Divisadero Middle School

1200 South Divisadero, Visalia, CA 93277

Alejandro Marroquin, Principal

CDS Code: 54 72256 6054555



Grade Level

7-8

Year Built

1950

Enrollment

759

Capacity

1039

Building Area

69,252 SF

Site Acreage

20

The mission of Divisadero Middle School is to provide a system of consistent expectations that will lead to academic success and promote the growth of Character, Achievement, Respect, and Effort.

The vision of Divisadero Middle School is to provide positive relationships in an academic environment where students become life-long learners who are capable of thinking critically, collaborating positively, and communicating effectively while creating innovative ideas for the 21st century.

Ensuring that ALL students experience academic lessons that are centered on a common lesson design for each grade level department. Establish consistency within our collaborative teams through the PLC process, with the focus on individual student achievement. Maintain and expand comprehensive student support systems. Develop a strong sense of significance and belonging for All of our students. Actively engage the community to promote shared responsibility for student success.

Divisadero Middle School

EXISTING SITE



Divisadero Middle School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Divisadero Middle School

PROPOSED SITE



Divisadero Middle School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. New Administration Building
2. Replace Existing Portables with New Classroom Building with Dance & Drama Spaces

RENOVATIONS / MODERNIZATIONS

- Classroom Renovations
- Library Renovations
- Additional Restrooms

SITE IMPROVEMENTS

- Drainage Improvements at Main Quad

PARKING LOT / DRIVE RECONFIGURATION

- Parking Lot Expansion

Divisadero 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
Divisadero Middle School	**$4,267,269**	**$2,041,834**	**$6,309,103**	**$4,301,743**	**$1,275,044**	**$11,885,890**
Civil	$45,900	$60,872	$106,772			$106,772
Building Envelope	$3,310,119	$447,899	$3,758,018	$1,231,497	$122,705	$5,112,220
Architecture		$694,964	$694,964	$866,628	$393,261	$1,954,853
Mechanical	$911,250	$499,365	$1,410,615	$110,224	$331,622	$1,852,461
Electrical		$338,734	$338,734	$306,195	$422,354	$1,067,283
Plumbing			$0	$795,186	$5,102	$800,288
Technology			$0	$519,626		$519,626
Life Safety & Security			$0	$472,388		$472,388

Divisadero Middle School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0531	DVMS - Building 1	Replace casework.	Some new, some outdated - 20% | Brand new casework -10% | Very old casework - 40% (Workroom)	Architecture	Casework	3
3-0533	DVMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	3
3-0527	DVMS - Building 1	Repair / replace existing flooring and base throughout.	Light stains, clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0528	DVMS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Few marks, scuffs - 15%	Architecture	Walls - Interior Repair	4
3-0529	DVMS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Light stains - 10%	Architecture	Ceiling	4
2-1527	DVMS - Building 1	Roof Replacement Cracking and compromised coating need re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1524	DVMS - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-1525	DVMS - Building 1	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1521	DVMS - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2774	DVMS - Building 1	Roof Maintenance	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1526	DVMS - Building 1	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-1523	DVMS - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
2-1522	DVMS - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-0530	DVMS - Building 1	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0287	DVMS - Building 1	Replace rooftop package units.	Rooftop Package Units are 15 years old	Mechanical	HVAC	2
3-0532	DVMS - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA - 20%	Plumbing	Plumbing - Fixtures	3
4-0651	DVMS - Building 1	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-0559	DVMS - Building 2	Replace casework.	Paint chipped, scuffs, outdated - 40% | Not ADA compliant - 35% | Great condition, minimal wear - 10% (Library)	Architecture	Casework	2
3-0555	DVMS - Building 2	Repair / replace existing flooring and base throughout.	Stained, clean carpet - 20% | Very clean - 10%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0556	DVMS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Scuffs, stains, holes -30%	Architecture	Walls - Interior Repair	3
3-0557	DVMS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, cracks - 25% | Light stains - 15%	Architecture	Ceiling	3
3-0560	DVMS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-0569	DVMS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 20%	Architecture	Doors - Interior	4
2-1533	DVMS - Building 2	Roof Replacement Gutters need cleaning, perimeter edge is beginning to delaminate/separate leaks will begin to occur. The coating is thin and the asphalt is beginning to show at cap sheet laps. The roof is due for replacement.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1532	DVMS - Building 2	Continued Maintenance Recommended.	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1531	DVMS - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Clean windows, scratcher - 30%	Building Envelope	Windows	3
2-1528	DVMS - Building 2	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-1529	DVMS - Building 2	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
2-1530	DVMS - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0558	DVMS - Building 2	Replace/upgrade interior lighting.	Some bulbs dim - 25%	Electrical	Lighting - Interior	3
4-0288	DVMS - Building 2	Replace rooftop package units.	Rooftop Package Units are 15 years old	Mechanical	HVAC	2
3-0563	DVMS - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant - 25%	Plumbing	Plumbing - Fixtures	3
4-0664	DVMS - Building 2	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-0540	DVMS - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Various warped tiles - 35% | Stains, chipped tile - 25% | Chipped, stained tiles - 20% | Stains, cracks, watermarks - 35%	Architecture	Ceiling	2

