - Building 26	Replace markerboards in classrooms.	Markerboard - 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3338	GWHS - Building 26	Repair / replace existing flooring and base throughout.	Floor - polish concrete 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3339	GWHS - Building 26	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-3340	GWHS - Building 26	Replace casework.	Casework - 30%	Architecture	Casework	4
3-3343	GWHS - Building 26	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-3347	GWHS - Building 26	Repair / replace ceiling tile and grid as needed throughout.	Ceiling - cload T-bar system - 20%	Architecture	Ceiling	4
2-2099	GWHS - Building 26	Roof Replacement Roof Hatch needs replacement. Needs Cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2097	GWHS - Building 26	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - side light at door - 50%	Building Envelope	Windows	2
2-2098	GWHS - Building 26	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2096	GWHS - Building 26	Continued Maintenace Recommended for Concrete Facade. Wall at South Elevation appears to be oozing honey, possibly from a beehive inside the wall, use caution.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-3344	GWHS - Building 26	Replace/upgrade interior lighting.	Lighting - 2x2 LED - 30%	Electrical	Lighting - Interior	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0587	GWHS - Building 26	Replace rooftop package units.	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-3331	GWHS - Building 27	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-3335	GWHS - Building 27	Replace markerboards in classrooms.	Markerboard - 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3328	GWHS - Building 27	Repair / replace existing flooring and base throughout.	Floor - polish concrete 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3329	GWHS - Building 27	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-3330	GWHS - Building 27	Replace casework.	Casework - 30%	Architecture	Casework	4
3-3333	GWHS - Building 27	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-3337	GWHS - Building 27	Repair / replace ceiling tile and grid as needed throughout.	Ceiling - cload T-bar system - 20%	Architecture	Ceiling	4
2-2100	GWHS - Building 27	Repair Corrugated Fiber Glass Panels. (Allowance)	Facade- Corrugated Fiber Glass Panels	Building Envelope	Walls - Exterior Repair	2
2-2102	GWHS - Building 27	Roof Replacement Replace hatch. Needs cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2762	GWHS - Building 27	Roof Replacement	Roof- Tile	Building Envelope	Roof Replacement	2
2-2898	GWHS - Building 27		Window - side light at door - 50%	Building Envelope	Windows	2
2-2101	GWHS - Building 27	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
3-3334	GWHS - Building 27	Replace/upgrade interior lighting.	Lighting - 2x2 LED - 30%	Electrical	Lighting - Interior	4
4-0585	GWHS - Building 27	Replace rooftop package units.	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
4-0586	GWHS - Building 27	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	4
2-2017	GWHS - Building 28	Roof Replacement (BUR) Needs cleaning	Roof- BUR	Building Envelope	Roof Replacement	2
2-2758	GWHS - Building 28	Roof Replacement (Tile) Needs cleaning	Roof- Tile	Building Envelope	Roof Replacement	2
2-2016	GWHS - Building 28	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2015	GWHS - Building 28	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-1979	GWHS - Building 29	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1980	GWHS - Building 29	Roof Maintenance	Roof- BUR	Building Envelope	Roof Maintenance	3
2-1978	GWHS - Building 29	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1992	GWHS - Building 30	Roof Replacement Needs re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1991	GWHS - Building 30	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1989	GWHS - Building 30	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1990	GWHS - Building 30	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0598	GWHS - Building 30	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4
2-1996	GWHS - Building 31	Roof Replacement Needs re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1995	GWHS - Building 31	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1993	GWHS - Building 31	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1994	GWHS - Building 31	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-1984	GWHS - Building 32	Roof Replacement Plates showing through capsheet. Needs new roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1983	GWHS - Building 32	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1981	GWHS - Building 32	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1982	GWHS - Building 32	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
3-3709	GWHS - Building 33	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3710	GWHS - Building 33	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3711	GWHS - Building 33	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3713	GWHS - Building 33	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3714	GWHS - Building 33	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2759	GWHS - Building 33	Roof Replacement Roof old and wrinkled throughout.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2019	GWHS - Building 33	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2020	GWHS - Building 33	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2018	GWHS - Building 33	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
3-3712	GWHS - Building 33	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3716	GWHS - Building 34	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3717	GWHS - Building 34	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3718	GWHS - Building 34	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3720	GWHS - Building 34	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3721	GWHS - Building 34	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2760	GWHS - Building 34	Roof Replacement Roof old and wrinkled throughout.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2023	GWHS - Building 34	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2024	GWHS - Building 34	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2022	GWHS - Building 34	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
3-3719	GWHS - Building 34	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3723	GWHS - Building 35	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3724	GWHS - Building 35	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3725	GWHS - Building 35	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3727	GWHS - Building 35	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3728	GWHS - Building 35	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2761	GWHS - Building 35	Roof Replacement Roof old and wrinkled throughout.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2027	GWHS - Building 35	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2028	GWHS - Building 35	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2026	GWHS - Building 35	Continued Maintenace Recommended for Wood Facade. Perimeter metal flashing missing on West Elevation.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
3-3726	GWHS - Building 35	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
4-0599	GWHS - Building 35	Replace Heat Pump units.	Bard Heat Pumps less than 5 years old.	Mechanical	HVAC	4
3-3772	GWHS - Building 36	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3773	GWHS - Building 36	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3774	GWHS - Building 36	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3776	GWHS - Building 36	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3777	GWHS - Building 36	Replace casework.	Maintenance - 15%	Architecture	Casework	4
3-3783	GWHS - Building 36	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
2-2033	GWHS - Building 36	Roof Replacement Membrane starting to dry out. Will need replacement soon.	Roof- TPO	Building Envelope	Roof Replacement	1
2-2031	GWHS - Building 36	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2032	GWHS - Building 36	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2030	GWHS - Building 36	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
3-3775	GWHS - Building 36	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3695	GWHS - Building 37	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3696	GWHS - Building 37	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3697	GWHS - Building 37	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3699	GWHS - Building 37	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3700	GWHS - Building 37	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2037	GWHS - Building 37	Roof Replacement Membrane starting to dry out. Will need replacement soon.	Roof- TPO	Building Envelope	Roof Replacement	1
2-2035	GWHS - Building 37	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2036	GWHS - Building 37	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2034	GWHS - Building 37	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
3-3698	GWHS - Building 37	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3702	GWHS - Building 38	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3703	GWHS - Building 38	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3704	GWHS - Building 38	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3706	GWHS - Building 38	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3707	GWHS - Building 38	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2041	GWHS - Building 38	Roof Replacement Membrane starting to dry out. Will need replacement soon.	Roof- TPO	Building Envelope	Roof Replacement	1
2-2039	GWHS - Building 38	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2040	GWHS - Building 38	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2038	GWHS - Building 38	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
3-3705	GWHS - Building 38	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3751	GWHS - Building 39	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3752	GWHS - Building 39	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3753	GWHS - Building 39	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3755	GWHS - Building 39	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3756	GWHS - Building 39	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2045	GWHS - Building 39	Roof Replacement Capsheet burnt out, nail throughout roof exposed. Needs new roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2043	GWHS - Building 39	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2044	GWHS - Building 39	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2042	GWHS - Building 39	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
3-3754	GWHS - Building 39	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3730	GWHS - Building 40	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3731	GWHS - Building 40	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3732	GWHS - Building 40	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3734	GWHS - Building 40	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3735	GWHS - Building 40	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2049	GWHS - Building 40	Roof Replacement Capsheet burnt out, nail throughout roof exposed. Needs new roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2047	GWHS - Building 40	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2048	GWHS - Building 40	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2046	GWHS - Building 40	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
3-3733	GWHS - Building 40	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3737	GWHS - Building 41	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3738	GWHS - Building 41	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3739	GWHS - Building 41	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3741	GWHS - Building 41	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3742	GWHS - Building 41	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2050	GWHS - Building 41	Replace Wood Facade. Dry Rot at fascia and soffit, replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2053	GWHS - Building 41	Roof Replacement Needs New Roof.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-2051	GWHS - Building 41	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2052	GWHS - Building 41	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
3-3740	GWHS - Building 41	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3744	GWHS - Building 42	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3745	GWHS - Building 42	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3746	GWHS - Building 42	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3748	GWHS - Building 42	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3749	GWHS - Building 42	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2054	GWHS - Building 42	Replace Wood Facade. Dry Rot at fascia and soffit, replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2057	GWHS - Building 42	Roof Replacement Needs New Roof.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2055	GWHS - Building 42	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2056	GWHS - Building 42	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
3-3747	GWHS - Building 42	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3681	GWHS - Building 43	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3682	GWHS - Building 43	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3683	GWHS - Building 43	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3685	GWHS - Building 43	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3686	GWHS - Building 43	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2058	GWHS - Building 43	Replace Wood Facade. Dry Rot at front fascia. Early stage of Dry Rot at rear soffit.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2061	GWHS - Building 43	Roof Replacement Needs cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-2059	GWHS - Building 43	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2060	GWHS - Building 43	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
3-3684	GWHS - Building 43	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3688	GWHS - Building 44	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3689	GWHS - Building 44	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3690	GWHS - Building 44	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3692	GWHS - Building 44	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3693	GWHS - Building 44	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2062	GWHS - Building 44	Replace Wood Facade. Dry Rot at front fascia. Early stage of Dry Rot at rear soffit.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2065	GWHS - Building 44	Roof Replacement Needs cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-2063	GWHS - Building 44	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2064	GWHS - Building 44	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
3-3691	GWHS - Building 44	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3667	GWHS - Building 45	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3668	GWHS - Building 45	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3669	GWHS - Building 45	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3671	GWHS - Building 45	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3672	GWHS - Building 45	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2067	GWHS - Building 45	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2069	GWHS - Building 45	Roof Maintenance Needs cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2068	GWHS - Building 45	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2066	GWHS - Building 45	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3670	GWHS - Building 45	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4

Golden West High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3674	GWHS - Building 46	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3675	GWHS - Building 46	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3676	GWHS - Building 46	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3678	GWHS - Building 46	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3679	GWHS - Building 46	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2071	GWHS - Building 46	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2073	GWHS - Building 46	Roof Maintenance Needs cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2072	GWHS - Building 46	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2070	GWHS - Building 46	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3677	GWHS - Building 46	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3758	GWHS - Building 47	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3759	GWHS - Building 47	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3760	GWHS - Building 47	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3762	GWHS - Building 47	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3763	GWHS - Building 47	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2075	GWHS - Building 47	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2077	GWHS - Building 47	Roof Maintenance Needs cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2076	GWHS - Building 47	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2074	GWHS - Building 47	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3761	GWHS - Building 47	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-3765	GWHS - Building 48	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3766	GWHS - Building 48	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3767	GWHS - Building 48	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4
3-3769	GWHS - Building 48	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3770	GWHS - Building 48	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2079	GWHS - Building 48	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
2-2081	GWHS - Building 48	Roof Maintenance Needs cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2080	GWHS - Building 48	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2078	GWHS - Building 48	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3768	GWHS - Building 48	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-0303	GWHS - Building 50	Repair / patch walls. Paint all previously painted interior surfaces.	Tackboard has holes, stains, and few tears/ dents - 25%	Architecture	Walls - Interior Repair	3
3-0304	GWHS - Building 50	Repair / replace ceiling tile and grid as needed throughout.	Minimal wear and tear, 1 tile cracked - 20% | Ceiling has bent tiles, few scuffs - 30% | tiles are warped slightly, watermarks - 30% | Ceiling tiles are all slightly warped - 25% | Ceiling tiles are slightly warped, watermarks - 30%	Architecture	Ceiling	3

Golden West High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0306	GWHS - Building 50	Replace casework.	1 shelf has scuffs from regular usage - 20 % | Casework not ADA compliant (at 28") - 30% | Casework in good condition, minor scuffs - 15%	Architecture	Casework	3
3-0309	GWHS - Building 50	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, no panic hardware - 25%	Architecture	Doors - Interior	3
3-0318	GWHS - Building 50	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, scuff marks - 25%	Architecture	Doors - Interior	3
3-0322	GWHS - Building 50	Replace interior doors and hardware to meet Visalia USD Standards.	Door has panic hardware, no kickplate - 25%	Architecture	Doors - Interior	3
3-0325	GWHS - Building 50	Replace interior doors and hardware to meet Visalia USD Standards.	Trainer room: Door has panic hardware, no kickplate - 25%	Architecture	Doors - Interior	3
3-0302	GWHS - Building 50	Repair / replace existing flooring and base throughout.	Carpet in great condition, minimal wear and tear - 10% | Light stains - 15% | Few dark stains on carpet - 25%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-1988	GWHS - Building 50	Roof Maintenance Needs debris removed from roof.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1987	GWHS - Building 50	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1985	GWHS - Building 50	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1986	GWHS - Building 50	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single-pane windows = not Title 24 Compliant - 35%	Building Envelope	Windows	4
3-0315	GWHS - Building 50	Replace/upgrade interior lighting.	Title 24 Compliant - 20%	Electrical	Lighting - Interior	4
3-0317	GWHS - Building 50	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	sink not ADA compliant - 35% | Trainer room: Trainer said sink constantly leaks - 25%	Plumbing	Plumbing - Fixtures	2
2-2000	GWHS - Building 51	Roof Replacement Needs re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1998	GWHS - Building 51	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-1999	GWHS - Building 51	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1997	GWHS - Building 51	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-2110	GWHS - Building 53	Roof Maintenance Pipe jacks need to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2109	GWHS - Building 53	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2107	GWHS - Building 53	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-2108	GWHS - Building 53	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0592	GWHS - Building 53	Replace rooftop package units.	Rooftop Package Unit is 20 years old	Mechanical	HVAC	1
2-2114	GWHS - Building 54	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2113	GWHS - Building 54	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2111	GWHS - Building 54	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-2112	GWHS - Building 54	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0591	GWHS - Building 54	Replace rooftop package units.	Rooftop Package Units are 3 years old	Mechanical	HVAC	4
2-2122	GWHS - Building 56	Roof Maintenance	Roof- BUR	Building Envelope	Roof Maintenance	3
2-2121	GWHS - Building 56	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2119	GWHS - Building 56	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2120	GWHS - Building 56	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-3786	GWHS - Portables 30-37	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3787	GWHS - Portables 30-37	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-3788	GWHS - Portables 30-37	Repair / replace ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	4

Golden West High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3790	GWHS - Portables 30-37	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3791	GWHS - Portables 30-37	Replace casework.	Maintenance - 15%	Architecture	Casework	4
3-3797	GWHS - Portables 30-37	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3804	GWHS - Portables 30-37	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3811	GWHS - Portables 30-37	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3818	GWHS - Portables 30-37	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3825	GWHS - Portables 30-37	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3832	GWHS - Portables 30-37	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-3839	GWHS - Portables 30-37	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6213	GWHS - Grounds (18)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-2899	GWHS - Portables 30-37		Maintenance - 15% singles panel/ titles 24 update	Building Envelope	Windows	2
1-0275	GWHS - Grounds (18)	Remove and replace ramps by art building to make ADA compliant.	By Art building - ramps are not ADA - slope exceeds max.	Civil		1
1-0276	GWHS - Grounds (18)	Remove and replace ramps by portables to make ADA compliant.	Ramps by portables are 12% - slope not ADA	Civil		1
1-0277	GWHS - Grounds (18)	Remove and replace ramps by mathematics to make ADA compliant.	Mathematics buildings ramps slopes are 12% - not ADA	Civil		1
1-0283	GWHS - Grounds (18)	Remove and replace ramp by cafeteria to make slopes ADA compliant.	Ramp by cafeteria 15% slope	Civil		1
1-0286	GWHS - Grounds (18)	Remove and replace ramp by English building to make slopes ADA compliant.	By English in front of staffroom ramp exceed slope by 15%	Civil		1
1-0287	GWHS - Grounds (18)	Remove and replace concrete / landscaping as needed. Mitigate other hazards with railing / striping as needed.	Trip hazard throughout campus	Civil		1
1-0290	GWHS - Grounds (18)	Install ADA ramps by the drop off zones.	There's no ramp by the drop off zone	Civil		1
1-0292	GWHS - Grounds (18)	Install detectable warning surfaces on all ramps.	ALL ramps missing detectable warning surfaces	Civil		1
1-0294	GWHS - Grounds (18)	Remove and replace ramp in front of office to make slopes ADA compliant.	Cross walk ramp in front of office is not ADA. Slope exceeds max.	Civil		1
1-0295	GWHS - Grounds (18)	Remove and replace ramps by office to make slopes ADA compliant.	Office ramps exceed max slope for ADA standards.	Civil		1
1-0273	GWHS - Grounds (18)	Reconfigure drainage design in landscaped area between office and student store to prevent flooding.	Flooding between office and student.	Civil		2
1-0274	GWHS - Grounds (18)	Reconfigure drainage design in landscaped area between art and science building to prevent flooding.	Flooding between art and science building.	Civil		2
1-0279	GWHS - Grounds (18)	Reconfigure drainage design in landscaped area by social studies buidling to prevent flooding.	By social studies - there's flooding	Civil		2
1-0280	GWHS - Grounds (18)	Reconfigure drainage design in landscaped area industrial building to prevent flooding.	By industrial building - there's flooding on the side	Civil		2
1-0281	GWHS - Grounds (18)	Repair missing concrete by fire access lane.	Chunk of concrete by fire access lane is missing	Civil		2
1-0284	GWHS - Grounds (18)	Add drainage or dry wells to get proper drainage and prevent flooding near cafeteria.	Minor flooding by tables by cafeteria	Civil		2
1-0285	GWHS - Grounds (18)	Add drainage or dry wells to get proper drainage and prevent flooding near classrooms. (1 of 3)	English building - flooding and drainage issues	Civil		2
1-0288	GWHS - Grounds (18)	Add drainage or dry wells to get proper drainage and prevent flooding near classrooms. (2 of 3)	E-9 classroom - flooding	Civil		2
1-0289	GWHS - Grounds (18)	Add drainage or dry wells to get proper drainage and prevent flooding near classrooms. (3 of 3)	Flooding on pathway leading to English building	Civil		2
1-0291	GWHS - Grounds (18)	Slurry seal the alligator cracks in parking lot.	Alligator cracks in parking lot	Civil		2
1-0293	GWHS - Grounds (18)	Possible maintenance issue. May need to reconfigure drainage design.	Drainage inlet is flooding by parking lot in front of stadium	Civil		2

Golden West High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0282	GWHS - Grounds (18)	Remove and replace v gutter by access trash bins.	V gutter crush by access trash bins	Civil		3
4-1711	GWHS - Grounds (18)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
3-3789	GWHS - Portables 30-37	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
4-1712	GWHS - Grounds (18)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1893	GWHS - Grounds (18)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1713	GWHS - Grounds (18)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1714	GWHS - Grounds (18)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Mt. Whitney High School

900 South Conyer St., Visalia, CA 93277

Robert Aguilar, Principal

CDS Code: 54 72256 5432828



Grade Level

9-12

Year Built

1948

Enrollment

1630

Capacity

2211

Building Area

165,706 SF

Site Acreage

55.35

Mt. Whitney High School will be the best at creating learners who can adapt to the future world and live lives of hope and purpose.

