Sierra Vista High School (Redwood High School)

EXISTING SITE



Sierra Vista High School (Redwood High School)

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Sierra Vista High School (Redwood High School)

PROPOSED SITE



Sierra Vista High School (Redwood High School)

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Portables with New Permanent Classroom Building

Sierra Vista High School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

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

SITE / DISCIPLINE	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+ Years)	TOTAL COST
Sierra Vista High School	**$1,770,194**	**$2,438,193**	**$4,208,387**	**$322,893**	**$2,396,997**	**$6,928,277**
Building Envelope	$1,770,194	$512,385	$2,282,579	$228,415		$2,510,994
Architecture	$0	$1,181,587	$1,181,587	$94,478	$2,204,146	$3,480,210
Electrical		$554,682	$554,682		$65,304	$619,986
Plumbing		$189,540	$189,540			$189,540
Life Safety & Security			$0		$127,547	$127,547

Sierra Vista High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-3499	SVHS - Building 1	Repair / replace existing flooring and base throughout.	Floor - laminate roll - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3500	SVHS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - GYP board painted 50%	Architecture	Walls - Interior Repair	2
3-3501	SVHS - Building 1	Replace casework.	Casework - 60%	Architecture	Casework	2
3-3502	SVHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., Frame H.M. 60%	Architecture	Doors - Interior	2
3-3503	SVHS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling GYP board painted 60%	Architecture	Ceiling	2
3-3505	SVHS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 60%	Architecture	Doors - Hardware Only	2
3-3507	SVHS - Building 1	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	2
2-2671	SVHS - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2672	SVHS - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2668	SVHS - Building 1	Repair Stucco Facade. Observed numerous cracks throughout. Keep track of Cracks and repair.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	1
2-2673	SVHS - Building 1	Roof Replacement Needs re-roof. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2669	SVHS - Building 1	Replace Wood frame window system. Dry Rot.	Windows- Wood Frame	Building Envelope	Windows	1
2-2670	SVHS - Building 1	Replace Steel frame window system.	Windows- Steel Frame | Windows - casbment - 60%	Building Envelope	Windows	2
3-3506	SVHS - Building 1	Replace fluorescent lighting with LED.	Lighting - 1x4 pendant florescent 50%	Electrical	Lighting - Interior	2
3-3504	SVHS - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - metal sinks - not ADA compliant - 60%	Plumbing	Plumbing - Fixtures	2
3-0511	SVHS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls have large scuffs, holes, and tears - 35%	Architecture	Walls - Interior Repair	2
3-0512	SVHS - Building 2	Replace casework.	Casework is not ADA compliant (at 36') - 45%	Architecture	Casework	2
3-0504	SVHS - Building 2	Repair / replace existing flooring and base throughout.	Carpet has few dark stains - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0506	SVHS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Chipped/ cracked tiles, mismatched tile - 35%	Architecture	Ceiling	3
3-0509	SVHS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Scuff marks, paint on door frame chipped - 20%	Architecture	Doors - Interior	4
2-2691	SVHS - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 compliant - 40%	Building Envelope	Windows	2
2-2692	SVHS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2690	SVHS - Building 2	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2693	SVHS - Building 2	Roof Maintenance Needs gutters cleaned.	Roof- Shingle	Building Envelope	Roof Maintenance	3
3-0507	SVHS - Building 2	Replace/upgrade interior lighting.	Title 24 Compliant, 1 bulb out - 25%	Electrical	Lighting - Interior	4
3-0516	SVHS - Building 3	Replace casework.	Casework is not ADA compliant, tons of wear (at 36") - 60%	Architecture	Casework	1
3-0513	SVHS - Building 3	Repair / replace existing flooring and base throughout.	VCT/ Resinous floor has stains, cracks, wear - 40%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0514	SVHS - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Holes, ton of scuffs - 35%	Architecture	Walls - Interior Repair	2
3-0515	SVHS - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, stains, cracks in ceiling - 40%	Architecture	Ceiling	2
3-0518	SVHS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Scoffs, paint chipped on door frame - 30%	Architecture	Doors - Interior	3
2-2675	SVHS - Building 3	Replace Wood frame window system. Dry Rot.	Windows- Wood Frame | Single pane, not Title 24 compliant - 55%	Building Envelope	Windows	1
2-2676	SVHS - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2674	SVHS - Building 3	Continued Maintenace Recommended for stucco facade. Damaged at lower areas, grade observed.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2677	SVHS - Building 3	Roof Maintenance HVAC Ducts need attention. Pipe penetrations. Clean roof.	Roof- Shingle	Building Envelope	Roof Maintenance	3
3-0517	SVHS - Building 3	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink is not ADA accessible - 50%	Plumbing	Plumbing - Fixtures	2

