Redwood High School (Sierra Vista High School)

1001 West Main St., Visalia, CA 93291 (Redwood HS)
200 S. Dollner St., Visalia, CA 93291 (Sierra Vista HS)

Brandon Gridiron, Principal

CDS Code: 54 72256 5434527



Grade Level

9-12 (Redwood HS)
N/A (Sierra Vista HS)

Year Built

1935 (Redwood HS)
1939 (Sierra Vista HS)

Enrollment

2468 (Redwood HS)
N/A (Sierra Vista HS)

Capacity

2448 (Redwood HS)
N/A (Sierra Vista HS)

Building Area

175,597 SF (Redwood HS)
57,281 SF (Sierra Vista HS)

Site Acreage

44.62 (Redwood HS)
9.27 (Sierra Vista HS)

In 1910, Redwood High School, designed along the lines of Spanish mission architecture, was originally established as Visalia Union High School, and is Visalia's oldest high school. In 1952, the school served as a junior high school for two years when a new high school, Mt. Whitney, was opened a few blocks to the south. Two years after Mt. Whitney High School opened the school was reopened as a high school and renamed Redwood High School. Mt. Whitney High School retained the original school colors of Visalia Union High School, maroon and white, while the newly renamed Redwood High School took the colors of royal blue and white. The school mascot is known as the "Redwood Ranger".

Redwood High School is currently one of four traditional, comprehensive high schools in the Visalia Unified School District and serves students from the northern, northwestern, and western sections of the city.

At Redwood High School, we believe that by focusing on our School Wide Learning Outcomes we will close achievement gaps and prepare students to be well rounded and engaged citizens.

Redwood High School offers an education that affords students a future through a focus on learning, achievement, and character.

Redwood High School (Sierra Vista High School)

EXISTING SITE



Redwood High School (Sierra Vista High School)

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Redwood High School (Sierra Vista High School)

PROPOSED SITE



Redwood High School (Sierra Vista High School)

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① New Pool Facility

SITE IMPROVEMENTS

- Refresh Interior Quad

PARKING LOT / DRIVE RECONFIGURATION

- New Dedicated Drop-off Area

Redwood 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
Redwood High School	**$5,495,357**	**$5,300,210**	**$10,795,567**	**$5,904,785**	**$27,859,232**	**$44,559,584**
Civil	$26,325		$26,325	$98,414		$124,739
Building Envelope	$5,253,032	$2,695,612	$7,948,644	$2,807,407	$999,534	$11,755,585
Architecture	$0	$767,495	$767,495	$807,086	$23,743,963	$25,318,544
Mechanical	$216,000	$1,268,460	$1,484,460	$1,121,133	$2,285,640	$4,891,233
Electrical		$524,903	$524,903	$86,604	$362,424	$973,931
Plumbing		$43,740	$43,740	$385,783	$340,125	$769,648
Technology			$0	$598,358		$598,358
Life Safety & Security			$0		$127,547	$127,547