Our school exists to provide students with an education that affords them limitless opportunities for the future as they become college and career prepared upon graduation.

Mt. Whitney High School

EXISTING SITE



Mt. Whitney High School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Mt. Whitney High School

PROPOSED SITE



Mt. Whitney High School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Remove and Replace Existing Portables with New Classroom Building
2. New Restroom/Support Building to provide accessible facilities

RENOVATIONS / MODERNIZATIONS

- Admin Building Renovations to accommodate Additional Offices/Meeting Spaces and Storage
- Additional Restrooms throughout Campus

SITE IMPROVEMENTS

- Site Drainage Improvements

Mt. Whitney High School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Mt. Whitney High School	**$4,900,966**	**$15,202,836**	**$20,103,802**	**$5,246,290**	**$9,926,531**	**$35,276,623**
Civil	$39,427	$2,132,046	$2,171,473	$252,145		$2,423,617
Building Envelope	$4,383,639	$10,920,992	$15,304,631	$1,840,480	$1,127,492	$18,272,603
Architecture		$1,010,366	$1,010,366	$1,234,726	$5,190,415	$7,435,507
Mechanical	$477,900	$272,646	$750,546	$519,626	$3,249,044	$4,519,216
Electrical		$772,017	$772,017	$612,000	$155,505	$1,539,522
Plumbing		$94,770	$94,770	$188,955	$76,528	$360,253
Technology			$0	$598,358		$598,358
Life Safety & Security			$0		$127,547	$127,547

Mt. Whitney High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0332	MWHS - Building 1	Repair / replace existing flooring and base throughout.	Carpet in great condition, minimal wear - 15% | Carpet has various stains - 25% | Floor - carpet/ vct 60%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0334	MWHS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, cracks, stained tiles - 35% | Ceiling has few watermarks/ chips - 25% | Ceiling - 12x12 tiles - 50%	Architecture	Ceiling	2
3-3359	MWHS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - GYP board - 50%	Architecture	Walls - Interior Repair	2
3-3360	MWHS - Building 1	Replace casework.	Casework - 50%	Architecture	Casework	2
3-3361	MWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	2
3-0338	MWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, paint chipped - 20%	Architecture	Doors - Interior	3
3-3364	MWHS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 40%	Architecture	Doors - Hardware Only	3
3-3366	MWHS - Building 1	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-2133	MWHS - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 compliant - 45%	Building Envelope	Windows	2
2-2134	MWHS - Building 1	Replaced Steel frame window system.	Windows- Steel Frame | Single pane, not Title 24 compliant - 45%	Building Envelope	Windows	2
2-2135	MWHS - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2132	MWHS - Building 1	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-3365	MWHS - Building 1	Replace fluorescent lighting with LED.	Lighting - 2x4 ceiling mounted, florescent - 50%	Electrical	Lighting - Interior	2
4-0232	MWHS - Building 1	Replace VRF system with	VRF heat recovery multi-split system. 6 years old. Model 38VMA312RDS6-1	Mechanical	HVAC	4
4-0233	MWHS - Building 1	Replace ductless mini-split.	Ductless Mini-Splits are 6 years old	Mechanical	HVAC	4
3-0341	MWHS - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink is not ADA (too tall) - 35%	Plumbing	Plumbing - Fixtures	2
2-2145	MWHS - Building 2	Roof Replacement Roof needs new coating, failures throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2144	MWHS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2142	MWHS - Building 2	Continued Maintenace Recommended for Fiber Glass Panels.	Facade- Fiber Glass Panels	Building Envelope	Walls - Exterior Cleaning	3
2-2141	MWHS - Building 2	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-2143	MWHS - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0193	MWHS - Building 2	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0197	MWHS - Building 2	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
2-2173	MWHS - Building 3	Roof Replacement Old conduits need to be removed. Full maintenance package for pipes and curbs.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2172	MWHS - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2171	MWHS - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-2170	MWHS - Building 3	Continued Maintenace Recommended for Concrete Facade. Soffit- Stucco	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
4-0164	MWHS - Building 3	Replace rooftop package units.	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
2-2178	MWHS - Building 4	Roof Replacement Roof coating failing throughout. Sings of dry rot in sheathing	Roof- BUR	Building Envelope	Roof Replacement	1
2-2176	MWHS - Building 4	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-2177	MWHS - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2175	MWHS - Building 4	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-2174	MWHS - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0165	MWHS - Building 4	Replace rooftop package units.	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
3-0427	MWHS - Building 5	Replace casework.	Great condition, but not ADA compliant - 15%	Architecture	Casework	2
3-0425	MWHS - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Scuffs, holes, baseboard is missing - 30%	Architecture	Walls - Interior Repair	3

Mt. Whitney High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0426	MWHS - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Stains, watermarks - 25%	Architecture	Ceiling	3
3-0428	MWHS - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, paint chipped - 25%	Architecture	Doors - Interior	3
3-0424	MWHS - Building 5	Repair / replace existing flooring and base throughout.	Tile in decent condition, minimal wear - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-2183	MWHS - Building 5	Roof Replacement Roof coating failing throughout. Sings of dry rot in sheathing	Roof- BUR	Building Envelope	Roof Replacement	1
2-2181	MWHS - Building 5	Replace Steel frame window system.	Windows- Steel Frame | Single pane, not title 24 Compliant - 40%	Building Envelope	Windows	2
2-2182	MWHS - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2180	MWHS - Building 5	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-2179	MWHS - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0166	MWHS - Building 5	Replace rooftop package units.	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
3-3369	MWHS - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - GYP board - 50%	Architecture	Walls - Interior Repair	2
3-3370	MWHS - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	2
3-3368	MWHS - Building 6	Repair / replace existing flooring and base throughout.	Floor - vct - 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3371	MWHS - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-3372	MWHS - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles - 50%	Architecture	Ceiling	3
3-3374	MWHS - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3376	MWHS - Building 6	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-2189	MWHS - Building 6	Roof Replacement Roof coating failing throughout. Sings of dry rot in sheathing	Roof- BUR	Building Envelope	Roof Replacement	1
2-2187	MWHS - Building 6	Replace Steel frame window system.	Windows- Steel Frame | Window - H.M - 50%	Building Envelope	Windows	2
2-2188	MWHS - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2186	MWHS - Building 6	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2185	MWHS - Building 6	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-2184	MWHS - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3375	MWHS - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 pendent florescent - 50%	Electrical	Lighting - Interior	2
4-0167	MWHS - Building 6	Replace rooftop package units. (1 of 3)	Rooftop Package Unit are 12 years old	Mechanical	HVAC	3
4-0168	MWHS - Building 6	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
4-0169	MWHS - Building 6	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 8 years old	Mechanical	HVAC	4
3-3373	MWHS - Building 6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant - 50%	Plumbing	Plumbing - Fixtures	2
3-3378	MWHS - Building 7	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3379	MWHS - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-3381	MWHS - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., Frame H.M. - 40%	Architecture	Doors - Interior	3
3-3382	MWHS - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles 40% | Ceiling - 12x12 tiles / 2x2 T-bar - 30%	Architecture	Ceiling	3
3-3384	MWHS - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3390	MWHS - Building 7	Replace casework.	Casework - 40%	Architecture	Casework	3
3-3391	MWHS - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3394	MWHS - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 40%	Architecture	Doors - Hardware Only	3
2-2194	MWHS - Building 7	Roof Replacement Roof coating failing throughout. Sings of dry rot in sheathing.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2192	MWHS - Building 7	Replace Steel frame window system.	Windows- Steel Frame | Windows - H.M. single pane - 50%	Building Envelope	Windows	2
2-2193	MWHS - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2191	MWHS - Building 7	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-2190	MWHS - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3385	MWHS - Building 7	Replace fluorescent lighting with LED.	Lighting - 2x4 pendent florescent 50%	Electrical	Lighting - Interior	2
3-3395	MWHS - Building 7	Replace/upgrade interior lighting in library (LED pendent).	Lighting - 1x4 LED pendent 30%	Electrical	Lighting - Interior	3
4-0170	MWHS - Building 7	Replace rooftop package units. (1 of 4)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0173	MWHS - Building 7	Replace rooftop package units. (3 of 4)	Rooftop Package Units are13 years old	Mechanical	HVAC	3
4-0174	MWHS - Building 7	Replace rooftop package units. (4 of 4)	Rooftop Package Units are13 years old	Mechanical	HVAC	3
4-0172	MWHS - Building 7	Replace rooftop package units. (2 of 4)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-3393	MWHS - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-3398	MWHS - Building 8	Repair / replace existing flooring and base throughout.	Floor - vct - 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3399	MWHS - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - GYP board - 30% | Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-3400	MWHS - Building 8	Replace casework.	Casework - steel cabinets - 20% | Casework - 40% Lam. plastic - 40%	Architecture	Casework	3
3-3401	MWHS - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M 30%	Architecture	Doors - Interior	3
3-3402	MWHS - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles	Architecture	Ceiling	3
3-3404	MWHS - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 30%	Architecture	Doors - Hardware Only	3
3-3410	MWHS - Building 8	Replace markerboards in classrooms.	Markerboard - 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-2199	MWHS - Building 8	Roof Replacement Blisters, delamination, penetrations failures throughout roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2197	MWHS - Building 8	Replace Steel frame window system.	Windows- Steel Frame | Windows - H.M. 50%	Building Envelope	Windows	2
2-2198	MWHS - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2196	MWHS - Building 8	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-2195	MWHS - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3405	MWHS - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 pendent florescent - 50%	Electrical	Lighting - Interior	2
4-0178	MWHS - Building 8	Replace rooftop package units.	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
3-3403	MWHS - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	4
2-2240	MWHS - Building 10	Roof Replacement Roof has signs of dry rot with ridging. Low areas present. *Notated on District list of roofs to be replaced.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2239	MWHS - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2238	MWHS - Building 10	Continued Maintenace Recommended for Aluminum frame window system. Existing sealant around window frames failed, Reseal all window frames.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2237	MWHS - Building 10	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0214	MWHS - Building 10	Replace ductless mini-split.	Ductless Mini-Splits are 10-15+ years old	Mechanical	HVAC	2
2-2236	MWHS - Building 11	Roof Replacement Roof has blisters throughout. Perimeter edge and pip penetrations need maintenance.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2234	MWHS - Building 11	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-2235	MWHS - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2233	MWHS - Building 11	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
4-0218	MWHS - Building 11	Replace evaporative cooler units.	Evap coolers 15+ years old	Mechanical	HVAC	2
4-0220	MWHS - Building 11	Replace rooftop package units. (2 of 2)	Rooftop Package Units 15 years old	Mechanical	HVAC	2
4-0221	MWHS - Building 11	Replace rooftop evap cooler unit.	Large Essick Cooler model 10012W. 15 years old	Mechanical	HVAC	2
4-0219	MWHS - Building 11	Replace rooftop package units. (1 of 2)	Rooftop Package Units 10 years old	Mechanical	HVAC	3
4-0231	MWHS - Building 11	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4
3-3415	MWHS - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-3418	MWHS - Building 12	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 30%	Architecture	Doors - Hardware Only	3
3-3412	MWHS - Building 12	Repair / replace existing flooring and base throughout.	Floor - wood floor - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3413	MWHS - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - concrete - 20%	Architecture	Walls - Interior Repair	4
3-3414	MWHS - Building 12	Replace casework.	Casework - 20%	Architecture	Casework	4
3-3416	MWHS - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - exposed with - sound panels -20%	Architecture	Ceiling	4
2-2124	MWHS - Building 12	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-2125	MWHS - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2123	MWHS - Building 12	Continued Maintenace Recommended for Plaster Facade. Cracks on South Elevation. Damage on North Elevation.	Facade- Plaster	Building Envelope	Walls - Exterior Cleaning	3
2-2126	MWHS - Building 12	Roof Maintenance Under construction, receiving new roof.	Roof- BUR	Building Envelope	Roof Maintenance	4
3-3419	MWHS - Building 12	Replace/upgrade interior lighting.	Lighting - pendent down lights - 305	Electrical	Lighting - Interior	3
4-0191	MWHS - Building 12	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
4-0192	MWHS - Building 12	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
3-3417	MWHS - Building 12	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - D.F. ADA compliant with no rails - 40%	Plumbing	Plumbing - Fixtures	3
2-2223	MWHS - Building 13	Roof Replacement Needs re-roof, ridging, splits, punctures, ponding throughout roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2221	MWHS - Building 13	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	1
2-2222	MWHS - Building 13	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2220	MWHS - Building 13	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2219	MWHS - Building 13	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
4-0210	MWHS - Building 13	Replace rooftop package units. (1 of 2)	Rooftop Package Units 15 years old	Mechanical	HVAC	2
4-0211	MWHS - Building 13	Replace rooftop evap cooler unit.	Large Essick Cooler model 10012W. 15 years old	Mechanical	HVAC	2
4-0222	MWHS - Building 13	Replace evaporative cooler units.	Evap coolers 15+ years old	Mechanical	HVAC	2
4-0223	MWHS - Building 13	Replace rooftop package units. (2 of 2)	Rooftop Package Units 10 years old	Mechanical	HVAC	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0230	MWHS - Building 13	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4
3-3422	MWHS - Building 14	Repair / replace existing flooring and base throughout.	Floor - vct 60%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3423	MWHS - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - GYP board - 60%	Architecture	Walls - Interior Repair	2
3-3424	MWHS - Building 14	Replace casework.	Casework - 50%	Architecture	Casework	2
3-3425	MWHS - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door - storefront, frame, storefront - 50%	Architecture	Doors - Interior	2
3-3426	MWHS - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - vaulted, 12x12 tiles - 60%	Architecture	Ceiling	2
3-3428	MWHS - Building 14	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ pull hardware - 60%	Architecture	Doors - Hardware Only	2
2-2212	MWHS - Building 14	Roof Replacement (BUR) Condensation lines need replacing	Roof- BUR	Building Envelope	Roof Replacement	2
2-2776	MWHS - Building 14	Roof Replacement (Shingle) Condensation lines need replacing	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2210	MWHS - Building 14	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - store front - 60%	Building Envelope	Windows	2
2-2211	MWHS - Building 14	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2208	MWHS - Building 14	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-2209	MWHS - Building 14	Continued Maintenace Recommended for Stucco Facade. Soffit damage at roof fascia, North Elevation- Repair	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3429	MWHS - Building 14	Replace fluorescent lighting with LED.	Lighting - 2x4 ceiling mounted - florescent 70%	Electrical	Lighting - Interior	2
4-0212	MWHS - Building 14	Replace evaporative cooler units.	Evap coolers 20+ years old	Mechanical	HVAC	1
4-0213	MWHS - Building 14	Replace make up air unit.	MUA 15+ years old	Mechanical	HVAC	2
4-0229	MWHS - Building 14	Replace Exhaust Fans.	Rooftop Exhaust Fans are 15 years old	Mechanical	HVAC	2
3-3427	MWHS - Building 14	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - D.F. ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
2-2149	MWHS - Building 15	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-2148	MWHS - Building 15	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-2147	MWHS - Building 15	Continued Maintenace Recommended for Plywood Facade.	Facade- Plywood	Building Envelope	Walls - Exterior Cleaning	3
2-2146	MWHS - Building 15	Continued Maintenace Recommended for Wood Board Facade.	Facade- Wood Board	Building Envelope	Walls - Exterior Cleaning	3
2-2150	MWHS - Building 15	Roof Maintenance	Roof- Shingle	Building Envelope	Roof Maintenance	3
4-0179	MWHS - Building 15	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-0408	MWHS - Building 16	Repair / replace existing flooring and base throughout.	Minimal wear and tear - 20% | Carpet seam is ruined, 2 pieces separated - 35%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0411	MWHS - Building 16	Replace casework.	Outdated, wear and tear on tall cabinet - 25%	Architecture	Casework	3
3-0413	MWHS - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, scuff marks - 20%	Architecture	Doors - Interior	3
2-2242	MWHS - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 compliant - 35%	Building Envelope	Windows	2
2-2244	MWHS - Building 16	Roof Maintenance Needs tree trimming and cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2243	MWHS - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2241	MWHS - Building 16	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0422	MWHS - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	No panic hardware. paint chips - 30%	Architecture	Doors - Interior	2
3-0417	MWHS - Building 17	Repair / replace existing flooring and base throughout.	Light stains on carpet - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0418	MWHS - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes, tears, and scuffs in TB - 20%	Architecture	Walls - Interior Repair	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0419	MWHS - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Cracks, chips, watermarks - 20%	Architecture	Ceiling	3
3-0421	MWHS - Building 17	Replace casework.	Light wear and tear - 15%	Architecture	Casework	3
2-2249	MWHS - Building 17	Roof Replacement Membrane splitting seam. Sealant deteriorating and starting to fail.	Roof- EPDM	Building Envelope	Roof Replacement	1
2-2247	MWHS - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 compliant - 35%	Building Envelope	Windows	2
2-2248	MWHS - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2245	MWHS - Building 17	Continued Maintenace Recommended for Fiber Glass Panels.	Facade- Fiber Glass Panels	Building Envelope	Walls - Exterior Cleaning	3
2-2246	MWHS - Building 17	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
3-0420	MWHS - Building 17	Replace/upgrade interior lighting.	Good, Title 24 Compliant - 15%	Electrical	Lighting - Interior	4
3-0375	MWHS - Building 18	Replace casework.	Not ADA compliant, scuffed - 35%	Architecture	Casework	2
3-0377	MWHS - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Paint chipped, no kickplate - 30%	Architecture	Doors - Interior	2
3-0372	MWHS - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Few tears in TB, scuffs, baseboard missing - 30%	Architecture	Walls - Interior Repair	3
3-0373	MWHS - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Holes, few watermarks - 25%	Architecture	Ceiling	3
3-0371	MWHS - Building 18	Repair / replace existing flooring and base throughout.	Carpet in decent condition, light stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-2253	MWHS - Building 18	Roof Replacement Shingles in good condition. HVAC needs saddles, rust developing from sitting water. Pipes need resealing.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2251	MWHS - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not ADA compliant - 35%	Building Envelope	Windows	2
2-2252	MWHS - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2250	MWHS - Building 18	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0374	MWHS - Building 18	Replace/upgrade interior lighting.	Good, Title 24 compliant - 15%	Electrical	Lighting - Interior	4
3-0376	MWHS - Building 18	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant sink - 35%	Plumbing	Plumbing - Fixtures	2
3-0365	MWHS - Building 19	Replace casework.	Student lockers are scratched, scuffed, at 37" tall - 35%	Architecture	Casework	2
3-0367	MWHS - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, wear and tear, paint chipped - 30%	Architecture	Doors - Interior	2
3-0361	MWHS - Building 19	Repair / replace existing flooring and base throughout.	Epoxy in decent condition, conc. side is worn - 30% | Resin floors are in good condition - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0362	MWHS - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Regular wear and tear, scuffs - 25%	Architecture	Walls - Interior Repair	3
3-0363	MWHS - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Exposed roof, decent condition - 20%	Architecture	Ceiling	3
3-0370	MWHS - Building 19	Replace roof.	Coach said roof leaks badly when it rains - 60%	Building Envelope	Roof Replacement	1
2-2274	MWHS - Building 19	Roof Replacement	Roof- TPO	Building Envelope	Roof Replacement	1
2-2272	MWHS - Building 19	Replace Steel frame window system. North Elevation Poor, all others Fair.	Windows- Steel Frame | Single pane, not Title 24 compliant, recommended to clean windows - 35%	Building Envelope	Windows	2
2-2273	MWHS - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2789	MWHS - Building 19	Roof Maintenance	Roof Shingle	Building Envelope	Roof Maintenance	3
2-2270	MWHS - Building 19	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-2271	MWHS - Building 19	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
3-0364	MWHS - Building 19	Replace/upgrade interior lighting.	Few bulbs are out, recommended to replace - 20%	Electrical	Lighting - Interior	3