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0524	SVHS - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, door has scuffs/paint chipped - 35%	Architecture	Doors - Interior	2
3-0526	SVHS - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Large tears, holes, scuffs - 40%	Architecture	Walls - Interior Repair	2
3-0520	SVHS - Building 6	Repair / replace existing flooring and base throughout.	Few stains, CPP separating by teacher desk - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0522	SVHS - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, few tiles cracked - 30%	Architecture	Ceiling	3
3-0523	SVHS - Building 6	Replace casework.	Free standing, mixed with old and new - 30%	Architecture	Casework	3
2-2680	SVHS - Building 6	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2679	SVHS - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 Compliant - 45%	Building Envelope	Windows	2
2-2678	SVHS - Building 6	Continued Maintenace Recommended for wood facade. Minor damage at trim, observed where inspected.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-2681	SVHS - Building 6	Roof Maintenance Needs full cleaning and clear lots of tree debris.	Roof- TPO	Building Envelope	Roof Maintenance	3
3-1048	SVHS - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	No panic hardware, no kickplate, paint chipped - 30%	Architecture	Doors - Interior	3
3-1042	SVHS - Building 9	Repair / replace existing flooring and base throughout.	Carpet has very minimal wear - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1044	SVHS - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Great condition, looks new - 15% | Ceiling has scuffs, T-bar bent/ smashes in 1 area, and stains and holes - 25%	Architecture	Ceiling	4
3-1050	SVHS - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Few dents, minor holes, and scuffs in TB - 20%	Architecture	Walls - Interior Repair	4
2-2684	SVHS - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2683	SVHS - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows are single pane, not Title 24 Compliant - 45%	Building Envelope	Windows	2
2-2682	SVHS - Building 9	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2685	SVHS - Building 9	Roof Maintenance Needs full cleaning and clear lots of tree debris.	Roof- TPO	Building Envelope	Roof Maintenance	3
3-1045	SVHS - Building 9	Replace/upgrade interior lighting.	Title 24 compliant - 10%	Electrical	Lighting - Interior	4
3-1058	SVHS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	No panic hardware, no kickplate, paint chipped - 30%	Architecture	Doors - Interior	3
3-1052	SVHS - Building 10	Repair / replace existing flooring and base throughout.	Carpet has very minimal wear - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1054	SVHS - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Great condition, looks new - 15% | Ceiling has scuffs, T-bar bent/ smashes in 1 area, and stains and holes - 25%	Architecture	Ceiling	4
3-1060	SVHS - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Few dents, minor holes, and scuffs in TB - 20%	Architecture	Walls - Interior Repair	4
2-2689	SVHS - Building 10	Roof Replacement Need cleaning at roof and gutter. *Notated on District list of roofs to be replaced.	Roof- TPO	Building Envelope	Roof Replacement	1
2-2688	SVHS - Building 10	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2687	SVHS - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows are single pane, not Title 24 Compliant - 45%	Building Envelope	Windows	2
2-2686	SVHS - Building 10	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-1055	SVHS - Building 10	Replace/upgrade interior lighting.	Title 24 compliant - 10%	Electrical	Lighting - Interior	4
3-0500	SVHS - Portable 12	Replace interior doors and hardware to meet Visalia USD Standards.	No panic hardware, no kickplate, paint chipped - 30%	Architecture	Doors - Interior	3
3-0494	SVHS - Portable 12	Repair / replace existing flooring and base throughout.	Carpet has very minimal wear - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0495	SVHS - Portable 12	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes, scuffs in TB (tack board) - 15%	Architecture	Walls - Interior Repair	4
3-0496	SVHS - Portable 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Great condition, looks new - 15% | Ceiling has scuffs, T-bar bent/ smashes in 1 area, and stains and holes - 25%	Architecture	Ceiling	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-6226	SVHS - Grounds (5)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-2902	SVHS - Portable 12		Windows are single pane, not Title 24 Compliant - 45%	Building Envelope	Windows	2
3-0497	SVHS - Portable 12	Replace/upgrade interior lighting.	Title 24 compliant - 10%	Electrical	Lighting - Interior	4
4-1903	SVHS - Grounds (5)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4

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