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0538	DVMS - Building 4	Repair / replace existing flooring and base throughout.	Light stains, clean - 15% | Rubber mat - 15% | Cracked tile, dirty - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0539	DVMS - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Good - 10% | Scuff marks, dirty, large holes - 40% | Light stains - 25%	Architecture	Walls - Interior Repair	3
3-0542	DVMS - Building 4	Replace casework.	Good condition, just outdated - 15% | Good condition, outdated, some in the back are not ADA - 15% (Classroom)	Architecture	Casework	3
3-0544	DVMS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 20%	Architecture	Doors - Interior	3
3-0554	DVMS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear - 20%	Architecture	Doors - Interior	3
3-0653	DVMS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear - 20 %	Architecture	Doors - Interior	4
2-1538	DVMS - Building 4	Roof Replacement Alligatoring throughout BUR system. Needs cleaning. Puncture damage throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1534	DVMS - Building 4	Repair CMU Facade. (Allowance) Cracks Throughout, track progression or replace.	Facade- CMU	Building Envelope	Walls - Exterior Repair	2
2-1537	DVMS - Building 4	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1535	DVMS - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2775	DVMS - Building 4	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1536	DVMS - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean, some windows have trim damage - 15%	Building Envelope	Windows	3
3-0541	DVMS - Building 4	Replace/upgrade interior lighting.	Good - 15%	Electrical	Lighting - Interior	3
4-0297	DVMS - Building 4	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 23 years old	Mechanical	HVAC	1
4-0306	DVMS - Building 4	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 23 years old	Mechanical	HVAC	1
4-0307	DVMS - Building 4	Replace evaporative cooler unit.	Evap cooler is less than 15+ years old	Mechanical	HVAC	2
4-0308	DVMS - Building 4	Replace split system furnace units.	Split System Furnace Unit is approx. 15+ years old	Mechanical	HVAC	2
3-0650	DVMS - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
4-0665	DVMS - Building 4	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-3509	DVMS - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3510	DVMS - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3511	DVMS - Building 5	Replace casework.	Casework - 50%	Architecture	Casework	2
3-3512	DVMS - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., Frame H.M. 50%	Architecture	Doors - Interior	2
3-3513	DVMS - 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	2
3-3515	DVMS - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull with button / push bar 50%	Architecture	Doors - Hardware Only	2
3-3517	DVMS - Building 5	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1591	DVMS - Building 5	Roof Replacement Coating failure needs re-roof. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1588	DVMS - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement 60%	Building Envelope	Windows	2
2-1590	DVMS - Building 5	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1589	DVMS - Building 5	Continued Maintenance Recommended. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1586	DVMS - Building 5	Continued Maintenace Recommended for Brick Facade. Seal Open Holes	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-1587	DVMS - Building 5	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	3
2-1585	DVMS - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3