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4-0216	MWHS - Building 19	Replace evaporative cooler units.	Evap coolers 10+ years old	Mechanical	HVAC	3
3-0352	MWHS - Building 20	Repair / replace existing flooring and base throughout.	Conc. has lots of wear and tear - 40%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0353	MWHS - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Holes, scuffs, and dents - 35%	Architecture	Walls - Interior Repair	2
3-0356	MWHS - Building 20	Replace casework.	Scratches, scuffs, outdated, student lockers are new - 35%	Architecture	Casework	2
3-0354	MWHS - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Exposed roof, decent - 20%	Architecture	Ceiling	3
3-0359	MWHS - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, door frame has numerous scratches - 25%	Architecture	Doors - Interior	3
2-2279	MWHS - Building 20	Roof Replacement	Roof- TPO	Building Envelope	Roof Replacement	1
2-2883	MWHS - Building 20	Roof Replacment	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-2277	MWHS - Building 20	Continued Maintenace Recommended for Steel frame window system. North Elevation Poor, all others Fair.	Windows- Steel Frame | Single pane, not Title 24, dirty/ hazy	Building Envelope	Windows	2
2-2882	MWHS - Building 20	Roof Maintenance	Roof Shingle	Building Envelope	Roof Maintenance	3
2-2278	MWHS - Building 20	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2275	MWHS - Building 20	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-2276	MWHS - Building 20	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
3-0355	MWHS - Building 20	Replace/upgrade interior lighting.	Numerous bulbs are fused - 30%	Electrical	Lighting - Interior	2
4-0215	MWHS - Building 20	Replace evaporative cooler units. (2 of 2)	Evap coolers 10+ years old	Mechanical	HVAC	3
4-0217	MWHS - Building 20	Replace evaporative cooler units. (1 of 2)	Evap coolers less than 5 years old	Mechanical	HVAC	4
3-0357	MWHS - Building 20	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	1 sink, functional - 25%	Plumbing	Plumbing - Fixtures	3
2-2283	MWHS - Building 21	Roof Replacement	Roof- TPO Over Metal	Building Envelope	Roof Replacement	2
2-2282	MWHS - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2280	MWHS - Building 21	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2281	MWHS - Building 21	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
2-2258	MWHS - Building 22	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-2261	MWHS - Building 22	Roof Maintenance Trees need trimming.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2260	MWHS - Building 22	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2259	MWHS - Building 22	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0196	MWHS - Building 22	Replace Heat Pump units.	Bard Heat Pumps	Mechanical	HVAC	4
3-0390	MWHS - Building 23	Replace casework.	Casework is not ADA (at 36") - 15% | Casework is ADA compliant, has wear - 30% | Outdated, wear and tear on tall cabinet - 25%	Architecture	Casework	2
3-0395	MWHS - Building 23	Repair / patch walls. Paint all previously painted interior surfaces.	Holes, tears in TB, scuffs - 35%	Architecture	Walls - Interior Repair	2
3-0386	MWHS - Building 23	Repair / replace existing flooring and base throughout.	Tile has minor use, scuffs - 15% | Carpet has various dark stains - 30% | Minimal wear and tear - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0388	MWHS - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling has cracks, watermarks, scuffs - 25% | Watermarks, cracks, chipped - 30% | Great condition, minor chips/ cracks - 15%	Architecture	Ceiling	3
3-0399	MWHS - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	No panic hardware on doors - 25%	Architecture	Doors - Interior	3
3-0406	MWHS - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, scuff marks - 20%	Architecture	Doors - Interior	3

Mt. Whitney High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0392	MWHS - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 10%	Architecture	Doors - Interior	4
2-2267	MWHS - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 Compliant - 35%	Building Envelope	Windows	2
2-2268	MWHS - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2269	MWHS - Building 23	Roof Maintenance	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2266	MWHS - Building 23	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0389	MWHS - Building 23	Replace/upgrade interior lighting.	Title 24 complaint - 15%	Electrical	Lighting - Interior	4
4-0180	MWHS - Building 23	Replace rooftop package units.	Rooftop Package Units are 5 years old	Mechanical	HVAC	4
3-0391	MWHS - Building 23	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink is not ADA compliant - 30%	Plumbing	Plumbing - Fixtures	4
3-0384	MWHS - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	No panic hardware. paint chips - 30%	Architecture	Doors - Interior	2
3-0379	MWHS - Building 24	Repair / replace existing flooring and base throughout.	Light stains on carpet - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0380	MWHS - Building 24	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes, tears, and scuffs in TB - 20%	Architecture	Walls - Interior Repair	3
3-0381	MWHS - Building 24	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Cracks, chips, watermarks - 20%	Architecture	Ceiling	3
3-0383	MWHS - Building 24	Replace casework.	Light wear and tear - 15%	Architecture	Casework	3
2-2265	MWHS - Building 24	Roof Replacement Major dry rot felt under HVAC units (for safety re-roof).	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2263	MWHS - Building 24	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 compliant - 35%	Building Envelope	Windows	2
2-2264	MWHS - Building 24	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2262	MWHS - Building 24	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0382	MWHS - Building 24	Replace/upgrade interior lighting.	Good, Title 24 Compliant - 15%	Electrical	Lighting - Interior	4
4-0181	MWHS - Building 24	Replace rooftop package units.	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
2-2131	MWHS - Building 25	Roof Replacement Granule loss throughout, some soft sheathing. HVAC missing fastners.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2130	MWHS - Building 25	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2127	MWHS - Building 25	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	3
2-2129	MWHS - Building 25	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-2128	MWHS - Building 25	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
4-0190	MWHS - Building 25	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0182	MWHS - Building 25	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
2-2140	MWHS - Building 26	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	1
2-2139	MWHS - Building 26	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2138	MWHS - Building 26	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-2137	MWHS - Building 26	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-2285	MWHS - Building 27	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2790	MWHS - Building 27	Roof Replacement (BUR)	Roof- BUR	Building Envelope	Roof Replacement	1
2-2286	MWHS - Building 27	Roof Replacement (Shingle)	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2284	MWHS - Building 27	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4

Mt. Whitney High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2156	MWHS - Building 28	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2157	MWHS - Building 28	Roof Replacement Needs re-roof	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2155	MWHS - Building 28	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2217	MWHS - Building 29	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2216	MWHS - Building 29	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2231	MWHS - Building 30	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2230	MWHS - Building 30	Replace Wood Facade. Fascia, Replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2232	MWHS - Building 30	Roof Replacement. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2229	MWHS - Building 30	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2895	MWHS - Building 31	Roof Replacement. *Notated on District list of roofs to be replaced.		Building Envelope	Roof Replacement	1
3-0343	MWHS - Building 35	Repair / patch walls. Paint all previously painted interior surfaces.	Walls have various tears/ holes in TB - 35%	Architecture	Walls - Interior Repair	2
3-0350	MWHS - Building 35	Replace interior doors and hardware to meet Visalia USD Standards.	No panic hardware. paint chips - 30%	Architecture	Doors - Interior	2
3-0344	MWHS - Building 35	Replace interior doors and hardware to meet Visalia USD Standards.	Door does not have panic hardware - 30%	Architecture	Doors - Interior	3
3-0345	MWHS - Building 35	Repair / replace existing flooring and base throughout.	Light stains on carpet - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0347	MWHS - Building 35	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Cracks, chips, watermarks - 20%	Architecture	Ceiling	3
3-0349	MWHS - Building 35	Replace casework.	Light wear and tear - 15%	Architecture	Casework	3
2-2257	MWHS - Building 35	Roof Replacement Roof is compromised and needs re-roof. HVAC will need re-bracing ducts starting to sink into roof. Dry rot present.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2255	MWHS - Building 35	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 compliant - 35%	Building Envelope	Windows	2
2-2256	MWHS - Building 35	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2254	MWHS - Building 35	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0348	MWHS - Building 35	Replace/upgrade interior lighting.	Good, Title 24 Compliant - 15%	Electrical	Lighting - Interior	4
2-2228	MWHS - Building 36	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2227	MWHS - Building 36	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2224	MWHS - Building 36	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2225	MWHS - Building 36	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
2-2226	MWHS - Building 36	Continued Maintenace Recommended Fiber Glass Panels.	Windows- Fiber Glass Panels	Building Envelope	Windows	4
2-2169	MWHS - Building 37	Roof Replacement Needs overlay or re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2168	MWHS - Building 37	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2166	MWHS - Building 37	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-2167	MWHS - Building 37	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2158	MWHS - Building 38	Replace Wood Facade. Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2160	MWHS - Building 38	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2161	MWHS - Building 38	Roof Maintenance Needs Cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2159	MWHS - Building 38	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3

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Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2162	MWHS - Building 39	Replace Wood Facade. Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2164	MWHS - Building 39	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2165	MWHS - Building 39	Roof Maintenance Needs Cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2163	MWHS - Building 39	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2154	MWHS - Building 40	Roof Replacement Needs cleaning.	Roof- TPO	Building Envelope	Roof Replacement	2
2-2153	MWHS - Building 40	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2151	MWHS - Building 40	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-2152	MWHS - Building 40	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-3445	MWHS - Building 41	Repair / replace existing flooring and base throughout.	Floor - wood floor - 20% | Floor-carpet 205	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3446	MWHS - Building 41	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard / mirrors - 20%	Architecture	Walls - Interior Repair	3
3-3447	MWHS - Building 41	Replace casework.	Casework - 20%	Architecture	Casework	3
3-3448	MWHS - Building 41	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - door H.M., frame H.M. - 30%	Architecture	Doors - Interior	3
3-3449	MWHS - Building 41	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 40%	Architecture	Ceiling	3
3-3451	MWHS - Building 41	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3456	MWHS - Building 41	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-2203	MWHS - Building 41	Roof Replacement Ridging, in cap sheet throughout. Perimeter edges and pipes open.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2201	MWHS - Building 41	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. frame - 50%	Building Envelope	Windows	2
2-2202	MWHS - Building 41	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2200	MWHS - Building 41	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-3452	MWHS - Building 41	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0176	MWHS - Building 41	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-3450	MWHS - Building 41	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-3432	MWHS - Building 42	Repair / replace existing flooring and base throughout.	Floor - wood floor - 20% | Floor-carpet 205	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3433	MWHS - Building 42	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard / mirrors - 20%	Architecture	Walls - Interior Repair	3
3-3434	MWHS - Building 42	Replace casework.	Casework - 20%	Architecture	Casework	3
3-3435	MWHS - Building 42	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - door H.M., frame H.M. - 30%	Architecture	Doors - Interior	3
3-3436	MWHS - Building 42	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 40%	Architecture	Ceiling	3
3-3438	MWHS - Building 42	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3443	MWHS - Building 42	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-2207	MWHS - Building 42	Roof Replacement Some ridging in field of roof. Penetrations need resealing.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2205	MWHS - Building 42	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. frame - 50%	Building Envelope	Windows	2
2-2206	MWHS - Building 42	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2204	MWHS - Building 42	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3439	MWHS - Building 42	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0177	MWHS - Building 42	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-3437	MWHS - Building 42	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
2-2215	MWHS - Building 43	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2214	MWHS - Building 43	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2213	MWHS - Building 43	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-6220	MWHS - Grounds (32)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0297	MWHS - Grounds (32)	Remove and replace striping in fire lane.	ADA path of travel: Fire lane needs restriping	Civil		1
1-0302	MWHS - Grounds (32)	Remove and replace concrete panels as needed near drop-off area, while maintaining ADA compliance.	Crushed concrete in drop off area - picture 3	Civil		1
1-0306	MWHS - Grounds (32)	Remove and replace ramp to classroom with rails and with no tripping hazards.	On-site: No rails on ramps and tripping hazards from curb/ hallway T - picture 6	Civil		1
1-0311	MWHS - Grounds (32)	Remove and replace concrete as needed to get proper drainage near stage.	On-site: Flooding area around stage	Civil		1
1-0296	MWHS - Grounds (32)	Restripe parking lot.	ADA path of travel: Parking lot needs restriping	Civil		2
1-0299	MWHS - Grounds (32)	Redesign grades in front of office to get proper drainage and prevent flooding.	Parking lot has low spot and collects water right in front of the office	Civil		2
1-0300	MWHS - Grounds (32)	Remove and replace asphalt.	Asphalt has major grade bumps in parking/ drop off zone - picture 1	Civil		2
1-0301	MWHS - Grounds (32)	Remove and replace concrete panels as needed near main office, while maintaining ADA compliance.	Concrete leading to main office has cracked concrete - picture 2	Civil		2
1-0303	MWHS - Grounds (32)	Remove and replace leaning bollard.	Bollard is leaning before entrance to school - picture 10	Civil		2
1-0305	MWHS - Grounds (32)	Remove and replace concrete as needed to get proper drainage near classrooms.	On-site: Water sits outside of classrooms and has no where to go - picture 4 and 5	Civil		2
1-0307	MWHS - Grounds (32)	Remove and replace concrete panels that are damaged.	On-site: Chunks of concrete missing/ near hallway M	Civil		2
1-0308	MWHS - Grounds (32)	Add dry well and other drainage options to prevent flooding in grass area. And redesign grades around landscape to get proper drainage and prevent flooding.	On-site: Grass landscape collects and has stand still water, no dry well, can't flow to nearest dry well, and floods towards buildings - picture 7	Civil		2
1-0312	MWHS - Grounds (32)	Possible maintenance issue. May need to reconfigure drainage design.	On-site: area drains have flooding	Civil		2
1-0313	MWHS - Grounds (32)	Remove and replace concrete as needed to get proper drainage near restrooms.	On-site: flooding in front of restrooms	Civil		2
1-0314	MWHS - Grounds (32)	Remove and replace concrete with correct slopes to prevent flooding.	On-site: concrete slopes are falt in flooding areas	Civil		2
1-0315	MWHS - Grounds (32)	Redesign grades behind stage to get proper drainage behind stage and prevent flooding on landscape areas.	On-site: behind stage, water from rain gutter stays on grass area - picture 11	Civil		2
1-0316	MWHS - Grounds (32)	Remove and replace concrete as needed to get proper drainage on site.	On-site: Water drains from gutter has nowhere to go; flat slopes on concrete - picture 12	Civil		2
1-0318	MWHS - Grounds (32)	Redesign grades near building to get proper drainage away from building.	On-site: Water from gutter spouts drain back towards building - picture 14	Civil		2
1-0321	MWHS - Grounds (32)	Seal alligator cracking in main parking lot.	Parking lots: alligator cracking in main lot	Civil		2
1-0322	MWHS - Grounds (32)	Remove spigots in parking area to prevent possible hazards.	Parking lots: Spigots (2) stick out in parking area - picture 16	Civil		2
1-0323	MWHS - Grounds (32)	Remove and replace asphalt as needed for proper drainage.	Parking lots: Low point in parking lot area - picture 17	Civil		2
1-0324	MWHS - Grounds (32)	Remove and replace v-gutter & cracked concrete.	Parking lots: V-gutter has cracked concrete - picture 18	Civil		2
1-0327	MWHS - Grounds (32)	Seal alligator cracking in basketball courts.	Basketball Courts: Alligator cracking	Civil		2
1-0304	MWHS - Grounds (32)	Remove and replace concrete as needed.	On-site: Concrete throughout site is uneven/ hallway	Civil		3
1-0309	MWHS - Grounds (32)	Remove and replace concrete around area drain.	On-site: DI is becoming crushed near P.E. area - picture 8	Civil		3

Mt. Whitney High School
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Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0310	MWHS - Grounds (32)	Remove and replace concrete around planter box as needed to get proper drainage to the nearby area drain.	On-site: P.E. area slopes into concrete planter box, even with dry well - picture 9	Civil		3
1-0317	MWHS - Grounds (32)	Remove and replace concrete as needed to get proper drainage near corridor.	On-site: Dry well in same corridor floods - picture 13	Civil		3
1-0319	MWHS - Grounds (32)	Remove and replace concrete around dry well to get proper drainage.	On-site: Grades around dry wells are not designed correctly - picture 15	Civil		3
1-0325	MWHS - Grounds (32)	Regrade landscape area to get proper drainage.	Parking lots: North parking water floods in landscape area behind ADA parking - picture 19	Civil		3
1-0326	MWHS - Grounds (32)	Adjust grades around utility cover.	Parking lots: Elevation of drain is greater than landscape - picture 20	Civil		3
1-0328	MWHS - Grounds (32)	Add dry wells or other drainage options for better access and prevent flooding.	Basketball Courts: Courts need more/ better access to drainage	Civil		3
4-1741	MWHS - Grounds (32)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1742	MWHS - Grounds (32)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1894	MWHS - Grounds (32)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1743	MWHS - Grounds (32)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1744	MWHS - Grounds (32)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Redwood High School (Sierra Vista High School)

1001 West Main St., Visalia, CA 93291 (Redwood HS)
200 S. Dollner St., Visalia, CA 93291 (Sierra Vista HS)

Brandon Gridiron, Principal

CDS Code: 54 72256 5434527



Grade Level

9-12 (Redwood HS)
N/A (Sierra Vista HS)

Year Built

1935 (Redwood HS)
1939 (Sierra Vista HS)

Enrollment

2468 (Redwood HS)
N/A (Sierra Vista HS)

Capacity

2448 (Redwood HS)
N/A (Sierra Vista HS)

Building Area

175,597 SF (Redwood HS)
57,281 SF (Sierra Vista HS)

Site Acreage

44.62 (Redwood HS)
9.27 (Sierra Vista HS)

In 1910, Redwood High School, designed along the lines of Spanish mission architecture, was originally established as Visalia Union High School, and is Visalia's oldest high school. In 1952, the school served as a junior high school for two years when a new high school, Mt. Whitney, was opened a few blocks to the south. Two years after Mt. Whitney High School opened the school was reopened as a high school and renamed Redwood High School. Mt. Whitney High School retained the original school colors of Visalia Union High School, maroon and white, while the newly renamed Redwood High School took the colors of royal blue and white. The school mascot is known as the "Redwood Ranger".