Redwood High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0430	RWHS - Building 1	Repair / replace existing flooring and base throughout.	Carpet and tile, both have multiple paint stains - 50% | Carpet has various large dark stains - 40% | Various dark stains - 30%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0431	RWHS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Scuffs, paint missing, dents, holes - 40% | TB has holes, scuffs and stains - 25% | Walls - painted tackboard - 50% | Walls - woodwall panel/ tackboard 20%	Architecture	Walls - Interior Repair	2
3-0432	RWHS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Stains on high ceilings - 25% | Ceiling has watermarks, stains and cracks - 35% | Decent, but 2 teachers said it smells moldy and leaks bad with water - 60% | Ceiling - T-bar system - 50% | Ceiling 12x12 tiles - 30%	Architecture	Ceiling	2
3-0433	RWHS - Building 1	Replace casework.	Paint on casework, scratches and scuffs - 30% | Casework not ADA compliant (at 37" tall) - 30% | Casework - 50% (Admin) | Casework - 40% (Library)	Architecture	Casework	2
3-3461	RWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. - 50%	Architecture	Doors - Interior	2
3-3464	RWHS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar - 50%	Architecture	Doors - Hardware Only	2
3-0435	RWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Tons of scuff marks, cracks, paint missing - 25%	Architecture	Doors - Interior	3
3-0443	RWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Paint chipped, scuffs, no kickplate, no panic hardware - 25%	Architecture	Doors - Interior	3
3-0450	RWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door and frame have paint chipped, scuffs, dents - 30%	Architecture	Doors - Interior	3
3-3471	RWHS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-3474	RWHS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
2-2298	RWHS - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Single pane, not Title 24 compliant, very hazey (can't see out at all) - 60%	Building Envelope	Windows	1
2-2301	RWHS - Building 1	Roof Replacement Needs cleaning. Granule Loss throughout.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2299	RWHS - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	2
2-2300	RWHS - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2297	RWHS - Building 1	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
3-3465	RWHS - Building 1	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%; Lighting (Library) - 4x4 ceiling mounted, florescent 30%	Electrical	Lighting - Interior	2
4-0794	RWHS - Building 1	Replace rooftop package units.	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
3-6237	RWHS - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-0453	RWHS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Numerous paint chips, dents, holes - 40%	Architecture	Walls - Interior Repair	2
3-0456	RWHS - Building 2	Replace casework.	Casework shelves have wear and tear - 25% | Casework not ADA compliant (at 36" tall) - 35%	Architecture	Casework	2
3-0459	RWHS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, no panic hardware, tons of scuffs - 45%	Architecture	Doors - Interior	2
3-0452	RWHS - Building 2	Repair / replace existing flooring and base throughout.	No tears, but carpet has stains/ wear - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0454	RWHS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Recently renovated ceilings, few tiles popped out - 15% | Ceiling has minor cracks on tiles - 15%	Architecture	Ceiling	4
2-2354	RWHS - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2353	RWHS - Building 2	Replace Aluminum frame window system.	Windows- Aluminum Frame | Single pane, not Title 24 Compliant - 40%	Building Envelope	Windows	1
2-2352	RWHS - Building 2	Replace Wood frame window system.	Windows- Wood Frame	Building Envelope	Windows	1
2-2351	RWHS - Building 2	Repair Stucco Facade. Big Cracks at West Elevation.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-2355	RWHS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2356	RWHS - Building 2	Roof Maintenance (TPO)	Roof- TPO	Building Envelope	Roof Maintenance	3
2-2884	RWHS - Building 2	Roof Maintenance (Tile)	Roof- Tile	Building Envelope	Roof Maintenance	3
3-0455	RWHS - Building 2	Replace/upgrade interior lighting.	Title 24 Compliant - 10%	Electrical	Lighting - Interior	4
4-0799	RWHS - Building 2	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 15+ years old	Mechanical	HVAC	2