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3-3516	DVMS - Building 5	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0289	DVMS - Building 5	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0298	DVMS - Building 5	Replace rooftop package units. (2 of 3)	Rooftop Package Unit are 12 years old	Mechanical	HVAC	3
4-0294	DVMS - Building 5	Replace rooftop package units. (1 of 3)	Rooftop Package Unit is 2 old	Mechanical	HVAC	4
4-0295	DVMS - Building 5	Replace evaporative cooler unit.	Evap cooler is less than 5 years old	Mechanical	HVAC	4
3-6242	DVMS - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0662	DVMS - Building 5	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-3519	DVMS - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3520	DVMS - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3521	DVMS - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	2
3-3522	DVMS - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., Frame H.M. 50%	Architecture	Doors - Interior	2
3-3523	DVMS - 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
3-3525	DVMS - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull with button / push bar 50%	Architecture	Doors - Hardware Only	2
3-3527	DVMS - Building 6	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1597	DVMS - Building 6	Roof Replacement Gutters need cleaning, perimeter edge is beginning to delaminate/separate leaks will begin to occur. The coating is thin and the asphalt is beginning to show at cap sheet laps. The roof is due for replacement. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1594	DVMS - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement 60%	Building Envelope	Windows	2
2-1596	DVMS - Building 6	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1595	DVMS - Building 6	Continued Maintenance Recommended. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1593	DVMS - Building 6	Continued Maintenace Recommended for Brick Facade. Seal Open Holes	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-1592	DVMS - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-3526	DVMS - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0290	DVMS - Building 6	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0304	DVMS - Building 6	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 14 years old	Mechanical	HVAC	3
3-6243	DVMS - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0654	DVMS - Building 6	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-3529	DVMS - Building 7	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3530	DVMS - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3531	DVMS - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	2
3-3532	DVMS - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., Frame H.M. 50%	Architecture	Doors - Interior	2
3-3533	DVMS - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 50%	Architecture	Ceiling	2
3-3535	DVMS - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull with button / push bar 50%	Architecture	Doors - Hardware Only	2
3-3539	DVMS - Building 7	Replace markerboards in classrooms.	Markerboard very bad - 80%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	2