Redwood High School is currently one of four traditional, comprehensive high schools in the Visalia Unified School District and serves students from the northern, northwestern, and western sections of the city.

At Redwood High School, we believe that by focusing on our School Wide Learning Outcomes we will close achievement gaps and prepare students to be well rounded and engaged citizens.

Redwood High School offers an education that affords students a future through a focus on learning, achievement, and character.

Redwood High School (Sierra Vista High School)

EXISTING SITE



Redwood High School (Sierra Vista High School)

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Redwood High School (Sierra Vista High School)

PROPOSED SITE



Redwood High School (Sierra Vista High School)

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① New Pool Facility

SITE IMPROVEMENTS

- Refresh Interior Quad

PARKING LOT / DRIVE RECONFIGURATION

- New Dedicated Drop-off Area

Redwood High School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Redwood High School	**$5,495,357**	**$5,300,210**	**$10,795,567**	**$5,904,785**	**$27,859,232**	**$44,559,584**
Civil	$26,325		$26,325	$98,414		$124,739
Building Envelope	$5,253,032	$2,695,612	$7,948,644	$2,807,407	$999,534	$11,755,585
Architecture	$0	$767,495	$767,495	$807,086	$23,743,963	$25,318,544
Mechanical	$216,000	$1,268,460	$1,484,460	$1,121,133	$2,285,640	$4,891,233
Electrical		$524,903	$524,903	$86,604	$362,424	$973,931
Plumbing		$43,740	$43,740	$385,783	$340,125	$769,648
Technology			$0	$598,358		$598,358
Life Safety & Security			$0		$127,547	$127,547

Redwood High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0430	RWHS - Building 1	Repair / replace existing flooring and base throughout.	Carpet and tile, both have multiple paint stains - 50% | Carpet has various large dark stains - 40% | Various dark stains - 30%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0431	RWHS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Scuffs, paint missing, dents, holes - 40% | TB has holes, scuffs and stains - 25% | Walls - painted tackboard - 50% | Walls - woodwall panel/ tackboard 20%	Architecture	Walls - Interior Repair	2
3-0432	RWHS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Stains on high ceilings - 25% | Ceiling has watermarks, stains and cracks - 35% | Decent, but 2 teachers said it smells moldy and leaks bad with water - 60% | Ceiling - T-bar system - 50% | Ceiling 12x12 tiles - 30%	Architecture	Ceiling	2
3-0433	RWHS - Building 1	Replace casework.	Paint on casework, scratches and scuffs - 30% | Casework not ADA compliant (at 37" tall) - 30% | Casework - 50% (Admin) | Casework - 40% (Library)	Architecture	Casework	2
3-3461	RWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. - 50%	Architecture	Doors - Interior	2
3-3464	RWHS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar - 50%	Architecture	Doors - Hardware Only	2
3-0435	RWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Tons of scuff marks, cracks, paint missing - 25%	Architecture	Doors - Interior	3
3-0443	RWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Paint chipped, scuffs, no kickplate, no panic hardware - 25%	Architecture	Doors - Interior	3
3-0450	RWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door and frame have paint chipped, scuffs, dents - 30%	Architecture	Doors - Interior	3
3-3471	RWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-3474	RWHS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
2-2298	RWHS - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Single pane, not Title 24 compliant, very hazey (can't see out at all) - 60%	Building Envelope	Windows	1
2-2301	RWHS - Building 1	Roof Replacement Needs cleaning. Granule Loss throughout.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2299	RWHS - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	2
2-2300	RWHS - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2297	RWHS - Building 1	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
3-3465	RWHS - Building 1	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%; Lighting (Library) - 4x4 ceiling mounted, florescent 30%	Electrical	Lighting - Interior	2
4-0794	RWHS - Building 1	Replace rooftop package units.	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
3-6237	RWHS - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-0453	RWHS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Numerous paint chips, dents, holes - 40%	Architecture	Walls - Interior Repair	2
3-0456	RWHS - Building 2	Replace casework.	Casework shelves have wear and tear - 25% | Casework not ADA compliant (at 36" tall) - 35%	Architecture	Casework	2
3-0459	RWHS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, no panic hardware, tons of scuffs - 45%	Architecture	Doors - Interior	2
3-0452	RWHS - Building 2	Repair / replace existing flooring and base throughout.	No tears, but carpet has stains/ wear - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0454	RWHS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Recently renovated ceilings, few tiles popped out - 15% | Ceiling has minor cracks on tiles - 15%	Architecture	Ceiling	4
2-2354	RWHS - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2353	RWHS - Building 2	Replace Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 Compliant - 40%	Building Envelope	Windows	1
2-2352	RWHS - Building 2	Replace Wood frame window system.	Windows- Wood Frame	Building Envelope	Windows	1
2-2351	RWHS - Building 2	Repair Stucco Facade. Big Cracks at West Elevation.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-2355	RWHS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2356	RWHS - Building 2	Roof Maintenance (TPO)	Roof- TPO	Building Envelope	Roof Maintenance	3
2-2884	RWHS - Building 2	Roof Maintenance (Tile)	Roof- Tile	Building Envelope	Roof Maintenance	3
3-0455	RWHS - Building 2	Replace/upgrade interior lighting.	Title 24 Compliant - 10%	Electrical	Lighting - Interior	4
4-0799	RWHS - Building 2	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 15+ years old	Mechanical	HVAC	2

Redwood High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0800	RWHS - Building 2	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
4-0802	RWHS - Building 2	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
4-0801	RWHS - Building 2	Replace VRF system unit.	VRF system less than 5 years.	Mechanical	HVAC	4
4-0815	RWHS - Building 2	Replace mini split unit.	Ductless mini split is 8 years old	Mechanical	HVAC	4
2-2291	RWHS - Building 3	Roof Replacement Coating of deck has gauges and peeling throughout. Parapet laps open. Deck crumbling signs of dry rot. Needs cleaning. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2287	RWHS - Building 3	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-2290	RWHS - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2288	RWHS - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2289	RWHS - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
4-0817	RWHS - Building 3	Replace rooftop package units. (5 of 5)	Rooftop Package Units are 19 years old	Mechanical	HVAC	1
4-0812	RWHS - Building 3	Replace ventilator	Ventilators are more than 15 years old	Mechanical	HVAC	2
4-0813	RWHS - Building 3	Replace evaporative cooler unit. (1 of 5)	Evap coolers are less than 5 years old	Mechanical	HVAC	2
4-0814	RWHS - Building 3	Replace MUA unit. (2 of 2)	MUA unit are less than 15+ years old	Mechanical	HVAC	2
4-0816	RWHS - Building 3	Replace MUA unit. (1 of 2)	MUA unit is less than 15+ years old	Mechanical	HVAC	2
4-0818	RWHS - Building 3	Replace rooftop package units. (4 of 5)	Rooftop Package Units are 16 years old	Mechanical	HVAC	2
4-0833	RWHS - Building 3	Replace evaporative cooler unit. (2 of 5)	Evap coolers are less than 15+ years old	Mechanical	HVAC	2
4-0836	RWHS - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 10+ years old	Mechanical	HVAC	3
4-0828	RWHS - Building 3	Replace small ductless mini-split.	Ductless Mini-Splits are 10+ years old	Mechanical	HVAC	4
4-0832	RWHS - Building 3	Replace rooftop package units. (3 of 5)	Rooftop Package Units is 6 years old	Mechanical	HVAC	4
3-6239	RWHS - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-0466	RWHS - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling has watermarks, stains and warped tiles - 60%	Architecture	Ceiling	1
3-0468	RWHS - Building 4	Replace casework.	Scuffs, general wear and tear - 45%	Architecture	Casework	2
3-0464	RWHS - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Scratches, holes, general wear and tear - 35%	Architecture	Walls - Interior Repair	3
3-0465	RWHS - Building 4	Repair / replace existing flooring and base throughout.	Sealed conc has wear - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0469	RWHS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Paint missing, but nothing major - 25%	Architecture	Doors - Interior	3
2-2377	RWHS - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2376	RWHS - Building 4	Repair Concrete Facade. (Allowance) Cracks Observed at West Elevation.	Facade- Concrete	Building Envelope	Walls - Exterior Repair	1
2-2378	RWHS - Building 4	Roof Replacement Coating of deck has gauges and peeling throughout. Parapet laps open. Deck crumbling signs of dry rot. Needs cleaning. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2375	RWHS - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0467	RWHS - Building 4	Replace/upgrade interior lighting.	Multiple bulbs are fused - 35%	Electrical	Lighting - Interior	2
4-0829	RWHS - Building 4	Replace rooftop package units.	Rooftop Package Units is 19 years old	Mechanical	HVAC	1
4-0826	RWHS - Building 4	Replace MUA unit.	MUA unit are less than 15+ years old	Mechanical	HVAC	2
4-0827	RWHS - Building 4	Replace evaporative cooler unit.	Evap coolers are more than 10+ years old	Mechanical	HVAC	3
3-6234	RWHS - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3

Redwood High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0471	RWHS - Building 5	Repair / replace existing flooring and base throughout.	Resinous floor in great condition - 10% | Recommended to clean floor - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0472	RWHS - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal scuffs, paint chipped - 15%	Architecture	Walls - Interior Repair	4
3-0473	RWHS - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good, looks new - 5%	Architecture	Ceiling	4
3-0475	RWHS - Building 5	Replace casework.	ADA compliant, minimal wear and tear - 15%	Architecture	Casework	4
3-0477	RWHS - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal scuff marks - 15%	Architecture	Doors - Interior	4
2-2365	RWHS - Building 5	Roof Replacement Perimeter delamination. Open Laps with coating and acrylic burnt out. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2364	RWHS - Building 5	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2367	RWHS - Building 5	Building 5B Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Good condition, but single pane, so not Title 24 compliant -15%	Building Envelope	Windows	2
2-2363	RWHS - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-2368	RWHS - Building 5	Building 5B Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2361	RWHS - Building 5	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-2362	RWHS - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2369	RWHS - Building 5	Building 5B Roof Maintenance Needs Cleaning	Roof- TPO	Building Envelope	Roof Maintenance	3
2-2366	RWHS - Building 5	Building 5B Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0474	RWHS - Building 5	Replace/upgrade interior lighting.	Bright, Title 24 Compliant - 10%	Electrical	Lighting - Interior	4
4-0831	RWHS - Building 5	Replace rooftop package units.	Rooftop Package Units are 10 years old	Mechanical	HVAC	3
4-0756	RWHS - Building 5	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
4-0757	RWHS - Building 5	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-0476	RWHS - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink is ADA accessible (at least 1) - 10%	Plumbing	Plumbing - Fixtures	4
3-3478	RWHS - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3479	RWHS - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3480	RWHS - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	2
3-3482	RWHS - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	2
3-3481	RWHS - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M.- 40%	Architecture	Doors - Interior	3
3-3484	RWHS - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3486	RWHS - Building 6	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-2343	RWHS - Building 6	Replace Wood frame window system.	Windows- Wood Frame	Building Envelope	Windows	1
2-2342	RWHS - Building 6	Repair Concrete Facade. (Allowance) Big Crack at East Elevation.	Facade- Concrete	Building Envelope	Walls - Exterior Repair	2
2-2344	RWHS - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. single pane - 50%	Building Envelope	Windows	2
2-2345	RWHS - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2346	RWHS - Building 6	Roof Maintenance (Tile) Needs Cleaning.	Roof- Tile	Building Envelope	Roof Maintenance	3
2-2734	RWHS - Building 6	Roof Maintenance (BUR) Needs Cleaning.	Roof- BUR	Building Envelope	Roof Maintenance	3
2-2735	RWHS - Building 6	Roof Maintenance (Shingle) Needs Cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
3-3485	RWHS - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2

Redwood High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0856	RWHS - Building 6	Replace rooftop package units. (1 of 3)	Rooftop Package Unit is 15+ years old	Mechanical	HVAC	2
4-0857	RWHS - Building 6	Replace rooftop package units. (3 of 3)	Rooftop Package Unit are 10+ years old	Mechanical	HVAC	2
4-0830	RWHS - Building 6	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
3-3483	RWHS - Building 6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink - not ADA compliant 50%	Plumbing	Plumbing - Fixtures	2
2-2327	RWHS - Building 7	Replace exterior doors and hardware to meet Visalia USD Standards. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2329	RWHS - Building 7	Roof Replacement Many repairs in valley. Needs new roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2328	RWHS - Building 7	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2325	RWHS - Building 7	Repair CMU Facade. (Allowance)	Facade- CMU	Building Envelope	Walls - Exterior Repair	2
2-2326	RWHS - Building 7	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-2332	RWHS - Building 7	Room 81 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2330	RWHS - Building 7	Room 81 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2331	RWHS - Building 7	Room 81 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2336	RWHS - Building 7	Room 82 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2340	RWHS - Building 7	Room 83 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2334	RWHS - Building 7	Room 82 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2338	RWHS - Building 7	Room 83 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2335	RWHS - Building 7	Room 82 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2339	RWHS - Building 7	Room 83 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0797	RWHS - Building 7	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
2-2305	RWHS - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards. Poor Condition.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2304	RWHS - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2302	RWHS - Building 8	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	1
2-2307	RWHS - Building 8	Roof Replacement (TPO) The roof needs to have the waterways cleaned for proper drainage. The TPO is beginning to show its age and will need to be replaced in 3+ years.	Roof- TPO	Building Envelope	Roof Replacement	2
2-2855	RWHS - Building 8	Roof Replacement (Tile) The roof needs to have the waterways cleaned for proper drainage. The TPO is beginning to show its age and will need to be replaced in 3+ years.	Roof- Tile	Building Envelope	Roof Replacement	2
2-2306	RWHS - Building 8	Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-2303	RWHS - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-1018	RWHS - Building 8	Replace chiller system	Chiller in building has several leaks to building inside.	Mechanical	HVAC	2
4-0792	RWHS - Building 8	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
4-0793	RWHS - Building 8	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
3-6236	RWHS - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3

Redwood High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2312	RWHS - Building 9	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-2315	RWHS - Building 9	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2314	RWHS - Building 9	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2316	RWHS - Building 9	Roof Maintenance Roof hatch curb needs stripping re-done.	Roof- BUR	Building Envelope	Roof Maintenance	4
2-2313	RWHS - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-6241	RWHS - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0483	RWHS - Building 10	Replace casework.	Not ADA compliant, outdated, scratches - 30% | Lots of scratches and scuffs - 40%	Architecture	Casework	2
3-0480	RWHS - Building 10	Repair / replace existing flooring and base throughout.	Sealed concrete shows wear - 35% | Conc. has a ton of wear and tear - 45%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0481	RWHS - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Scuffs, dents, paint chipped - 30%	Architecture	Walls - Interior Repair	3
3-0485	RWHS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, scuffs/ paint missing - 30%	Architecture	Doors - Interior	3
3-0492	RWHS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, paint missing - 35%	Architecture	Doors - Interior	3
3-0482	RWHS - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling in good condition - 15% | Ceiling is exposed, roof shows age - 30%	Architecture	Ceiling	4
2-2373	RWHS - Building 10	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2372	RWHS - Building 10	Replace exterior doors and hardware to meet Visalia USD Standards. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2371	RWHS - Building 10	Replace Steel frame window system.	Windows- Steel Frame | Single pane, not Title 24 compliant - 45%	Building Envelope	Windows	1
2-2370	RWHS - Building 10	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-2374	RWHS - Building 10	Roof Maintenance	Roof- BUR	Building Envelope	Roof Maintenance	3
4-0824	RWHS - Building 10	Replace MUA unit.	MUA unit are 15+ years old	Mechanical	HVAC	2
4-0825	RWHS - Building 10	Replace evaporative cooler unit.	Evap coolers are more than 10+ years old	Mechanical	HVAC	3
4-0834	RWHS - Building 10	Replace Exhaust Fans.	Rooftop Exhaust Fans are 10+ years old	Mechanical	HVAC	3
4-0835	RWHS - Building 10	Replace rooftop package units.	Rooftop Package Units is 2 years old	Mechanical	HVAC	4
3-0484	RWHS - Building 10	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink not ADA compliant - 35%	Plumbing	Plumbing - Fixtures	2
2-2310	RWHS - Building 12	Replace exterior doors and hardware to meet Visalia USD Standards. Poor Condition.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2733	RWHS - Building 12	Roof Replacement Well needs new roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2308	RWHS - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2311	RWHS - Building 12	Roof Maintenance	Roof- Tile	Building Envelope	Roof Maintenance	3
2-2309	RWHS - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0858	RWHS - Building 12	Replace Exhaust Fans.	Rooftop Exhaust Fans 10+ years old	Mechanical	HVAC	3
3-6233	RWHS - Building 12	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-2357	RWHS - Building 14	Repair Concrete Facade. (Allowance)	Facade- Concrete	Building Envelope	Walls - Exterior Repair	2
2-2358	RWHS - Building 14	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-2359	RWHS - Building 14	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2360	RWHS - Building 14	Roof Maintenance (Tile)	Roof- Tile	Building Envelope	Roof Maintenance	3
2-2885	RWHS - Building 14	Roof Maintenance (Shingle)	Roof- Shingle	Building Envelope	Roof Maintenance	3
4-0837	RWHS - Building 14	Replace Exhaust Fans.	Rooftop Exhaust Fans are 10+ years old	Mechanical	HVAC	3