Redwood High School
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0800	RWHS - Building 2	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
4-0802	RWHS - Building 2	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
4-0801	RWHS - Building 2	Replace VRF system unit.	VRF system less than 5 years.	Mechanical	HVAC	4
4-0815	RWHS - Building 2	Replace mini split unit.	Ductless mini split is 8 years old	Mechanical	HVAC	4
2-2291	RWHS - Building 3	Roof Replacement Coating of deck has gauges and peeling throughout. Parapet laps open. Deck crumbling signs of dry rot. Needs cleaning. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2287	RWHS - Building 3	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-2290	RWHS - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2288	RWHS - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2289	RWHS - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
4-0817	RWHS - Building 3	Replace rooftop package units. (5 of 5)	Rooftop Package Units are 19 years old	Mechanical	HVAC	1
4-0812	RWHS - Building 3	Replace ventilator	Ventilators are more than 15 years old	Mechanical	HVAC	2
4-0813	RWHS - Building 3	Replace evaporative cooler unit. (1 of 5)	Evap coolers are less than 5 years old	Mechanical	HVAC	2
4-0814	RWHS - Building 3	Replace MUA unit. (2 of 2)	MUA unit are less than 15+ years old	Mechanical	HVAC	2
4-0816	RWHS - Building 3	Replace MUA unit. (1 of 2)	MUA unit is less than 15+ years old	Mechanical	HVAC	2
4-0818	RWHS - Building 3	Replace rooftop package units. (4 of 5)	Rooftop Package Units are 16 years old	Mechanical	HVAC	2
4-0833	RWHS - Building 3	Replace evaporative cooler unit. (2 of 5)	Evap coolers are less than 15+ years old	Mechanical	HVAC	2
4-0836	RWHS - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 10+ years old	Mechanical	HVAC	3
4-0828	RWHS - Building 3	Replace small ductless mini-split.	Ductless Mini-Splits are 10+ years old	Mechanical	HVAC	4
4-0832	RWHS - Building 3	Replace rooftop package units. (3 of 5)	Rooftop Package Units is 6 years old	Mechanical	HVAC	4
3-6239	RWHS - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-0466	RWHS - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling has watermarks, stains and warped tiles - 60%	Architecture	Ceiling	1
3-0468	RWHS - Building 4	Replace casework.	Scuffs, general wear and tear - 45%	Architecture	Casework	2
3-0464	RWHS - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Scratches, holes, general wear and tear - 35%	Architecture	Walls - Interior Repair	3
3-0465	RWHS - Building 4	Repair / replace existing flooring and base throughout.	Sealed conc has wear - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0469	RWHS - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Paint missing, but nothing major - 25%	Architecture	Doors - Interior	3
2-2377	RWHS - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2376	RWHS - Building 4	Repair Concrete Facade. (Allowance) Cracks Observed at West Elevation.	Facade- Concrete	Building Envelope	Walls - Exterior Repair	1
2-2378	RWHS - Building 4	Roof Replacement Coating of deck has gauges and peeling throughout. Parapet laps open. Deck crumbling signs of dry rot. Needs cleaning. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2375	RWHS - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0467	RWHS - Building 4	Replace/upgrade interior lighting.	Multiple bulbs are fused - 35%	Electrical	Lighting - Interior	2
4-0829	RWHS - Building 4	Replace rooftop package units.	Rooftop Package Units is 19 years old	Mechanical	HVAC	1
4-0826	RWHS - Building 4	Replace MUA unit.	MUA unit are less than 15+ years old	Mechanical	HVAC	2
4-0827	RWHS - Building 4	Replace evaporative cooler unit.	Evap coolers are more than 10+ years old	Mechanical	HVAC	3
3-6234	RWHS - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3