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3-3537	DVMS - Building 7	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1603	DVMS - Building 7	Roof Replacement Gutters need cleaning, perimeter edge is beginning to delaminate/separate leaks will begin to occur. The coating is thin and the asphalt is beginning to show at cap sheet laps. The roof is due for replacement. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1600	DVMS - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement 60%	Building Envelope	Windows	2
2-1602	DVMS - Building 7	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1601	DVMS - Building 7	Continued Maintenance Recommended. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1599	DVMS - Building 7	Continued Maintenace Recommended for Brick Facade. Seal Open Holes	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-1598	DVMS - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-3536	DVMS - Building 7	Replace/upgrade interior lighting.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0291	DVMS - Building 7	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0305	DVMS - Building 7	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 17 years old	Mechanical	HVAC	2
3-6244	DVMS - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0655	DVMS - Building 7	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-1607	DVMS - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1609	DVMS - Building 8	Roof Replacement Needs re-roof	Roof- BUR	Building Envelope	Roof Replacement	1
2-1606	DVMS - Building 8	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	1
2-1608	DVMS - Building 8	Continued Maintenance Recommended.	Doors- Double- Steel	Building Envelope	Doors - Exterior	3
2-1604	DVMS - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1605	DVMS - Building 8	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
4-0301	DVMS - Building 8	Replace ductless mini-split.	Ductless Mini-Splits are 10+ years old	Mechanical	HVAC	3
4-0302	DVMS - Building 8	Replace evaporative cooler unit.	Evap cooler is less than 5 years old	Mechanical	HVAC	4
3-0597	DVMS - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Some tiles warped, cracked - 20%	Architecture	Ceiling	3
3-0595	DVMS - Building 9	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0596	DVMS - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 15%	Architecture	Walls - Interior Repair	4
3-0599	DVMS - Building 9	Replace casework.	Good - 10%	Architecture	Casework	4
3-0601	DVMS - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	4
2-1564	DVMS - Building 9	Roof Replacement Roofs at max life will need re-roof before membrane splits.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1563	DVMS - Building 9	Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1561	DVMS - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1562	DVMS - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0598	DVMS - Building 9	Replace/upgrade interior lighting.	Decent - 15%	Electrical	Lighting - Interior	4
3-0571	DVMS - Building 10	Repair / replace existing flooring and base throughout.	Various scratched/ damaged tiles - 40%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0573	DVMS - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ton of damaged tile - 35%	Architecture	Ceiling	2
3-0572	DVMS - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Holes, scuffs, wear and tear - 25%	Architecture	Walls - Interior Repair	3
3-0575	DVMS - Building 10	Replace casework.	ADA compliant - 20%	Architecture	Casework	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0577	DVMS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
2-1568	DVMS - Building 10	Roof Replacement Roofs at max life will need re-roof before membrane splits.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1567	DVMS - Building 10	Continued Maintenance Recommended Reseal/ Caulk joints around door frame.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1565	DVMS - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1566	DVMS - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0574	DVMS - Building 10	Replace/upgrade interior lighting.	Decent - 15%	Electrical	Lighting - Interior	4
3-0576	DVMS - Building 10	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA compliant - 25%	Plumbing	Plumbing - Fixtures	3
3-0605	DVMS - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Some tiles warped, cracked - 20%	Architecture	Ceiling	3
3-0603	DVMS - Building 11	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0604	DVMS - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 15%	Architecture	Walls - Interior Repair	4
3-0607	DVMS - Building 11	Replace casework.	Good - 10%	Architecture	Casework	4
3-0609	DVMS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	4
2-1572	DVMS - Building 11	Roof Replacement Roofs at max life will need re-roof before membrane splits.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1571	DVMS - Building 11	Continued Maintenance Recommended. Reseal/ Caulk joints around door frame.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1569	DVMS - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1570	DVMS - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0606	DVMS - Building 11	Replace/upgrade interior lighting.	Decent - 15%	Electrical	Lighting - Interior	4
3-0613	DVMS - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Some tiles warped, cracked - 20%	Architecture	Ceiling	3
3-0611	DVMS - Building 12	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0612	DVMS - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 15%	Architecture	Walls - Interior Repair	4
3-0615	DVMS - Building 12	Replace casework.	Good - 10%	Architecture	Casework	4
3-0617	DVMS - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	4
2-1576	DVMS - Building 12	Roof Replacement Roofs at max life will need re-roof before membrane splits.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1575	DVMS - Building 12	Continued Maintenance Recommended. Reseal/ Caulk joints around door frame.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1573	DVMS - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1574	DVMS - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0614	DVMS - Building 12	Replace/upgrade interior lighting.	Decent - 15%	Electrical	Lighting - Interior	4