Redwood High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-6238	RWHS - Building 14	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-2323	RWHS - Building 27	Replace exterior doors and hardware to meet Visalia USD Standards. Poor Condition.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2321	RWHS - Building 27	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-2324	RWHS - Building 27	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	2
2-2322	RWHS - Building 27	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-2319	RWHS - Building 28	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel and Wood	Building Envelope	Doors - Exterior	2
2-2317	RWHS - Building 28	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	3
2-2320	RWHS - Building 28	Roof Maintenance	Roof- BUR	Building Envelope	Roof Maintenance	3
2-2318	RWHS - Building 28	Continued Maintenace Recommended for Glass Bricks window system.	Windows- Glass Bricks	Building Envelope	Windows	3
3-6235	RWHS - Building 28	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-2347	RWHS - Building 29	Repair Cementation Boards Facade. (Allowance)	Facade- Cementation Boards	Building Envelope	Walls - Exterior Repair	1
2-2350	RWHS - Building 29	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	2
2-2349	RWHS - Building 29	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2886	RWHS - Building 29	Roof Maintenance	Roof- Tile	Building Envelope	Roof Maintenance	3
2-2348	RWHS - Building 29	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
4-0798	RWHS - Building 29	Replace rooftop package units.	Rooftop Package Units are 16 years old	Mechanical	HVAC	2
2-2295	RWHS - Building 30	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2296	RWHS - Building 30	Roof Maintenance Needs cleaning.	Roof- PVC	Building Envelope	Roof Maintenance	3
2-2293	RWHS - Building 30	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2294	RWHS - Building 30	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-2292	RWHS - Building 30	Continued Maintenace Recommended for Stucco Facade. Soffit at 105, leak at first floor, below a walkway drain. Find and repair leak.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0750	RWHS - Building 30	Replace rooftop package units.	Rooftop Package Units are 8 years old	Mechanical	HVAC	4
4-0751	RWHS - Building 30	Replace ductless mini-split.	Ductless Mini-Splits is 8 years old	Mechanical	HVAC	4
3-6240	RWHS - Building 30	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-3494	RWHS - Portables	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	2
3-3491	RWHS - Portables	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-3496	RWHS - Portables	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-6222	RWHS - Grounds (13)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-2901	RWHS - Portables		Windows - aluminum - 50%	Building Envelope	Windows	2
1-0336	RWHS - Grounds (13)	Restripe ADA stalls and add detectable warning surfaces to ramps.	North end of school ADA stalls need to be striped and are missing DWS	Civil		1
1-0337	RWHS - Grounds (13)	Install ADA ramps where cross walks are located.	ADA path to front of school has no ramps where crosswalks are located.	Civil		1
1-0338	RWHS - Grounds (13)	Restripe ADA parking stall to correct width which is 18'.	South end parking lot width between ADA stalls and parking stalls are 16	Civil		1
1-0340	RWHS - Grounds (13)	Restripe ADA stalls by south lot.	ADA stalls need restriping (south lot).	Civil		1
1-0329	RWHS - Grounds (13)	Possible maintenance issue. May need to reconfigure drainage design near weight room.	Drain by weight room floods (bubble up)	Civil		3
1-0330	RWHS - Grounds (13)	Reconfigure drainage design in landscaped area in front of academic building to prevent flooding.	No drains in front of academic building (floods in front next to shack)	Civil		3

Redwood High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0331	RWHS - Grounds (13)	Possible maintenance issue. May need to reconfigure drainage design near building 3.	Building 3 water bubbles up.	Civil		3
1-0334	RWHS - Grounds (13)	Remove and replace concrete around drainage inlet.	Multiple drains have cracking on or around them	Civil		3
1-0335	RWHS - Grounds (13)	Remove and replace crack concrete panels throughout site.	Concrete throughout site has cracking.	Civil		3
1-0339	RWHS - Grounds (13)	Seal cracks by south end of the parking lot.	Cracking throughout south end lot.	Civil		3
4-1779	RWHS - Field Lighting (15)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
3-3495	RWHS - Portables	Replace/upgrade interior lighting.	Lighting 2x4 LED 20%	Electrical	Lighting - Interior	4
4-1780	RWHS - Grounds (13)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-0851	RWHS - Grounds (13)	Replace rooftop package unit. (2 of 2)	Rooftop Package Units 15+ years old	Mechanical	HVAC	2
4-0841	RWHS - Grounds (13)	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
4-0855	RWHS - Grounds (5)	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
4-0795	RWHS - Grounds (5)	Replace Exhaust Fans.	Rooftop Exhaust Fans less than years old	Mechanical	HVAC	4
4-0796	RWHS - Grounds (5)	Replace rooftop package units.	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
4-0850	RWHS - Grounds (13)	Replace rooftop package unit. (1 of 2)	Rooftop Package Units less than 5 years old	Mechanical	HVAC	4
4-1895	RWHS - Grounds (13)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1781	RWHS - Grounds (13)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1782	RWHS - Grounds (13)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Sierra Vista High School (Redwood High School)

EXISTING SITE



Sierra Vista High School (Redwood High School)

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Sierra Vista High School (Redwood High School)

PROPOSED SITE



Sierra Vista High School (Redwood High School)

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portables with New Permanent Classroom Building

Sierra Vista High School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Sierra Vista High School	**$1,770,194**	**$2,438,193**	**$4,208,387**	**$322,893**	**$2,396,997**	**$6,928,277**
Building Envelope	$1,770,194	$512,385	$2,282,579	$228,415		$2,510,994
Architecture	$0	$1,181,587	$1,181,587	$94,478	$2,204,146	$3,480,210
Electrical		$554,682	$554,682		$65,304	$619,986
Plumbing		$189,540	$189,540			$189,540
Life Safety & Security			$0		$127,547	$127,547

Sierra Vista High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3499	SVHS - Building 1	Repair / replace existing flooring and base throughout.	Floor - laminate roll - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3500	SVHS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - GYP board painted 50%	Architecture	Walls - Interior Repair	2
3-3501	SVHS - Building 1	Replace casework.	Casework - 60%	Architecture	Casework	2
3-3502	SVHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., Frame H.M. 60%	Architecture	Doors - Interior	2
3-3503	SVHS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling GYP board painted 60%	Architecture	Ceiling	2
3-3505	SVHS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 60%	Architecture	Doors - Hardware Only	2
3-3507	SVHS - Building 1	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	2
2-2671	SVHS - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2672	SVHS - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2668	SVHS - Building 1	Repair Stucco Facade. Observed numerous cracks throughout. Keep track of Cracks and repair.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	1
2-2673	SVHS - Building 1	Roof Replacement Needs re-roof. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2669	SVHS - Building 1	Replace Wood frame window system. Dry Rot.	Windows- Wood Frame	Building Envelope	Windows	1
2-2670	SVHS - Building 1	Replace Steel frame window system.	Windows- Steel Frame | Windows - casbment - 60%	Building Envelope	Windows	2
3-3506	SVHS - Building 1	Replace fluorescent lighting with LED.	Lighting - 1x4 pendant florescent 50%	Electrical	Lighting - Interior	2
3-3504	SVHS - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - metal sinks - not ADA compliant - 60%	Plumbing	Plumbing - Fixtures	2
3-0511	SVHS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls have large scuffs, holes, and tears - 35%	Architecture	Walls - Interior Repair	2
3-0512	SVHS - Building 2	Replace casework.	Casework is not ADA compliant (at 36') - 45%	Architecture	Casework	2
3-0504	SVHS - Building 2	Repair / replace existing flooring and base throughout.	Carpet has few dark stains - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0506	SVHS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Chipped/ cracked tiles, mismatched tile - 35%	Architecture	Ceiling	3
3-0509	SVHS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Scuff marks, paint on door frame chipped - 20%	Architecture	Doors - Interior	4
2-2691	SVHS - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 compliant - 40%	Building Envelope	Windows	2
2-2692	SVHS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2690	SVHS - Building 2	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2693	SVHS - Building 2	Roof Maintenance Needs gutters cleaned.	Roof- Shingle	Building Envelope	Roof Maintenance	3
3-0507	SVHS - Building 2	Replace/upgrade interior lighting.	Title 24 Compliant, 1 bulb out - 25%	Electrical	Lighting - Interior	4
3-0516	SVHS - Building 3	Replace casework.	Casework is not ADA compliant, tons of wear (at 36") - 60%	Architecture	Casework	1
3-0513	SVHS - Building 3	Repair / replace existing flooring and base throughout.	VCT/ Resinous floor has stains, cracks, wear - 40%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0514	SVHS - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Holes, ton of scuffs - 35%	Architecture	Walls - Interior Repair	2
3-0515	SVHS - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, stains, cracks in ceiling - 40%	Architecture	Ceiling	2
3-0518	SVHS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Scoffs, paint chipped on door frame - 30%	Architecture	Doors - Interior	3
2-2675	SVHS - Building 3	Replace Wood frame window system. Dry Rot.	Windows- Wood Frame | Single pane, not Title 24 compliant - 55%	Building Envelope	Windows	1
2-2676	SVHS - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2674	SVHS - Building 3	Continued Maintenace Recommended for stucco facade. Damaged at lower areas, grade observed.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2677	SVHS - Building 3	Roof Maintenance HVAC Ducts need attention. Pipe penetrations. Clean roof.	Roof- Shingle	Building Envelope	Roof Maintenance	3
3-0517	SVHS - Building 3	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink is not ADA accessible - 50%	Plumbing	Plumbing - Fixtures	2

Sierra Vista High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0524	SVHS - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, door has scuffs/paint chipped - 35%	Architecture	Doors - Interior	2
3-0526	SVHS - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Large tears, holes, scuffs - 40%	Architecture	Walls - Interior Repair	2
3-0520	SVHS - Building 6	Repair / replace existing flooring and base throughout.	Few stains, CPP separating by teacher desk - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0522	SVHS - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, few tiles cracked - 30%	Architecture	Ceiling	3
3-0523	SVHS - Building 6	Replace casework.	Free standing, mixed with old and new - 30%	Architecture	Casework	3
2-2680	SVHS - Building 6	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2679	SVHS - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 Compliant - 45%	Building Envelope	Windows	2
2-2678	SVHS - Building 6	Continued Maintenace Recommended for wood facade. Minor damage at trim, observed where inspected.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-2681	SVHS - Building 6	Roof Maintenance Needs full cleaning and clear lots of tree debris.	Roof- TPO	Building Envelope	Roof Maintenance	3
3-1048	SVHS - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	No panic hardware, no kickplate, paint chipped - 30%	Architecture	Doors - Interior	3
3-1042	SVHS - Building 9	Repair / replace existing flooring and base throughout.	Carpet has very minimal wear - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1044	SVHS - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Great condition, looks new - 15% | Ceiling has scuffs, T-bar bent/ smashes in 1 area, and stains and holes - 25%	Architecture	Ceiling	4
3-1050	SVHS - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Few dents, minor holes, and scuffs in TB - 20%	Architecture	Walls - Interior Repair	4
2-2684	SVHS - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2683	SVHS - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows are single pane, not Title 24 Compliant - 45%	Building Envelope	Windows	2
2-2682	SVHS - Building 9	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2685	SVHS - Building 9	Roof Maintenance Needs full cleaning and clear lots of tree debris.	Roof- TPO	Building Envelope	Roof Maintenance	3
3-1045	SVHS - Building 9	Replace/upgrade interior lighting.	Title 24 compliant - 10%	Electrical	Lighting - Interior	4
3-1058	SVHS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	No panic hardware, no kickplate, paint chipped - 30%	Architecture	Doors - Interior	3
3-1052	SVHS - Building 10	Repair / replace existing flooring and base throughout.	Carpet has very minimal wear - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1054	SVHS - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Great condition, looks new - 15% | Ceiling has scuffs, T-bar bent/ smashes in 1 area, and stains and holes - 25%	Architecture	Ceiling	4
3-1060	SVHS - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Few dents, minor holes, and scuffs in TB - 20%	Architecture	Walls - Interior Repair	4
2-2689	SVHS - Building 10	Roof Replacement Need cleaning at roof and gutter. *Notated on District list of roofs to be replaced.	Roof- TPO	Building Envelope	Roof Replacement	1
2-2688	SVHS - Building 10	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2687	SVHS - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows are single pane, not Title 24 Compliant - 45%	Building Envelope	Windows	2
2-2686	SVHS - Building 10	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-1055	SVHS - Building 10	Replace/upgrade interior lighting.	Title 24 compliant - 10%	Electrical	Lighting - Interior	4
3-0500	SVHS - Portable 12	Replace interior doors and hardware to meet Visalia USD Standards.	No panic hardware, no kickplate, paint chipped - 30%	Architecture	Doors - Interior	3
3-0494	SVHS - Portable 12	Repair / replace existing flooring and base throughout.	Carpet has very minimal wear - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0495	SVHS - Portable 12	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes, scuffs in TB (tack board) - 15%	Architecture	Walls - Interior Repair	4
3-0496	SVHS - Portable 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Great condition, looks new - 15% | Ceiling has scuffs, T-bar bent/ smashes in 1 area, and stains and holes - 25%	Architecture	Ceiling	4

Sierra Vista High School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-6226	SVHS - Grounds (5)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-2902	SVHS - Portable 12		Windows are single pane, not Title 24 Compliant - 45%	Building Envelope	Windows	2
3-0497	SVHS - Portable 12	Replace/upgrade interior lighting.	Title 24 compliant - 10%	Electrical	Lighting - Interior	4
4-1903	SVHS - Grounds (5)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4

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Educational Options

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Charter Home School Academy

211 West Tulare Ave., Visalia, CA 93277

Rebekah Moor, Principal

CDS Code: 54 72256 6116909



Grade Level

K-8

Year Built

1962

Enrollment

166

Capacity

107

Building Area

12,808 SF

Site Acreage

1.39

The mission of Charter Home School Academy is to provide a positive alternative for parents who want to meet a child's needs by participating in their child's education at home. Charter Home School Academy is based on the belief that each student can succeed and deserves an education that is rigorous and well defined. We believe that success breeds success and that we can control the conditions of success by creating an environment where academic success is personalized and achievable for all children. Parents, working with credentialed teachers, prepare, monitor, and implement programs that enrich, challenge, and inspire students to embrace personalized academic success.

Primary goals of our program are:
- To provide a viable option for students and parents needing an alternative educational program due to various personal needs: health issues, safety concerns, learning disabilities, cultural and/or philosophical concerns.
- To individualize and pace instruction in order to achieve measurable student growth on the California Core State Standards.
- To prepare students for a successful return to traditional school sites if desired.

Charter Home School Academy

EXISTING SITE



Charter Home School Academy

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Charter Home School Academy

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Charter Home School Academy	**$148,244**	**$961,172**	**$1,109,415**	**$957,424**	**$3,342,565**	**$5,409,404**
Civil	$113,144	$9,477	$122,621			$122,621
Building Envelope		$929,825	$929,825	$75,747	$294,256	$1,299,828
Architecture		$0	$0	$322,685	$2,125,781	$2,448,466
Mechanical	$35,100		$35,100		$238,088	$273,188
Electrical			$0	$86,604	$174,253	$260,857
Plumbing		$21,870	$21,870	$62,985		$84,855
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$510,188	$510,188

Charter Home School Academy
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2423	CHSALT - Building 1	Room 6 Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2428	CHSALT - Building 1	Kitchen Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2766	CHSALT - Building 1	Roof Replacement Roof and gutters need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2474	CHSALT - Building 1	Roof Replacement Flashings throughout need to be resealed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2461	CHSALT - Building 1	Room 7 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-2465	CHSALT - Building 1	Room 8 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-2469	CHSALT - Building 1	Room 9 Continued Maintenance Recommended.	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-2473	CHSALT - Building 1	Room 10 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-2432	CHSALT - Building 1	Room 14 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2454	CHSALT - Building 1	Room 11 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-2455	CHSALT - Building 1	Room 11 Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2421	CHSALT - Building 1	Room 6 Continued Maintenace Recommended for Aluminum frame window system. Large Frame Good/ Small Fram Fair- Poor	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2426	CHSALT - Building 1	Kitchen Continued Maintenace Recommended for Aluminum frame window system. Large Frame Good/ Small Fram Fair- Poor	Windows- Aluminum Frame | Good, recommend clean - 10%	Building Envelope	Windows	3
2-2456	CHSALT - Building 1	Room 11 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2460	CHSALT - Building 1	Room 7 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2464	CHSALT - Building 1	Room 8 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2468	CHSALT - Building 1	Room 9 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2472	CHSALT - Building 1	Room 10 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2422	CHSALT - Building 1	Room 6 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2427	CHSALT - Building 1	Kitchen Continued Maintenance Recommended.	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2436	CHSALT - Building 1	Room 1 Continued Maintenance Recommended.	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2440	CHSALT - Building 1	Room 2 Continued Maintenance Recommended.	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2444	CHSALT - Building 1	Room 3 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2448	CHSALT - Building 1	Room 4 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2452	CHSALT - Building 1	Room 5 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2457	CHSALT - Building 1	Room 11 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2420	CHSALT - Building 1	Room 6 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2425	CHSALT - Building 1	Kitchen Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2430	CHSALT - Building 1	Room 14 Continued Maintenace Recommended for Brick Facade. Dry Rot at Soffit by downspouts.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4