Redwood High School
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0471	RWHS - Building 5	Repair / replace existing flooring and base throughout.	Resinous floor in great condition - 10% | Recommended to clean floor - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0472	RWHS - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal scuffs, paint chipped - 15%	Architecture	Walls - Interior Repair	4
3-0473	RWHS - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good, looks new - 5%	Architecture	Ceiling	4
3-0475	RWHS - Building 5	Replace casework.	ADA compliant, minimal wear and tear - 15%	Architecture	Casework	4
3-0477	RWHS - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal scuff marks - 15%	Architecture	Doors - Interior	4
2-2365	RWHS - Building 5	Roof Replacement Perimeter delamination. Open Laps with coating and acrylic burnt out. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2364	RWHS - Building 5	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2367	RWHS - Building 5	Building 5B Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Good condition, but single pane, so not Title 24 compliant -15%	Building Envelope	Windows	2
2-2363	RWHS - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-2368	RWHS - Building 5	Building 5B Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2361	RWHS - Building 5	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-2362	RWHS - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2369	RWHS - Building 5	Building 5B Roof Maintenance Needs Cleaning	Roof- TPO	Building Envelope	Roof Maintenance	3
2-2366	RWHS - Building 5	Building 5B Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-0474	RWHS - Building 5	Replace/upgrade interior lighting.	Bright, Title 24 Compliant - 10%	Electrical	Lighting - Interior	4
4-0831	RWHS - Building 5	Replace rooftop package units.	Rooftop Package Units are 10 years old	Mechanical	HVAC	3
4-0756	RWHS - Building 5	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
4-0757	RWHS - Building 5	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-0476	RWHS - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink is ADA accessible (at least 1) - 10%	Plumbing	Plumbing - Fixtures	4
3-3478	RWHS - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet - 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3479	RWHS - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-3480	RWHS - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	2
3-3482	RWHS - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	2
3-3481	RWHS - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M.- 40%	Architecture	Doors - Interior	3
3-3484	RWHS - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3486	RWHS - Building 6	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-2343	RWHS - Building 6	Replace Wood frame window system.	Windows- Wood Frame	Building Envelope	Windows	1
2-2342	RWHS - Building 6	Repair Concrete Facade. (Allowance) Big Crack at East Elevation.	Facade- Concrete	Building Envelope	Walls - Exterior Repair	2
2-2344	RWHS - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. single pane - 50%	Building Envelope	Windows	2
2-2345	RWHS - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2346	RWHS - Building 6	Roof Maintenance (Tile) Needs Cleaning.	Roof- Tile	Building Envelope	Roof Maintenance	3
2-2734	RWHS - Building 6	Roof Maintenance (BUR) Needs Cleaning.	Roof- BUR	Building Envelope	Roof Maintenance	3
2-2735	RWHS - Building 6	Roof Maintenance (Shingle) Needs Cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
3-3485	RWHS - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2

Redwood High School
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0856	RWHS - Building 6	Replace rooftop package units. (1 of 3)	Rooftop Package Unit is 15+ years old	Mechanical	HVAC	2
4-0857	RWHS - Building 6	Replace rooftop package units. (3 of 3)	Rooftop Package Unit are 10+ years old	Mechanical	HVAC	2
4-0830	RWHS - Building 6	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
3-3483	RWHS - Building 6	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink - not ADA compliant 50%	Plumbing	Plumbing - Fixtures	2
2-2327	RWHS - Building 7	Replace exterior doors and hardware to meet Visalia USD Standards. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2329	RWHS - Building 7	Roof Replacement Many repairs in valley. Needs new roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2328	RWHS - Building 7	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2325	RWHS - Building 7	Repair CMU Facade. (Allowance)	Facade- CMU	Building Envelope	Walls - Exterior Repair	2
2-2326	RWHS - Building 7	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-2332	RWHS - Building 7	Room 81 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2330	RWHS - Building 7	Room 81 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2331	RWHS - Building 7	Room 81 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2336	RWHS - Building 7	Room 82 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2340	RWHS - Building 7	Room 83 Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2334	RWHS - Building 7	Room 82 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2338	RWHS - Building 7	Room 83 Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2335	RWHS - Building 7	Room 82 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2339	RWHS - Building 7	Room 83 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0797	RWHS - Building 7	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
2-2305	RWHS - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards. Poor Condition.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2304	RWHS - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2302	RWHS - Building 8	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	1
2-2307	RWHS - Building 8	Roof Replacement (TPO) The roof needs to have the waterways cleaned for proper drainage. The TPO is beginning to show its age and will need to be replaced in 3+ years.	Roof- TPO	Building Envelope	Roof Replacement	2
2-2855	RWHS - Building 8	Roof Replacement (Tile) The roof needs to have the waterways cleaned for proper drainage. The TPO is beginning to show its age and will need to be replaced in 3+ years.	Roof- Tile	Building Envelope	Roof Replacement	2
2-2306	RWHS - Building 8	Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-2303	RWHS - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-1018	RWHS - Building 8	Replace chiller system	Chiller in building has several leaks to building inside.	Mechanical	HVAC	2
4-0792	RWHS - Building 8	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
4-0793	RWHS - Building 8	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 10+ years old	Mechanical	HVAC	3
3-6236	RWHS - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3

