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.

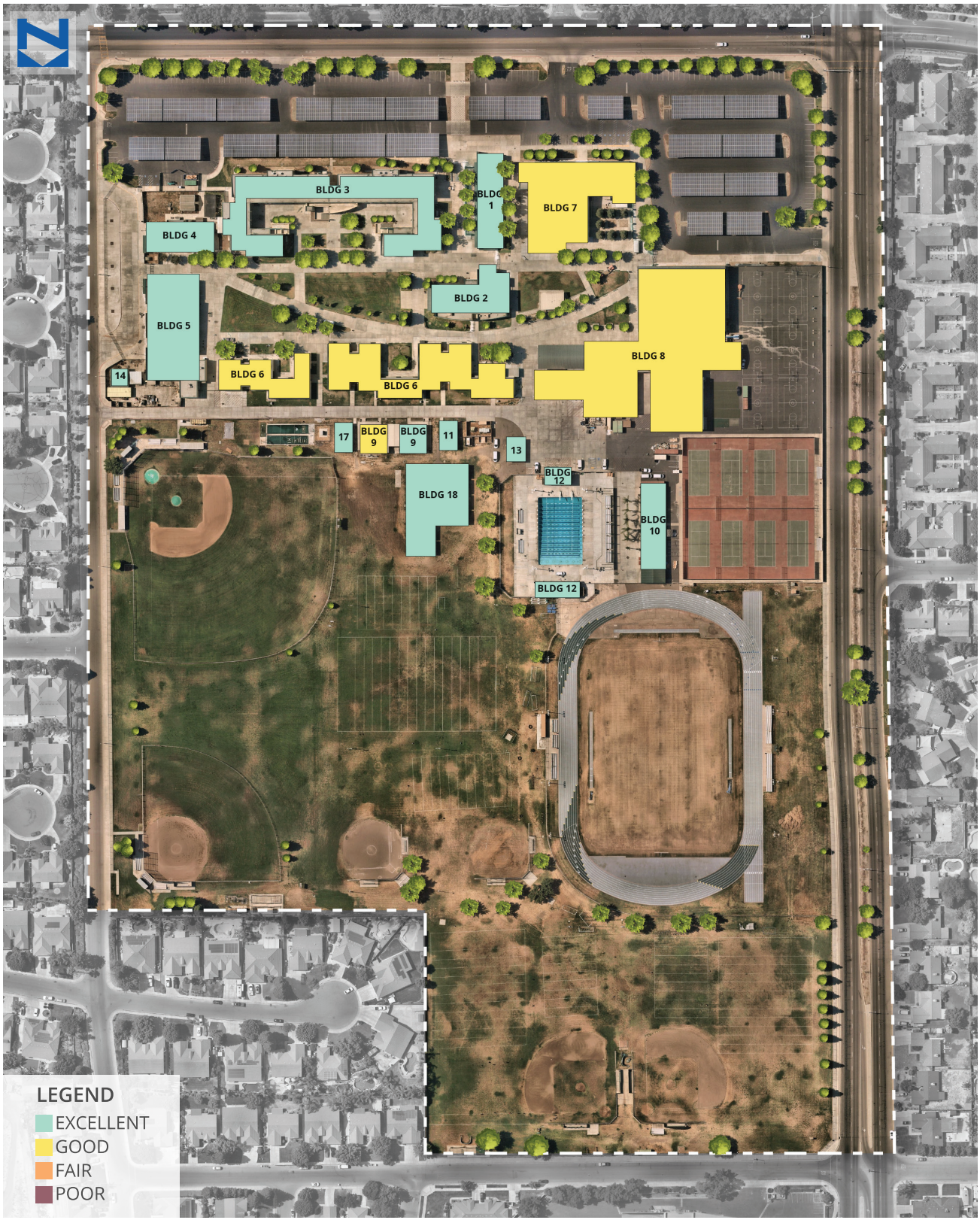
El Diamante High School

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:
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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

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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

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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

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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

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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

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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

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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

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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