Charter Home School Academy
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2434	CHSALT - Building 1	Room 1 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2438	CHSALT - Building 1	Room 2 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2442	CHSALT - Building 1	Room 3 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2446	CHSALT - Building 1	Room 4 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2450	CHSALT - Building 1	Room 5 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2459	CHSALT - Building 1	Room 7 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2463	CHSALT - Building 1	Room 8 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2467	CHSALT - Building 1	Room 9 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2471	CHSALT - Building 1	Room 10 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2431	CHSALT - Building 1	Room 14 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2435	CHSALT - Building 1	Room 1 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2439	CHSALT - Building 1	Room 2 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2443	CHSALT - Building 1	Room 3 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2447	CHSALT - Building 1	Room 4 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2451	CHSALT - Building 1	Room 5 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-3027	CHSALT - Building 1	Replace/upgrade interior lighting.	Title 24 Compliant - 15%	Electrical	Lighting - Interior	4
4-1062	CHSALT - Building 1	Replace Exhaust Fans.	Rooftop Exhaust non-functional	Mechanical	HVAC	1
4-1063	CHSALT - Building 1	Replace split system. (1 of 2)	Split system is 20+ years old	Mechanical	HVAC	1
4-1061	CHSALT - Building 1	Replace rooftop package unit.	Rooftop Package Unit is 5 years old	Mechanical	HVAC	4
4-1066	CHSALT - Building 1	Replace split system. (2 of 2)	Split system is 5 years old	Mechanical	HVAC	4
3-3029	CHSALT - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA - 40%	Plumbing	Plumbing - Fixtures	2
3-3037	CHSALT - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Need clean - 15%	Plumbing	Plumbing - Fixtures	3
1-0341	CHSALT - Grounds (2)	Remove and replace drive approach to make ADA compliant.	School Entrance driving approach is not ADA compliant (12.3%) - picture 1	Civil	Site Paving - New	1
1-0342	CHSALT - Grounds (2)	Remove and replace cracked concrete panels and add truncated domes.	No truncated domes and cracked concrete - picture 2	Civil	Site Paving - New	1
1-0343	CHSALT - Grounds (2)	Remove and replace striping for fire lane.	Fire lane needs restriping.	Civil	Site Paving - Maintenance	1
1-0344	CHSALT - Grounds (2)	Remove pavement and replace with concrete to make ADA compliant.	ADA stalls are pavement (4 stalls) - picture 3	Civil	Site Paving - Maintenance	1
1-0345	CHSALT - Grounds (2)	Remove and replace stalls with correct slopes to make ADA compliant.	Slopes at ADA stall are flat (at 0.1%)	Civil	Site Paving - New	1
1-0347	CHSALT - Grounds (2)	Remove and replace concrete. Possible tree removal.	Tree uplifting concrete in parking lot	Civil	Site Paving - Maintenance	1

Charter Home School Academy
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0346	CHSALT - Grounds (2)	Restripe parking lot (boys and girls club).	Boys and girls club needs restriping - picture 4	Civil	Site Paving - Maintenance	2
4-1797	CHSALT - Grounds (2)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1798	CHSALT - Grounds (2)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1896	CHSALT - Grounds (2)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1800	CHSALT - Grounds (2)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3
4-1799	CHSALT - Grounds (2)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3

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Creekside Community Day School

901 N Mooney Blvd, Visalia, CA 93291

Niels Burgess, Principal

CDS Code: 54 72256 0139212



Grade Level

7-12

Year Built

1968

Enrollment

30

Capacity

25

Building Area

24,236 SF

Site Acreage

1.50

Creekside Community Day School

EXISTING SITE



Creekside Community Day School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Creekside Community Day School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Creekside Community Day School	**$2,225,682**	**$951,106**	**$3,176,787**	**$1,190,774**	**$13,831,260**	**$18,198,821**
<BLANK>			$0		$0	$0
Civil	$188,528	$3,281	$191,808	$3,543		$195,351
Building Envelope	$1,824,529	$921,092	$2,745,621	$562,294	$95,196	$3,403,110
Architecture		$4,899	$4,899	$64,245	$13,002,462	$13,071,605
Mechanical	$212,625		$212,625		$165,811	$378,436
Electrical		$21,835	$21,835	$119,797	$57,604	$199,236
Plumbing			$0	$31,493		$31,493
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$510,188	$510,188

Creekside Community Day School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5944	CCDS - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 35%	Architecture	Doors - Interior	3
2-2608	CCDS - Building 7	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2609	CCDS - Building 7	Roof Replacement Granule loss. Delamination at perimeter, one pipe base open, cold/ open laps.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2607	CCDS - Building 7	Replace Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 45%	Building Envelope	Windows	1
2-2606	CCDS - Building 7	Repair Fiber Glass Board Facade. (Allowance)	Facade- Fiber Glass Board	Building Envelope	Walls - Exterior Repair	2
3-5936	CCDS - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 45%	Architecture	Ceiling	2
3-5938	CCDS - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 35%	Architecture	Doors - Interior	3
3-5934	CCDS - Building 8	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5935	CCDS - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 25%	Architecture	Walls - Interior Repair	4
2-2612	CCDS - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2611	CCDS - Building 8	Replace Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 45%	Building Envelope	Windows	1
2-2613	CCDS - Building 8	Roof Replacement Granule loss. Delamination at perimeter, one pipe base open, cold/ open laps.	Roof- TPO	Building Envelope	Roof Replacement	1
2-2610	CCDS - Building 8	Repair Fiber Glass Board Facade. (Allowance)	Facade- Fiber Glass Board	Building Envelope	Walls - Exterior Repair	2
3-5937	CCDS - Building 8	Replace/upgrade interior lighting.	Maintenance - 45%	Electrical	Lighting - Interior	2
4-1048	CCDS - Building 8	Replace Heat Pump units.	Bard Heat Pumps 20+ years old.	Mechanical	HVAC	1
2-2621	CCDS - Building 9	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2618	CCDS - Building 9	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2620	CCDS - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2619	CCDS - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2625	CCDS - Building 10	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2624	CCDS - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2622	CCDS - Building 10	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2623	CCDS - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2629	CCDS - Building 11	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2628	CCDS - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2626	CCDS - Building 11	Continued Maintenace Recommended for Wood Facade. Gutter Needs Replacement.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2627	CCDS - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2633	CCDS - Building 12	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2632	CCDS - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2630	CCDS - Building 12	Continued Maintenace on Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2631	CCDS - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-3097	CCDS - Building 13	Staff Lounge	Scuffs, tears, holes - 30%	Architecture	Walls - Interior Repair	2
3-3098	CCDS - Building 13	Staff Lounge	Tears, holes, chipped - 35%	Architecture	Ceiling	2
3-3104	CCDS - Building 13	Staff Lounge	Casework not ADA compliant - 30%	Architecture	Casework	2
3-3096	CCDS - Building 13	Staff Lounge	Minimal stains, recommend to clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3100	CCDS - Building 13	Staff Lounge	Wear and tear - 25%	Architecture	Casework	3
3-3102	CCDS - Building 13	Staff Lounge	Regular wear and tear, no kickplate - 25%	Architecture	Doors - Interior	3
2-2635	CCDS - Building 13	Replace Wood frame window system.	Windows- Wood Frame	Building Envelope	Windows	1
2-2636	CCDS - Building 13	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2634	CCDS - Building 13	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2

Creekside Community Day School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2637	CCDS - Building 13	Roof Maintenance Center ridge cap anchors need sealant. Pipe jacks need replacement.	Roof- Shingle	Building Envelope	Roof Maintenance	3
4-1050	CCDS - Building 13	Replace rooftop package unit.	Rooftop Package Unit is 20+ years old	Mechanical	HVAC	1
3-6268	CCDS - Building 13	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-2666	CCDS - Building 16	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2617	CCDS - Building 16	Portable Bathroom Roof Replacement Penetrations need sealing. Granule loss throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2616	CCDS - Building 16	Portable Bathroom Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2665	CCDS - Building 16	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2614	CCDS - Building 16	Portable Bathroom Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2615	CCDS - Building 16	Portable Bathroom Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-3088	CCDS - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Few tears and scuffs - 20%	Architecture	Walls - Interior Repair	3
3-3091	CCDS - Building 17	Replace casework.	Normal wear and tear - 25%	Architecture	Casework	3
3-3092	CCDS - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Normal wear and tear, no kickplate - 25%	Architecture	Doors - Interior	3
3-3087	CCDS - Building 17	Repair / replace existing flooring and base throughout.	Lightly stained - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3089	CCDS - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor cracks/ holes - 15%	Architecture	Ceiling	4
2-2639	CCDS - Building 17	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2638	CCDS - Building 17	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2640	CCDS - Building 17	Roof Replacement Needs new roof in next 2-3 years. Needs conduit support bases.	Roof- TPO	Building Envelope	Roof Replacement	1
3-3090	CCDS - Building 17	Replace/upgrade interior lighting.	Dirty, Title 24 compliant - 20%	Electrical	Lighting - Interior	3
4-1044	CCDS - Building 17	Replace Heat Pump units.	Bard Heat Pumps 20+ years old.	Mechanical	HVAC	1
2-2908	CCDS - Building 17		Recommend to clean - 20%		Windows	4
3-5953	CCDS - Building 18	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5954	CCDS - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 15%	Architecture	Walls - Interior Repair	4
3-5955	CCDS - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 15%	Architecture	Ceiling	4
3-5957	CCDS - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-5958	CCDS - Building 18	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2604	CCDS - Building 18	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2602	CCDS - Building 18	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2605	CCDS - Building 18	Roof Replacement Missing block at conduit. Discoloration and pondering throughout. Needs trees trimmed back from building.	Roof- TPO	Building Envelope	Roof Replacement	2
2-2603	CCDS - Building 18	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
3-5956	CCDS - Building 18	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
4-1047	CCDS - Building 18	Replace Heat Pump units.	Bard Heat Pump is 20+ years old.	Mechanical	HVAC	1
3-3065	CCDS - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Scuffs, tears, holes - 30%	Architecture	Walls - Interior Repair	2
3-3066	CCDS - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Tears, holes, chipped - 35%	Architecture	Ceiling	2
3-3064	CCDS - Building 21	Repair / replace existing flooring and base throughout.	Minimal stains, recommend to clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	3

Creekside Community Day School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3068	CCDS - Building 21	Replace casework.	Wear and tear - 25%	Architecture	Casework	3
3-3070	CCDS - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear, no kickplate - 25%	Architecture	Doors - Interior	3
2-2653	CCDS - Building 21	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2655	CCDS - Building 21	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2656	CCDS - Building 21	Roof Replacement Discoloration. Gutters and laps need attention.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-2654	CCDS - Building 21	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 25%	Building Envelope	Windows	3
3-3067	CCDS - Building 21	Replace/upgrade interior lighting.	Dirty, few bulbs are out - 30%	Electrical	Lighting - Interior	3
4-1046	CCDS - Building 21	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
3-3081	CCDS - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Few tears and scuffs - 20%	Architecture	Walls - Interior Repair	3
3-3084	CCDS - Building 22	Replace casework.	Normal wear and tear - 25%	Architecture	Casework	3
3-3085	CCDS - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Normal wear and tear, no kickplate - 25%	Architecture	Doors - Interior	3
3-3080	CCDS - Building 22	Repair / replace existing flooring and base throughout.	Lightly stained - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3082	CCDS - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor cracks/ holes - 15%	Architecture	Ceiling	4
2-2647	CCDS - Building 22	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2645	CCDS - Building 22	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-2648	CCDS - Building 22	Roof Maintenance Discoloration. Gutters need cleaning.	Roof- PVC	Building Envelope	Roof Maintenance	3
2-2646	CCDS - Building 22	Continued Maintenace Recommended for Wood frame window system.	Windows- Wood Frame | Recommend to clean - 20%	Building Envelope	Windows	3
3-3083	CCDS - Building 22	Replace/upgrade interior lighting.	Dirty, Title 24 compliant - 20%	Electrical	Lighting - Interior	3
3-3073	CCDS - Building 23	Repair / patch walls. Paint all previously painted interior surfaces.	Few tears and scuffs - 20%	Architecture	Walls - Interior Repair	3
3-3076	CCDS - Building 23	Replace casework.	Normal wear and tear - 25%	Architecture	Casework	3
3-3077	CCDS - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	Normal wear and tear, no kickplate - 25%	Architecture	Doors - Interior	3
3-3072	CCDS - Building 23	Repair / replace existing flooring and base throughout.	Lightly stained - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-3074	CCDS - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Minor cracks/ holes - 15%	Architecture	Ceiling	4
2-2649	CCDS - Building 23	Replace Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2651	CCDS - Building 23	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2652	CCDS - Building 23	Roof Maintenance Discoloration. Gutters need cleaning.	Roof- PVC	Building Envelope	Roof Maintenance	3
2-2650	CCDS - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 20%	Building Envelope	Windows	3
3-3075	CCDS - Building 23	Replace/upgrade interior lighting.	Dirty, Title 24 compliant - 20%	Electrical	Lighting - Interior	3
4-1045	CCDS - Building 23	Replace Heat Pump units.	Bard Heat Pumps 20+ years old.	Mechanical	HVAC	1
3-5946	CCDS - Building 25	Repair / replace existing flooring and base throughout.	Maintenance - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5947	CCDS - Building 25	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 15%	Architecture	Walls - Interior Repair	4
3-5948	CCDS - Building 25	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 15%	Architecture	Ceiling	4
3-5950	CCDS - Building 25	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-5952	CCDS - Building 25	Replace casework.	Maintenance - 20%	Architecture	Casework	4
2-2643	CCDS - Building 25	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2641	CCDS - Building 25	Replace Stucco Texture Board. Board Damaged.	Facade- Stucco Texture Board	Building Envelope	Walls - Exterior Repair	2
2-2642	CCDS - Building 25	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 20%	Building Envelope	Windows	3

Creekside Community Day School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2644	CCDS - Building 25	Roof Maintenance Gutter full of vegetation, remove.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
3-5949	CCDS - Building 25	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
2-2661	CCDS - Building 26	Repair Stucco facade. Damage at areas by front doors. Metal Flashing at bottom of extension walls slope towards the building, needs correction. Metal Flashing is rusted at areas, needs replacement.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	1
2-2664	CCDS - Building 26	Roof Replacement The roof is very weathered and due to have the roof replaced due to age and ridge shingle damage.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2663	CCDS - Building 26	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2662	CCDS - Building 26	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
3-5966	CCDS - Building 28	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 20%	Architecture	Walls - Interior Repair	4
3-5967	CCDS - Building 28	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 15%	Architecture	Ceiling	4
3-5969	CCDS - Building 28	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-5971	CCDS - Building 28	Replace casework.	Maintenance - 30%	Architecture	Casework	4
3-5976	CCDS - Building 28	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-5978	CCDS - Building 28	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5982	CCDS - Building 28	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-5983	CCDS - Building 28	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2598	CCDS - Building 28	Repair Cementous Board Facade. (Allowance)	Facade- Cementous Board	Building Envelope	Walls - Exterior Repair	1
2-2599	CCDS - Building 28	Replace Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 20%	Building Envelope	Windows	1
2-2600	CCDS - Building 28	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2601	CCDS - Building 28	Roof Replacement Granule loss throughout will to be cleaned, some pond is evident in the field of the roof. The perimeter edge is beginning to delaminate and separate, this will need to be addressed with full maintenance to preserve the building's interior. Re-roof will need to be performed in 3+ years.	Roof- BUR	Building Envelope	Roof Replacement	2
3-5981	CCDS - Building 28	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
4-1049	CCDS - Building 28	Replace Heat Pump units.	Bard Heat Pumps 20+ years old.	Mechanical	HVAC	1
3-6269	CCDS - Building 28	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-3134		Restrooms in cafeteria	Recommend to clean tile - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3135		Restrooms in cafeteria	Light stains - 30%	Architecture	Walls - Interior Repair	3
3-3136		Restrooms in cafeteria	Good - 20%	Architecture	Ceiling	4
3-3138		Restrooms in cafeteria	Light wear and tear - 25%	Architecture	Doors - Interior	4
3-6206	CCDS - Grounds (20)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-2659	CCDS - New Building	New Portable Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2657	CCDS - New Building	New Portable Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2658	CCDS - New Building	New Portable Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0365	CCDS - Grounds (20)	Add Dry wells, or other drainage options	Major flooding at basketball court	Civil		1
1-0366	CCDS - Grounds (20)	Remove and Replace Asphalt	Severely weathered basketball court	Civil		1
1-0367	CCDS - Grounds (20)	Add ADA Ramp to Front Entrance	No ADA access to staff lounge	Civil		1

Creekside Community Day School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0371	CCDS - Grounds (20)	Add ADA ramp to front office	No ADA access to front office	Civil		1
1-0372	CCDS - Grounds (20)	Add ADA Compliant drop off Area	No ADA at drop off area	Civil		1
1-0373	CCDS - Grounds (20)	Remove and Replace Drive Approach	Drive approach severely damaged and not ADA	Civil		1
1-0368	CCDS - Grounds (20)	Remove and Replace that Section of Concrete	Steep entrance to classroom	Civil		2
1-0369	CCDS - Grounds (20)	Remove and replace those sections	Cracked concrete at corner	Civil		3
4-1813	CCDS - Grounds (20)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1814	CCDS - Grounds (20)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1898	CCDS - Grounds (20)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1815	CCDS - Grounds (20)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1816	CCDS - Grounds (20)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Visalia Adult School

3110 E Houston Ave, Visalia, CA 93292

Tamara Olson, Principal

CDS Code: 54 72256 5435870



Grade Level

Adult

Year Built

1972

Enrollment

N/A

Capacity

N/A

Building Area

36,417 SF

Site Acreage

6.20

Visalia Adult School is committed to providing a wide range of academic and career technical programs including High School Diploma, GED, Adult Basic Education, and English as a Second Language, Industrial Arts, Business and medical educational programs. Visalia Adult School is full accredited by the Western Association of Schools and Colleges and employs qualified state certificated instructors in all educational programs. Adult education programs and classes are offered throughout the community of Visalia.

Visalia Adult School. We educate adults. We create futures.

Visalia Adult School students will:

- Achieve learning gains
- Use technology effectively
- Demonstrate persistence

Vision Statement: A community where every adult leads a life of self-reliance and dignity.