3-0620	DVMS - Building 13	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Some tiles warped, cracked - 20%	Architecture	Ceiling	3
3-0619	DVMS - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 15%	Architecture	Walls - Interior Repair	4
3-0622	DVMS - Building 13	Replace casework.	Good - 10%	Architecture	Casework	4
3-0624	DVMS - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	4
2-1580	DVMS - Building 13	Roof Replacement Roofs at max life will need re-roof before membrane splits.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1579	DVMS - Building 13	Continued Maintenance Recommended. Reseal/ Caulk joints around door frame.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1577	DVMS - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1578	DVMS - Building 13	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0621	DVMS - Building 13	Replace/upgrade interior lighting.	Decent - 15%	Electrical	Lighting - Interior	4
3-3540	DVMS - Building 14	Repair / replace existing flooring and base throughout.	Floor - vct - 80% | Newer carpet - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3541	DVMS - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - painted tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3542	DVMS - Building 14	Replace casework.	Casework - 80%	Architecture	Casework	2
3-3543	DVMS - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 70%	Architecture	Doors - Interior	2
3-3544	DVMS - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling 12x12 ceiling tiles - 80%	Architecture	Ceiling	2
3-3546	DVMS - Building 14	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 70%	Architecture	Doors - Hardware Only	2
3-3548	DVMS - Building 14	Replace markerboards in classrooms.	Markerboard - 3%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1584	DVMS - Building 14	Roof Replacement Needs re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1582	DVMS - Building 14	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement, single pane - 50%	Building Envelope	Windows	2
2-1583	DVMS - Building 14	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1581	DVMS - Building 14	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-3547	DVMS - Building 14	Replace fluorescent lighting with LED.	Lighting - 1x4 pendent, florescent 60%	Electrical	Lighting - Interior	2
4-0286	DVMS - Building 14	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-6245	DVMS - Building 14	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0650	DVMS - Building 14	Replace plumbing fixtures. (1 of 2)	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0663	DVMS - Building 14	Replace plumbing fixtures. (2 of 2)	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-1612	DVMS - Building 15	Roof Maintenance Needs to be cleaned.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1611	DVMS - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1610	DVMS - Building 15	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-0587	DVMS - Building 18	Repair / replace existing flooring and base throughout.	Stains, required to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0588	DVMS - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears, scuffs - 15%	Architecture	Walls - Interior Repair	3
3-0589	DVMS - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Chips, holes, cracks - 20%	Architecture	Ceiling	3
3-0593	DVMS - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-0591	DVMS - Building 18	Replace casework.	Good - 10%	Architecture	Casework	4
2-1560	DVMS - Building 18	Roof Maintenance Needs to be cleaned. The sealant at fasteners is beginning to fail and needs reapplication.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1559	DVMS - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1557	DVMS - Building 18	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1558	DVMS - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0590	DVMS - Building 18	Replace/upgrade interior lighting.	Decent, Title 24 - 10%	Electrical	Lighting - Interior	4
4-0300	DVMS - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 15+ years old.	Mechanical	HVAC	2
3-0579	DVMS - Building 19	Repair / replace existing flooring and base throughout.	Stains, required to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0580	DVMS - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears, scuffs - 15%	Architecture	Walls - Interior Repair	3
3-0581	DVMS - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Chips, holes, cracks - 20%	Architecture	Ceiling	3
3-0585	DVMS - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Regular wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-0583	DVMS - Building 19	Replace casework.	Good - 10%	Architecture	Casework	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1546	DVMS - Building 19	Roof Maintenance The roof and gutters need to be cleaned to prolong the life of the roof.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1545	DVMS - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1543	DVMS - Building 19	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1544	DVMS - Building 19	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-0582	DVMS - Building 19	Replace/upgrade interior lighting.	Decent, Title 24 - 10%	Electrical	Lighting - Interior	4
4-0299	DVMS - Building 19	Replace Heat Pump units.	Bard Heat Pumps less than 15+ years old.	Mechanical	HVAC	2
3-0637	DVMS - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Stains, cracks, watermarks - 35%	Architecture	Ceiling	3
3-0638	DVMS - Building 20	Replace casework.	Good condition, outdated, some in the back are not ADA - 15% | Good condition, all ADA - 15%	Architecture	Casework	3
3-0635	DVMS - Building 20	Repair / replace existing flooring and base throughout.	Good, lightly clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0636	DVMS - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 105	Architecture	Walls - Interior Repair	4
3-0642	DVMS - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear - 20 %	Architecture	Doors - Interior	4
3-0645	DVMS - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, light wear and tear - 10%	Architecture	Doors - Interior	4
