La Joya Middle School

4711 West La Vida, Visalia, CA 93277

Andrew Bishop, Principal

CDS Code: 54 72256 6112049



Grade Level

7-8

Year Built

1991

Enrollment

723

Capacity

1029

Building Area

72,076

Site Acreage

20

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

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

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

La Joya Middle School

EXISTING SITE



La Joya Middle School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



La Joya Middle School

PROPOSED SITE



La Joya Middle School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portables with New Classroom Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

PARKING LOT / DRIVE RECONFIGURATION

- New Expanded Parking Lot

La Joya Middle School

SUMMARY REPORT // PRIORITY TOTALS BY DISCIPLINE

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

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

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

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

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

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

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

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

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

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

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

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

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

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

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

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

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

LA JOYA MIDDLE SCHOOL
DETAILED REPORT

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

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