Visalia Adult School

EXISTING SITE



Visalia Adult School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Visalia Adult School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Visalia Adult School	**$648,473**	**$843,131**	**$1,491,603**	**$2,500,419**	**$7,083,346**	**$11,075,369**
<BLANK>			$0		$0	$0
Civil	$1,350	$14,135	$15,485			$15,485
Building Envelope	$566,123	$334,216	$900,338	$1,033,861	$920,140	$2,854,340
Architecture		$29,853	$29,853	$415,496	$4,907,199	$5,352,548
Mechanical	$81,000	$233,280	$314,280	$401,529	$505,936	$1,221,745
Electrical		$231,647	$231,647	$47,239	$299,405	$578,291
Plumbing			$0	$192,892	$110,541	$303,432
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$340,125	$340,125

Visalia Adult School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5985	VASALT - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - FRP / tackboard painted - 50%	Architecture	Walls - Interior Repair	2
3-5986	VASALT - Building 1	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5987	VASALT - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 30%	Architecture	Doors - Interior	3
3-5988	VASALT - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles -50%	Architecture	Ceiling	3
3-5990	VASALT - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-5992	VASALT - Building 1	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-5984	VASALT - Building 1	Repair / replace existing flooring and base throughout.	Floor - roll laminate - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-2887	VASALT - Building 1	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	1
2-2381	VASALT - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M. 50%	Building Envelope	Windows	2
2-2383	VASALT - Building 1	Roof Maintenance Needs cleaning.	Roof- Tile	Building Envelope	Roof Maintenance	3
2-2382	VASALT - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2380	VASALT - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-5991	VASALT - Building 1	Replace fluorescent lighting with LED.	Lighting - 2x4 ceiling mounted florescent - 50%	Electrical	Lighting - Interior	2
3-6006	VASALT - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - painted tackboard - 30%	Architecture	Walls - Interior Repair	2
3-6007	VASALT - Building 2	Replace casework.	Casework - 30%	Architecture	Casework	2
3-6008	VASALT - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 50%	Architecture	Doors - Interior	2
3-6009	VASALT - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles -50%	Architecture	Ceiling	2
3-6011	VASALT - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	2
3-6005	VASALT - Building 2	Repair / replace existing flooring and base throughout.	Floor - carpet / roll laminate - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-6013	VASALT - Building 2	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-2888	VASALT - Building 2	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	1
2-2387	VASALT - Building 2	Roof Replacement Granule loss throughout, needs routine maintenance to last for 3+ years before being replaced.	Roof- Tile	Building Envelope	Roof Replacement	2
2-2385	VASALT - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M. 30%	Building Envelope	Windows	2
2-2386	VASALT - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2384	VASALT - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-6012	VASALT - Building 2	Replace fluorescent lighting with LED.	Lighting - 2x4 ceiling mounted florescent - 50%	Electrical	Lighting - Interior	2
3-6270	VASALT - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition.	Plumbing	Plumbing - Fixtures	3
3-5995	VASALT - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - FRP / tackboard painted - 50%	Architecture	Walls - Interior Repair	2
3-5994	VASALT - Building 3	Repair / replace existing flooring and base throughout.	Floor - roll laminate - 20% | Carpet / VCT - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5996	VASALT - Building 3	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5997	VASALT - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 30%	Architecture	Doors - Interior	3
3-5998	VASALT - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles -50%	Architecture	Ceiling	3
3-6000	VASALT - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-6002	VASALT - Building 3	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3

Visalia Adult School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2889	VASALT - Building 3	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	1
2-2389	VASALT - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M. 50%	Building Envelope	Windows	2
2-2391	VASALT - Building 3	Roof Replacement Granule loss throughout, needs routine maintenance to last for 3+ years before being replaced.	Roof- Tile	Building Envelope	Roof Replacement	3
2-2390	VASALT - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2388	VASALT - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-6001	VASALT - Building 3	Replace fluorescent lighting with LED.	Lighting - 2x4 ceiling mounted florescent - 50%	Electrical	Lighting - Interior	2
3-6022	VASALT - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	2
3-6017	VASALT - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - GYP board / wall paper 50%	Architecture	Walls - Interior Repair	3
3-6018	VASALT - Building 5	Replace casework.	Casework - 30%	Architecture	Casework	3
3-6019	VASALT - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 50%	Architecture	Doors - Interior	3
3-6020	VASALT - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	3
3-6016	VASALT - Building 5	Repair / replace existing flooring and base throughout.	Floor - polish concrete - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-2840	VASALT - Building 5	Roof Maintenance (BUR) Well has penetration issues. Lots of repairs have been made.	Roof- BUR	Building Envelope	Roof Maintenance	2
2-2393	VASALT - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M. 50%	Building Envelope	Windows	2
2-2395	VASALT - Building 5	Roof Maintenance (Shingle) Well has penetration issues. Lots of repairs have been made.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2394	VASALT - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2392	VASALT - Building 5	Continued Maintenace Recommended for Stucco Facade. Perimeter Fascia- Wood- Dry Rot.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-6023	VASALT - Building 5	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-1068	VASALT - Building 5	Replace rooftop package unit. (2 of 2)	Heat pump unit is 10+ years old	Mechanical	HVAC	3
4-1069	VASALT - Building 5	Replace rooftop package unit. (1 of 2)	Mini-split system is 10+ years old	Mechanical	HVAC	3
3-6271	VASALT - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition.	Plumbing	Plumbing - Fixtures	3
3-6026	VASALT - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet / VCT | Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-6028	VASALT - Building 6	Replace casework.	Casework - 30%	Architecture	Casework	3
3-6029	VASALT - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 30%	Architecture	Doors - Interior	3
3-6030	VASALT - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-6032	VASALT - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - exterior pull / push bar, interior - levers - 40%	Architecture	Doors - Hardware Only	3
3-6054	VASALT - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 15% | Walls - GYP board / wall paper 40%	Architecture	Walls - Interior Repair	3
3-6057	VASALT - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6058	VASALT - Building 6	Replace casework.	Maintenance - 15%	Architecture	Casework	4
3-6097	VASALT - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6102	VASALT - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6103	VASALT - Building 6	Replace casework.	Maintenance - 15%	Architecture	Casework	4

Visalia Adult School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2856	VASALT - Building 6	Roof Replacement (BUR) Major granule loss throughout the roof is present and the roof is due to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2415	VASALT - Building 6	Roof Replacement (Shingle) Major granule loss throughout the roof is present and the roof is due to be replaced.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2412	VASALT - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. single pane 50%	Building Envelope	Windows	2
2-2414	VASALT - Building 6	Continued Maintenace Recommended for Steel Roll Up Door.	Doors- Roll Up- Steel	Building Envelope	Doors - Exterior	4
2-2413	VASALT - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2411	VASALT - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-6033	VASALT - Building 6	Replace fluorescent lighting in administrative area with LED. Building observed to have both LED and fluorescent lighting in place.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
3-6056	VASALT - Building 6	Replace/upgrade interior lighting. Building observed to have both LED and fluorescent lighting in place.	Maintenance - 15%	Electrical	Lighting - Interior	4
4-1067	VASALT - Building 6	Replace rooftop package unit. (3 of 3)	Rooftop Package Units are 15+ years old	Mechanical	HVAC	2
4-1071	VASALT - Building 6	Replace rooftop package unit. (1 of 3)	Heat pump unit is 16 years old	Mechanical	HVAC	2
4-1070	VASALT - Building 6	Replace rooftop package unit. (2 of 3)	Heat pump unit is 10+ years old	Mechanical	HVAC	3
3-6031	VASALT - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink - ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-6081	VASALT - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 15%	Architecture	Ceiling	4
3-6084	VASALT - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6085	VASALT - Building 7	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-6086	VASALT - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 15%	Architecture	Walls - Interior Repair	4
3-6089	VASALT - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6090	VASALT - Building 7	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2890	VASALT - Building 7	Roof Replacement Major granule loss throughout the roof is present and the roof is due to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2410	VASALT - Building 7	Roof Maintenance Clean roof gutter.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2409	VASALT - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2407	VASALT - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-2408	VASALT - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Maintenance - 15%	Building Envelope	Windows	4
3-6088	VASALT - Building 7	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
4-1072	VASALT - Building 7	Replace rooftop package unit.	VRF system is less than 5 years old	Mechanical	HVAC	4
3-6083	VASALT - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Maintenance - 15% ADA compliant	Plumbing	Plumbing - Fixtures	4
3-6060	VASALT - Building 8	Repair / replace existing flooring and base throughout.	Maintenance - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-6061	VASALT - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 15%	Architecture	Walls - Interior Repair	4
3-6062	VASALT - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 15%	Architecture	Ceiling	4
3-6064	VASALT - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6065	VASALT - Building 8	Replace casework.	Maintenance - 15%	Architecture	Casework	4
3-6071	VASALT - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 20%	Architecture	Doors - Interior	4

Visalia Adult School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-6072	VASALT - Building 8	Replace casework.	Maintenance - 20%	Architecture	Casework	4
3-6078	VASALT - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
2-2406	VASALT - Building 8	Roof Replacement Dry Rot, soft areas throughout roof. Delaminating perimeter capset	Roof- BUR	Building Envelope	Roof Replacement	1
2-2405	VASALT - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2404	VASALT - Building 8	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2403	VASALT - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-6063	VASALT - Building 8	Replace/upgrade interior lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-6077	VASALT - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Maintenance - 15% ADA compliant	Plumbing	Plumbing - Fixtures	4
2-2909	VASALT - Building 8		Maintenance - 15%		Windows	4
2-2397	VASALT - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2398	VASALT - Building 9	Roof Replacement Some ridging., may dry.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2396	VASALT - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-6039	VASALT - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 30%	Architecture	Doors - Interior	2
3-6042	VASALT - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - pull / push bar - 50%	Architecture	Doors - Hardware Only	2
3-6036	VASALT - Building 10	Repair / replace existing flooring and base throughout.	Floor - carpet / roll laminate - 40%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-6037	VASALT - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-6038	VASALT - Building 10	Replace casework.	Casework - 30%	Architecture	Casework	3
3-6040	VASALT - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-6044	VASALT - Building 10	Replace markerboards in classrooms.	Markerboard - 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-2400	VASALT - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - single pane 50%	Building Envelope	Windows	2
2-2402	VASALT - Building 10	Roof Maintenance Anchors at penetrations and panels need replacement, and clean.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2401	VASALT - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2399	VASALT - Building 10	Continued Maintenace Recommended for Stucco Facade. Perimeter Fascia- Wood- Dry Rot.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-6043	VASALT - Building 10	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-1074	VASALT - Building 10	Replace evaporative cooler unit.	Evap coolers are 20+ years old	Mechanical	HVAC	1
4-1073	VASALT - Building 10	Replace Heat Pump units.	Bard Heat Pumps are 5-10 years old.	Mechanical	HVAC	4
3-6041	VASALT - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink - ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-6050	VASALT - New Building	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6051	VASALT - New Building	Replace casework.	Maintenance - 15%	Architecture	Casework	4
3-6230	VASALT - Grounds (4)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-2418	VASALT - New Building	New Portable Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2416	VASALT - New Building	New Portable Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4

Visalia Adult School
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2419	VASALT - New Building	New Portable (BUR)	Roof- BUR	Building Envelope	Roof Maintenance	4
2-2834	VASALT - New Building	New Portable (SSM)	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-2417	VASALT - New Building	New Portable Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0350	VASALT - Grounds (4)	Add truncated domes to drive approaches to make ADA compliant.	DA's to drop off are not ADA compliant, no truncated	Civil	Site Paving - New	1
1-0348	VASALT - Grounds (4)	Possible maintenance issue. May need to reconfigure drainage design.	Dry well floods and gets filled with sand	Civil	Site Drainage	2
1-0349	VASALT - Grounds (4)	Remove and replace concrete.	Concrete slope 3.8% (room 34)	Civil	Site Paving - New	2
4-1840	VASALT - Grounds (4)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1841	VASALT - Grounds (4)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1899	VASALT - Grounds (4)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1842	VASALT - Grounds (4)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1843	VASALT - Grounds (4)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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Visalia Charter Independent Study (VCIS East)

1821 West Meadow Ln., Visalia, CA 93291

Carli Hawkins, Principal

CDS Code: 54 72256 0109751



Grade Level

9-12 (VCIS)

Year Built

1959

Enrollment

551 (VCIS)

Capacity

637 (VCIS)

Building Area

17,815 SF

Site Acreage

1.50

Academic Excellence. One Student at a Time.

Visalia Charter Independent Study (VCIS) is a charter school focused on meeting the needs of students in grades 9-12 who desire a flexible approach to education. VCIS incorporates individual, yet structured, and blended learning approaches to meet the needs of each student.

All students receive a customized schedule based on individual need. They are assigned a credentialed teacher to meet with weekly who oversees their educational progress. Students take some classes on-site (once a week), with credentialed teachers. They also may work independently and work at their own pace.

VUSD's only Independent Study Program - As the only independent study program in Visalia Unified, we have the added benefit of support and expertise from a large district. This allows our students an easy transition to and from our program and a viable academic program.
UC Approved, WASC Accredited - VCIS has earned a six-year accreditation from the Western Association of Schools & Colleges (WASC). Our curriculum is UC and NCAA approved for those students interested in a four year college path.
Study Independently: On Campus or Online - VCIS is home to the only blended learning program in Tulare County. We offer a full spectrum of independent study courses plus a comprehensive online curriculum.
Electives Designed to Expand the Mind - We offer a wide variety of electives that are not only stimulating and challenging, but fun! Elective courses include a culinary pathway, performing arts, science and engineering, parenting, and much more.

Visalia Charter Independent Study (VCIS East)

EXISTING SITE



Visalia Charter Independent Study (VCIS East)

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Visalia Charter Independent Study (VCIS East)

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Visalia Charter Independent Study (VCIS East)	**$191,700**	**$130,135**	**$321,835**	**$1,505,970**	**$673,907**	**$2,501,712**
Civil	$29,700		$29,700			$29,700
Building Envelope			$0	$529,639	$24	$529,663
Architecture		$0	$0	$448,831	$0	$448,831
Mechanical	$162,000	$21,870	$183,870		$425,156	$609,026
Electrical		$103,891	$103,891	$47,239	$121,180	$272,310
Plumbing		$4,374	$4,374	$70,858		$75,232
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

Visalia Charter Independent Study (VCIS East)
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-6115	VCISE - Building 1	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	2
3-3139	VCISE - Building 1	Repair / replace existing flooring and base throughout.	CPT still in great condition, light - 15% | Carpet in great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3140	VCISE - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Wear and tear, few scuffs - 10%	Architecture	Walls - Interior Repair	3
3-3141	VCISE - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few tiles are slightly warped - 20% | Tiles slightly warped, watermarks - 30% | Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-3146	VCISE - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-3153	VCISE - Building 1	Replace casework.	Casework not ADA (36" tall) - 20%	Architecture	Casework	3
3-3160	VCISE - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplates - 20%	Architecture	Doors - Interior	3
3-3166	VCISE - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, regular wear and tear - 25%	Architecture	Doors - Interior	3
3-3172	VCISE - Building 1	Replace casework.	Casework has wear and tear, looks outdated, casework not ADA at 36" tall - 30%	Architecture	Casework	3
3-3179	VCISE - Building 1	Replace casework.	Outdated, cabinet doors aren't sitting flush - 30%	Architecture	Casework	3
3-6108	VCISE - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door wood, frame H.M. - 50%	Architecture	Doors - Interior	3
3-6112	VCISE - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - lever - 30%	Architecture	Doors - Hardware Only	3
3-6119	VCISE - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door wood, frame H.M. - 40%	Architecture	Doors - Interior	3
3-6122	VCISE - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - interior lever, exterior pull / push bar 40%	Architecture	Doors - Hardware Only	3
3-6129	VCISE - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door wood, frame H.M. - 40%	Architecture	Doors - Interior	3
3-6132	VCISE - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - lever - 30%	Architecture	Doors - Hardware Only	3
3-3151	VCISE - Building 1	Replace casework.	Casework in RR was decent, 1 door not fastened correctly - 15%	Architecture	Casework	4
3-3159	VCISE - Building 1	Replace casework.	Casework in good condition but not ADA (36" tall) - 15%	Architecture	Casework	4
3-3170	VCISE - Building 1	Replace casework.	Casework in good condition - 10%	Architecture	Casework	4
3-6140	VCISE - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance -15%	Architecture	Doors - Interior	4
3-6147	VCISE - Building 1	Replace toilet partitions.	Maintenance -15%	Architecture	Restroom - Toilet Partitions	4
3-6152	VCISE - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance -15%	Architecture	Doors - Interior	4
3-6159	VCISE - Building 1	Replace toilet partitions.	Maintenance -15%	Architecture	Restroom - Toilet Partitions	4
2-2534	VCISE - Building 1	Continued Maintenace Recommended for Rock Veneer Facade.	Facade- Rock Veneer	Building Envelope	Walls - Exterior Cleaning	3
2-2533	VCISE - Building 1	Continued Maintenace Recommended for Stucco Facade. Observed Cracks and Holes. Missing Electrical Cover Boxes Throughout.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2537	VCISE - Building 1	Roof Maintenance Pipes and penetrations need to be sealed using silicone 3 course methood.	Roof- BUR	Building Envelope	Roof Maintenance	3
2-2767	VCISE - Building 1	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2535	VCISE - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance -25% - single pane	Building Envelope	Windows	3
2-2536	VCISE - Building 1	Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
3-6113	VCISE - Building 1	Replace fluorescent lighting with LED. Building observed to have both LED and fluorescent lighting in place.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
3-3142	VCISE - Building 1	Replace/upgrade interior lighting. Building observed to have both LED and fluorescent lighting in place.	Title 24 compliant - 10%	Electrical	Lighting - Interior	4
4-1083	VCISE - Building 1	Replace rooftop package unit. (3 of 3)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-1084	VCISE - Building 1	Replace small ductless mini-split.	Ductless Mini-Splits small 15+ years old	Mechanical	HVAC	2
4-1081	VCISE - Building 1	Replace rooftop package unit. (1 of 3)	Rooftop Package Units are 5-10 years old	Mechanical	HVAC	4
4-1082	VCISE - Building 1	Replace rooftop package unit. (2 of 3)	Rooftop Package Units are 10-15 years old	Mechanical	HVAC	4

Visalia Charter Independent Study (VCIS East)
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

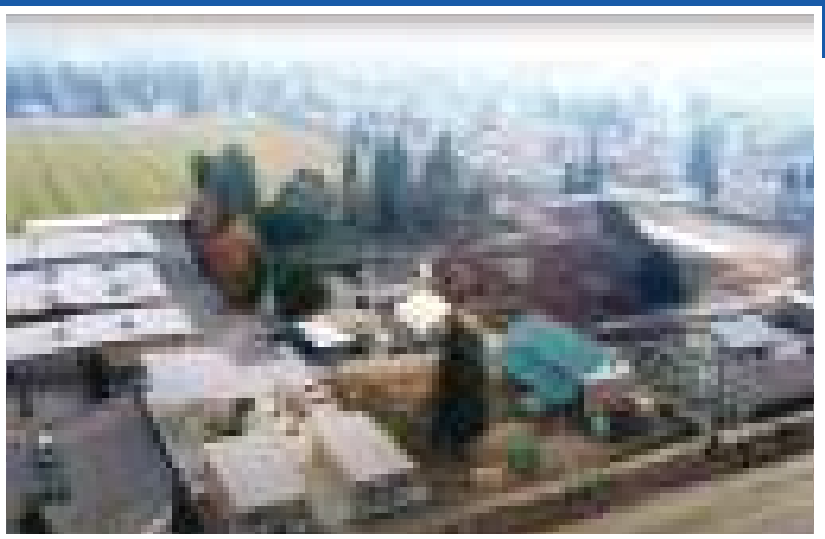
Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1086	VCISE - Building 1	Replace water heater	Water heater is 15+ years old	Plumbing	Plumbing - Water Heater	2
3-3152	VCISE - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Height ADA, but not wheelchair accessible - 10% | Sinks not ADA accessible - 20%	Plumbing	Plumbing - Fixtures	3
1-0351	VCISE - Grounds (2)	Add fire access striping in designated areas.	No fire access striping/ designated area	Civil	Site Paving - New	1
1-0352	VCISE - Grounds (2)	Remove and replace busted curb and drive approach to make ADA compliant.	Busted concrete and ramps at drive approach non-compliant (no truncated domes) - pictures 1-2	Civil	Site Paving - New	1
1-0353	VCISE - Grounds (2)	Remove and replace busted curb.	Busted curb in parking lot area - picture 3	Civil	Site Paving - Maintenance	1
1-0354	VCISE - Grounds (2)	Install truncated domes to make ADA compliant.	No truncated domes on ADA ramps - picture 4	Civil	Site Paving - New	1
4-1802	VCISE - Grounds (2)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1803	VCISE - Grounds (2)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1900	VCISE - Grounds (2)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1804	VCISE - Grounds (2)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1805	VCISE - Grounds (2)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

Visalia Technical Early College High School (VTEC)

2245 South Linwood, Visalia, CA 93277

Scott Braun, Principal

CDS Code: 54 72256 0120659



Grade Level

9-12

Year Built

1953

Enrollment

229

Capacity

362

Building Area

24,977 SF

Site Acreage

35

The vision of VTEC High School is that students will learn best when they are engaged in high interest, meaningful, “hands on” curricular activities that are based on clear academic and technical standards.