2-1552	DVMS - Building 20	Roof Maintenance Needs to be cleaned. The sealant at fasteners is beginning to fail and needs reapplication.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1551	DVMS - Building 20	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1549	DVMS - Building 20	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1550	DVMS - Building 20	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to clean, some windows have trim damage - 15%	Building Envelope	Windows	4
3-0640	DVMS - Building 20	Replace/upgrade interior lighting.	Decent - 20%	Electrical	Lighting - Interior	3
3-0639	DVMS - Building 20	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-0655	DVMS - Building 21	Repair / replace existing flooring and base throughout.	Recommended to clean - 15% | Gym flooring, good condition - 15% | Relatively good condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0665	DVMS - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	3
3-0657	DVMS - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good, light stains - 10% | Good, small chips under soffit - 15% | Very good condition - 5%	Architecture	Ceiling	4
3-0658	DVMS - Building 21	Replace toilet partitions.	Practically brand new - 5%	Architecture	Restroom - Toilet Partitions	4
3-0661	DVMS - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Lightly scuffed - 10%	Architecture	Walls - Interior Repair	4
2-1542	DVMS - Building 21	Roof Replacement Due for a complete re-roof. Cap Sheet is burnt out. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1541	DVMS - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1539	DVMS - Building 21	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1540	DVMS - Building 21	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean - 15%	Building Envelope	Windows	4
3-0663	DVMS - Building 21	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0285	DVMS - Building 21	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0296	DVMS - Building 21	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0659	DVMS - Building 21	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Good, ADA compliant - 10%	Plumbing	Plumbing - Fixtures	3
4-0642	DVMS - Building 21	Replace plumbing fixtures.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
4-0649	DVMS - Building 21	Replace Water Heater.	Water heater in good condition. Less than 5 years old.	Plumbing	Plumbing - Water Heater	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0628	DVMS - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Stains, cracks, watermarks - 35%	Architecture	Ceiling	3
3-0629	DVMS - Building 22	Replace casework.	Good condition, outdated, some in the back are not ADA - 15%	Architecture	Casework	3
3-0626	DVMS - Building 22	Repair / replace existing flooring and base throughout.	Good, lightly clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0627	DVMS - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal wear and tear - 105	Architecture	Walls - Interior Repair	4
3-0633	DVMS - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear - 20 %	Architecture	Doors - Interior	4
2-1556	DVMS - Building 22	Roof Replacement Needs maintenance and cleaning. Seams resealed. Needs re-roof.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1555	DVMS - Building 22	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1553	DVMS - Building 22	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1554	DVMS - Building 22	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommend to clean, some windows have trim damage - 15%	Building Envelope	Windows	4
3-0631	DVMS - Building 22	Replace/upgrade interior lighting.	Decent - 20%	Electrical	Lighting - Interior	3
3-0630	DVMS - Building 22	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
2-1616	DVMS - Building 23	Roof Replacement Needs cleaning. Pipes need sealant.	Roof- BUR	Building Envelope	Roof Replacement	2
2-1615	DVMS - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1614	DVMS - Building 23	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1613	DVMS - Building 23	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
4-0303	DVMS - Building 23	Replace evaporative cooler unit.	Evap cooler is less than 20+ years old	Mechanical	HVAC	1
2-1548	DVMS - Building 24	Roof Replacement Needs maintenance and cleaning. Seams resealed. Needs re-roof.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1547	DVMS - Building 24	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
1-0218	DVMS - Grounds (16)	Remove and replace ramps to make ADA compliant.	Ramp by the gym is not ADA. Slope exceeds slope max. - see images 8&9	Civil		1
1-0220	DVMS - Grounds (16)	Remove and replace ramp to make ADA compliant.	Ramp by coliseum in parking lot is not ADA. Exceeds slope max. - see images 10-11	Civil		1
1-0212	DVMS - Grounds (16)	Remove and replace concrete panels.	Minor cracks onsite concrete. - see images 5-7	Civil		2
1-0213	DVMS - Grounds (16)	Remove and replace concrete panels. Possible tree removal.	Tree rooting lifting concrete - see images 1 and 2	Civil		2
1-0214	DVMS - Grounds (16)	Remove and replace wood slabs. Possible tree removal.	Planter plants/ trees lifting wood slabs - see images 1 and 2	Civil		2
1-0215	DVMS - Grounds (16)	Add drainage or dry wells to get proper drainage and prevent flooding.	Basketball court flooding issues near by entrance - see image 4	Civil		2
1-0216	DVMS - Grounds (16)	Seal cracks in basketball courts.	Minor cracks in basketball courts - see image 3	Civil		2
1-0217	DVMS - Grounds (16)	Remove and replace crack concrete panels.	Cracks through concrete onsite campus.	Civil		2
1-0219	DVMS - Grounds (16)	Add slurry seal on cracks by coliseum in parking lot.	Parking lot in front of coliseum has alligator cracking - see images 12-14	Civil		2
1-0221	DVMS - Grounds (16)	Restripe parking lot.	Striping needs to be re-striped	Civil		2
1-0222	DVMS - Grounds (16)	Seal cracks in parking lot.	Major cracking in parking lot.	Civil		2
1-0223	DVMS - Grounds (16)	Slurry seal cracking through parking lot.	Alligator cracking through parking lot.	Civil		2
4-1600	DVMS - Field Lighting (17)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1601	DVMS - Grounds (16)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1887	DVMS - Grounds (16)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1602	DVMS - Grounds (16)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3

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4-1603	DVMS - Grounds (16)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3