Redwood High School
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2312	RWHS - Building 9	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-2315	RWHS - Building 9	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2314	RWHS - Building 9	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2316	RWHS - Building 9	Roof Maintenance Roof hatch curb needs stripping re-done.	Roof- BUR	Building Envelope	Roof Maintenance	4
2-2313	RWHS - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-6241	RWHS - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0483	RWHS - Building 10	Replace casework.	Not ADA compliant, outdated, scratches - 30% | Lots of scratches and scuffs - 40%	Architecture	Casework	2
3-0480	RWHS - Building 10	Repair / replace existing flooring and base throughout.	Sealed concrete shows wear - 35% | Conc. has a ton of wear and tear - 45%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0481	RWHS - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Scuffs, dents, paint chipped - 30%	Architecture	Walls - Interior Repair	3
3-0485	RWHS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, scuffs/ paint missing - 30%	Architecture	Doors - Interior	3
3-0492	RWHS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	No kickplate, paint missing - 35%	Architecture	Doors - Interior	3
3-0482	RWHS - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling in good condition - 15% | Ceiling is exposed, roof shows age - 30%	Architecture	Ceiling	4
2-2373	RWHS - Building 10	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2372	RWHS - Building 10	Replace exterior doors and hardware to meet Visalia USD Standards. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2371	RWHS - Building 10	Replace Steel frame window system.	Windows- Steel Frame | Single pane, not Title 24 compliant - 45%	Building Envelope	Windows	1
2-2370	RWHS - Building 10	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-2374	RWHS - Building 10	Roof Maintenance	Roof- BUR	Building Envelope	Roof Maintenance	3
4-0824	RWHS - Building 10	Replace MUA unit.	MUA unit are 15+ years old	Mechanical	HVAC	2
4-0825	RWHS - Building 10	Replace evaporative cooler unit.	Evap coolers are more than 10+ years old	Mechanical	HVAC	3
4-0834	RWHS - Building 10	Replace Exhaust Fans.	Rooftop Exhaust Fans are 10+ years old	Mechanical	HVAC	3
4-0835	RWHS - Building 10	Replace rooftop package units.	Rooftop Package Units is 2 years old	Mechanical	HVAC	4
3-0484	RWHS - Building 10	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Sink not ADA compliant - 35%	Plumbing	Plumbing - Fixtures	2
2-2310	RWHS - Building 12	Replace exterior doors and hardware to meet Visalia USD Standards. Poor Condition.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2733	RWHS - Building 12	Roof Replacement Well needs new roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2308	RWHS - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2311	RWHS - Building 12	Roof Maintenance	Roof- Tile	Building Envelope	Roof Maintenance	3
2-2309	RWHS - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0858	RWHS - Building 12	Replace Exhaust Fans.	Rooftop Exhaust Fans 10+ years old	Mechanical	HVAC	3
3-6233	RWHS - Building 12	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-2357	RWHS - Building 14	Repair Concrete Facade. (Allowance)	Facade- Concrete	Building Envelope	Walls - Exterior Repair	2
2-2358	RWHS - Building 14	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-2359	RWHS - Building 14	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2360	RWHS - Building 14	Roof Maintenance (Tile)	Roof- Tile	Building Envelope	Roof Maintenance	3
2-2885	RWHS - Building 14	Roof Maintenance (Shingle)	Roof- Shingle	Building Envelope	Roof Maintenance	3
4-0837	RWHS - Building 14	Replace Exhaust Fans.	Rooftop Exhaust Fans are 10+ years old	Mechanical	HVAC	3