Visalia Technical Early College High School (VTEC) provides an educational experience that supports students, both academically and emotionally, while developing their plan for the future.

To attain this goal, our school will:
- Focus on early college experiences and opportunities for ALL students.
- Assist ALL students in the development of a “10 Year Plan” utilizing the “Get Focused, Stay Focused” curriculum.
- Offer ALL students a “Hands-On” approach to learning with an emphasis on career readiness.
- Incorporate the 6 C’s of 21st Century Learning into all aspects of the educational experience.
- Maintain a caring and encouraging learning environment for ALL.

Visalia Technical Early College High School (VTEC)

EXISTING SITE



Visalia Technical Early College High School (VTEC)

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Visalia Technical Early College High School (VTEC)

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Visalia Technical Early College High School (VTEC)	**$2,297,331**	**$1,230,024**	**$3,527,356**	**$1,858,134**	**$829,658**	**$6,215,147**
Civil	$236,853	$5,103	$241,956			$241,956
Building Envelope	$1,979,478	$864,066	$2,843,544	$763,504	$72,520	$3,679,568
Architecture		$40,824	$40,824	$551,384	$86,785	$678,994
Mechanical	$81,000	$236,196	$317,196	$86,604	$102,038	$505,838
Electrical			$0	$47,239	$334,479	$381,718
Plumbing		$83,835	$83,835		$106,289	$190,124
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

Visalia Technical Early College High School (VTEC)
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3245	VTEC - P-1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-3243	VTEC - P-1	Replace casework.	Not ADA (36"), but good condition - 15%	Architecture	Casework	4
3-3244	VTEC - P-1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA accessible sink - 15%	Plumbing	Plumbing - Fixtures	4
3-3232	VTEC - Building 1	Repair / replace existing flooring and base throughout.	Wear and tear, cracks - 35%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3233	VTEC - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Light marks - 20%	Architecture	Walls - Interior Repair	3
3-3234	VTEC - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good, few chips - 20% | Numerous tiles are chipped, cracked - 30%	Architecture	Ceiling	3
3-3237	VTEC - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-3235	VTEC - Building 1	Replace casework.	Not ADA (36"), but good condition - 15%	Architecture	Casework	4
2-2564	VTEC - Building 1	Roof Replacement Dry rot on deck. Needs re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2563	VTEC - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-2561	VTEC - Building 1	Replace Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 10%	Building Envelope	Windows	2
2-2562	VTEC - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2560	VTEC - Building 1	Continued Maintenace Recommended for Aluminum Siding Facade.	Facade- Aluminum Siding	Building Envelope	Walls - Exterior Cleaning	3
4-1089	VTEC - Building 1	Replace Heat Pump units.	Bard Heat Pumps are 15-20 years old.	Mechanical	HVAC	2
3-3236	VTEC - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA accessible sink - 15%	Plumbing	Plumbing - Fixtures	4
3-3230	VTEC - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-3228	VTEC - Building 2	Replace casework.	Not ADA (36"), but good condition - 15%	Architecture	Casework	4
2-2568	VTEC - Building 2	Roof Replacement Deck has dry rot. Need re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2565	VTEC - Building 2	Repair Fiber Glass Paneling. (Allowance)	Facade- Fiber Glass Paneling	Building Envelope	Walls - Exterior Repair	2
2-2566	VTEC - Building 2	Replace Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 10%	Building Envelope	Windows	2
2-2567	VTEC - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
3-3229	VTEC - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA accessible sink - 15%	Plumbing	Plumbing - Fixtures	4
3-3218	VTEC - Building 3	Repair / replace existing flooring and base throughout.	Wear and tear, cracks - 35%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3219	VTEC - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Light marks - 20%	Architecture	Walls - Interior Repair	3
3-3223	VTEC - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-3220	VTEC - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good, few chips - 20%	Architecture	Ceiling	4
3-3221	VTEC - Building 3	Replace casework.	Not ADA (36"), but good condition - 15%	Architecture	Casework	4
2-2572	VTEC - Building 3	Roof Replacement Needs maintenance package, or re-roof.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2571	VTEC - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2569	VTEC - Building 3	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2570	VTEC - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 10%	Building Envelope	Windows	4
3-3222	VTEC - Building 3	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA accessible sink - 15%	Plumbing	Plumbing - Fixtures	4
2-2552	VTEC - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2549	VTEC - Building 4	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-2551	VTEC - Building 4	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-2553	VTEC - Building 4	Continued Maintenance Recommended. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	3

Visalia Technical Early College High School (VTEC)
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2555	VTEC - Building 4	Roof Maintenance	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-2554	VTEC - Building 4	Continued Maintenance Recommended (Fiber Glass)	Doors- Fiber Glass	Building Envelope	Doors - Exterior	4
2-2550	VTEC - Building 4	Continued Maintenace Recommended for Vinyl frame window system.	Windows- Vinyl Frame	Building Envelope	Windows	4
4-1088	VTEC - Building 4	Replace split system	Split system is 15+ years old	Mechanical	HVAC	2
2-2558	VTEC - Building 6	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2556	VTEC - Building 6	Repair Metal Panels. (Allowance) Rusted, Open Holes, Missing Penetration Flashing.	Facade- Corrugated Metal Panels	Building Envelope	Walls - Exterior Repair	1
2-2559	VTEC - Building 6	Roof Replacement	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-2557	VTEC - Building 6	Replace Wood frame window system. Dry Rot.	Windows- Wood Frame	Building Envelope	Windows	1
3-3181	VTEC - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Relatively fresh paint with few scuffs - 25% | Maintenance - 25% Asbestos in walls near welding area	Architecture	Walls - Interior Repair	3
3-3182	VTEC - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few chips/ cracks, exposed duct in staff room - 20% | Maintenance - 20%	Architecture	Ceiling	3
3-6164	VTEC - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 20%	Architecture	Doors - Interior	3
3-6165	VTEC - Building 7	Replace casework.	Casework	Architecture	Casework	3
3-6174	VTEC - Building 7	Repair / replace existing flooring and base throughout.	Maintenance - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3184	VTEC - Building 7	Replace casework.	Minimal wear and tear - 15%	Architecture	Casework	4
3-3186	VTEC - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 20%	Architecture	Doors - Interior	4
3-6178	VTEC - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6180	VTEC - Building 7	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2593	VTEC - Building 7	Roof Replacement Granule loss, delamination along perimeter.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2592	VTEC - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2589	VTEC - Building 7	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-2590	VTEC - Building 7	Continued Maintenace on Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-2591	VTEC - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommend to clean - 15%	Building Envelope	Windows	4
3-3183	VTEC - Building 7	Replace interior lights with LED lighting.	Title 24 compliant - 15%	Electrical	Lighting - Interior	4
4-1093	VTEC - Building 7	Replace rooftop package unit. (2 of 2)	Rooftop Package Unit is more than 20+ years old	Mechanical	HVAC	1
4-1091	VTEC - Building 7	Replace Exhaust Fans.	Rooftop Exhaust Fans are 15+ years old	Mechanical	HVAC	2
4-1094	VTEC - Building 7	Replace small ductless mini-split.	Ductless Mini-Splits small 10+ years old	Mechanical	HVAC	3
4-1090	VTEC - Building 7	Replace evaporative cooler unit.	Evap coolers are less than 5 years old	Mechanical	HVAC	4
4-1092	VTEC - Building 7	Replace rooftop package unit. (1 of 2)	Rooftop Package Unit is less than 5 years old	Mechanical	HVAC	4
3-3185	VTEC - Building 7	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant - 30%	Plumbing	Plumbing - Fixtures	2
3-3189	VTEC - Building 8	Repair / replace existing flooring and base throughout.	Dirty in main path of travel area - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3191	VTEC - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few chips/ cracks, exposed duct in staff room - 20% | 1 giant crack in ceiling - 30%	Architecture	Ceiling	3
3-3190	VTEC - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Relatively fresh paint with few scuffs - 25%	Architecture	Walls - Interior Repair	4
3-3193	VTEC - Building 8	Replace casework.	Minimal wear and tear - 15%	Architecture	Casework	4
3-3195	VTEC - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 20%	Architecture	Doors - Interior	4
2-2597	VTEC - Building 8	Roof Replacement Granule loss, throughout. Delamination along perimeters.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2596	VTEC - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2594	VTEC - Building 8	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2595	VTEC - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommend to clean - 15%	Building Envelope	Windows	4
3-3192	VTEC - Building 8	Replace interior lights with LED lighting.	Title 24 compliant - 15%	Electrical	Lighting - Interior	4
4-1095	VTEC - Building 8	Replace rooftop package unit.	Rooftop Package Unit is more than 20+ years old	Mechanical	HVAC	1
3-3188	VTEC - Building 8	Replace HVAC.	Air quality terrible!! - 75%	Mechanical	HVAC	1
3-3194	VTEC - Building 8	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant - 30%	Plumbing	Plumbing - Fixtures	2
3-6181	VTEC - Building 9	Repair / replace existing flooring and base throughout.	Maintenance - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-6182	VTEC - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 10%	Architecture	Walls - Interior Repair	4
3-6183	VTEC - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 15%	Architecture	Ceiling	4
3-6185	VTEC - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6187	VTEC - Building 9	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2580	VTEC - Building 9	Roof Replacement All trees need trimming. Penetrations need sealing.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-2579	VTEC - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2578	VTEC - Building 9	Continued Maintenace on Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
3-6184	VTEC - Building 9	Replace interior lights with LED lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
4-1096	VTEC - Building 9	Replace rooftop package unit.	Heat pump unit is 10 years old	Mechanical	HVAC	3
3-6189	VTEC - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 25% Asbestos in walls near welding area	Architecture	Walls - Interior Repair	3
3-6190	VTEC - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 20%	Architecture	Ceiling	3
3-6192	VTEC - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 20%	Architecture	Doors - Interior	3
3-6193	VTEC - Building 10	Replace casework.	Casework	Architecture	Casework	3
3-6188	VTEC - Building 10	Repair / replace existing flooring and base throughout.	Maintenance - 25%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-2577	VTEC - Building 10	Roof Replacement Needs thorough cleaning. Trees need trimming.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-2576	VTEC - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2573	VTEC - Building 10	Continued Maintenace on Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	3
2-2574	VTEC - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2575	VTEC - Building 10	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-6191	VTEC - Building 10	Replace interior lights with LED lighting.	Maintenance - 20%	Electrical	Lighting - Interior	4
4-1097	VTEC - Building 10	Replace rooftop package unit.	Heat pump unit is 10-15 years old	Mechanical	HVAC	3
3-3209	VTEC - Building 11	Repair / replace existing flooring and base throughout.	Dirty in main path of travel area - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3211	VTEC - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few chips/ cracks, exposed duct in staff room - 20% | Ceiling is cracked, warped tiles, some watermarks - 30%	Architecture	Ceiling	3
3-3210	VTEC - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Relatively fresh paint with few scuffs - 25%	Architecture	Walls - Interior Repair	4
3-3213	VTEC - Building 11	Replace casework.	Minimal wear and tear - 15%	Architecture	Casework	4
3-3215	VTEC - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 20%	Architecture	Doors - Interior	4
2-2545	VTEC - Building 11	Roof Replacement Repairs throughout need an overlay.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-2544	VTEC - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2542	VTEC - Building 11	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-2543	VTEC - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 15%	Building Envelope	Windows	3
3-3212	VTEC - Building 11	Replace interior lights with LED lighting.	Title 24 compliant - 15%	Electrical	Lighting - Interior	4
3-3208	VTEC - Building 11	Replace HVAC.	Room 8's air quality smells weird!!	Mechanical	HVAC	1

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1098	VTEC - Building 11	Replace Heat Pump units. (1 of 2)	Bard Heat Pumps are 15-20 years old.	Mechanical	HVAC	2
4-1099	VTEC - Building 11	Replace Heat Pump units. (2 of 2)	Bard Heat Pumps are 5-10 years old.	Mechanical	HVAC	4
3-3214	VTEC - Building 11	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant - 30%	Plumbing	Plumbing - Fixtures	4
3-3199	VTEC - Building 12	Repair / replace existing flooring and base throughout.	Dirty in main path of travel area - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3201	VTEC - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few chips/ cracks, exposed duct in staff room - 20% | Ceiling is cracked, warped tiles, some watermarks - 30%	Architecture	Ceiling	3
3-3200	VTEC - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Relatively fresh paint with few scuffs - 25%	Architecture	Walls - Interior Repair	4
3-3203	VTEC - Building 12	Replace casework.	Minimal wear and tear - 15%	Architecture	Casework	4
3-3205	VTEC - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 20%	Architecture	Doors - Interior	4
2-2541	VTEC - Building 12	Roof Replacement Repairs throughout needs overlay.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-2540	VTEC - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2539	VTEC - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean - 15%	Building Envelope	Windows	3
2-2538	VTEC - Building 12	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
3-3202	VTEC - Building 12	Replace interior lights with LED lighting.	Title 24 compliant - 15%	Electrical	Lighting - Interior	4
3-3204	VTEC - Building 12	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant - 30%	Plumbing	Plumbing - Fixtures	4
2-2547	VTEC - Building 14	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2546	VTEC - Building 14	Repair Metal Panels. (Allowance) Multiple Holes were Observed Needing Plugging.	Facade- Metal Panels	Building Envelope	Walls - Exterior Repair	2
2-2548	VTEC - Building 14	Roof Maintenance Need pipe jacks and gaskets replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
3-6195	VTEC - Building 15	Repair / replace existing flooring and base throughout.	Maintenance - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-6196	VTEC - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 10%	Architecture	Walls - Interior Repair	4
3-6197	VTEC - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 15%	Architecture	Ceiling	4
3-6199	VTEC - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6201	VTEC - Building 15	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2588	VTEC - Building 15	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2587	VTEC - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2585	VTEC - Building 15	Continued Maintenace on Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-2586	VTEC - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15%	Building Envelope	Windows	4
3-6198	VTEC - Building 15	Replace interior lights with LED lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4
3-6167	VTEC - Building 16	Repair / replace existing flooring and base throughout.	Maintenance - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-6168	VTEC - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Maintenance - 10%	Architecture	Walls - Interior Repair	4
3-6169	VTEC - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Maintenance - 15%	Architecture	Ceiling	4
3-6171	VTEC - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Maintenance - 15%	Architecture	Doors - Interior	4
3-6173	VTEC - Building 16	Replace casework.	Maintenance - 15%	Architecture	Casework	4
2-2584	VTEC - Building 16	Roof Maintenance Needs cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2583	VTEC - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2581	VTEC - Building 16	Continued Maintenace on Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-2582	VTEC - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Maintenance - 15%	Building Envelope	Windows	4
3-6170	VTEC - Building 16	Replace interior lights with LED lighting.	Maintenance - 15%	Electrical	Lighting - Interior	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0355	VTEC - Grounds (5)	Remove and replace curb. Possible tree removal.	Tree roots raising curb, tripping hazard - see picture 1	Civil	Site Paving - Maintenance	1
1-0356	VTEC - Grounds (5)	Remove and replace bridge rails to prevent hazards.	Bridge rails loose, needs to be updated ASAP - see picture 2	Civil	Railing (guard rails, handrails, etc.)	1
1-0357	VTEC - Grounds (5)	Add drainage outside nurses office to get proper drainage and prevent flooding.	Major flooding outside nurses room by basketball courts - see picture 3	Civil	Site Drainage	1
1-0359	VTEC - Grounds (5)	Remove and replace portables with new ones to make ADA compliant.	Portables not ADA compliant, safety hazard - picture 5	Civil		1
1-0360	VTEC - Grounds (5)	Remove and replace basketball court.	Basketball court severely weathered - see picture 6	Civil	Site Paving - Maintenance	1
1-0361	VTEC - Grounds (5)	Add dry wells, or other drainage options near parking lot.	Flooding near parking lot - see picture 7	Civil	Site Drainage	1
1-0362	VTEC - Grounds (5)	Check drain for potential issues blocking drain.	Flooding at drain - see picture 8	Civil	Site Drainage	1
1-0363	VTEC - Grounds (5)	Add dry wells, or other drainage options near orange c-train.	Flooding near orange c-train - see picture 9	Civil	Site Drainage	1
1-0358	VTEC - Grounds (5)	Add handrails for the steep rise to nurse's office.	Steep rise to nurse's room - see picture 4	Civil	Site Paving - New	2
4-1853	VTEC - Grounds (5)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1854	VTEC - Grounds (5)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1901	VTEC - Grounds (5)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1855	VTEC - Grounds (5)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1856	VTEC - Grounds (5)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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