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

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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
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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

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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

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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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