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:
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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
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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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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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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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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

VALLEY OAK MIDDLE SCHOOL
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Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4211	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

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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