Redwood High 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
3-6238	RWHS - 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
2-2323	RWHS - Building 27	Replace exterior doors and hardware to meet Visalia USD Standards. Poor Condition.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2321	RWHS - Building 27	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-2324	RWHS - Building 27	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	2
2-2322	RWHS - Building 27	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-2319	RWHS - Building 28	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel and Wood	Building Envelope	Doors - Exterior	2
2-2317	RWHS - Building 28	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	3
2-2320	RWHS - Building 28	Roof Maintenance	Roof- BUR	Building Envelope	Roof Maintenance	3
2-2318	RWHS - Building 28	Continued Maintenace Recommended for Glass Bricks window system.	Windows- Glass Bricks	Building Envelope	Windows	3
3-6235	RWHS - Building 28	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-2347	RWHS - Building 29	Repair Cementation Boards Facade. (Allowance)	Facade- Cementation Boards	Building Envelope	Walls - Exterior Repair	1
2-2350	RWHS - Building 29	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	2
2-2349	RWHS - Building 29	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2886	RWHS - Building 29	Roof Maintenance	Roof- Tile	Building Envelope	Roof Maintenance	3
2-2348	RWHS - Building 29	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
4-0798	RWHS - Building 29	Replace rooftop package units.	Rooftop Package Units are 16 years old	Mechanical	HVAC	2
2-2295	RWHS - Building 30	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2296	RWHS - Building 30	Roof Maintenance Needs cleaning.	Roof- PVC	Building Envelope	Roof Maintenance	3
2-2293	RWHS - Building 30	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2294	RWHS - Building 30	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-2292	RWHS - Building 30	Continued Maintenace Recommended for Stucco Facade. Soffit at 105, leak at first floor, below a walkway drain. Find and repair leak.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-0750	RWHS - Building 30	Replace rooftop package units.	Rooftop Package Units are 8 years old	Mechanical	HVAC	4
4-0751	RWHS - Building 30	Replace ductless mini-split.	Ductless Mini-Splits is 8 years old	Mechanical	HVAC	4
3-6240	RWHS - Building 30	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-3494	RWHS - Portables	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	2
3-3491	RWHS - Portables	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-3496	RWHS - Portables	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-6222	RWHS - Grounds (13)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-2901	RWHS - Portables		Windows - aluminum - 50%	Building Envelope	Windows	2
1-0336	RWHS - Grounds (13)	Restripe ADA stalls and add detectable warning surfaces to ramps.	North end of school ADA stalls need to be striped and are missing DWS	Civil		1
1-0337	RWHS - Grounds (13)	Install ADA ramps where cross walks are located.	ADA path to front of school has no ramps where crosswalks are located.	Civil		1
1-0338	RWHS - Grounds (13)	Restripe ADA parking stall to correct width which is 18'.	South end parking lot width between ADA stalls and parking stalls are 16	Civil		1
1-0340	RWHS - Grounds (13)	Restripe ADA stalls by south lot.	ADA stalls need restriping (south lot).	Civil		1
1-0329	RWHS - Grounds (13)	Possible maintenance issue. May need to reconfigure drainage design near weight room.	Drain by weight room floods (bubble up)	Civil		3
1-0330	RWHS - Grounds (13)	Reconfigure drainage design in landscaped area in front of academic building to prevent flooding.	No drains in front of academic building (floods in front next to shack)	Civil		3

Redwood High School
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Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0331	RWHS - Grounds (13)	Possible maintenance issue. May need to reconfigure drainage design near building 3.	Building 3 water bubbles up.	Civil		3
1-0334	RWHS - Grounds (13)	Remove and replace concrete around drainage inlet.	Multiple drains have cracking on or around them	Civil		3
1-0335	RWHS - Grounds (13)	Remove and replace crack concrete panels throughout site.	Concrete throughout site has cracking.	Civil		3
1-0339	RWHS - Grounds (13)	Seal cracks by south end of the parking lot.	Cracking throughout south end lot.	Civil		3
4-1779	RWHS - Field Lighting (15)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
3-3495	RWHS - Portables	Replace/upgrade interior lighting.	Lighting 2x4 LED 20%	Electrical	Lighting - Interior	4
4-1780	RWHS - Grounds (13)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-0851	RWHS - Grounds (13)	Replace rooftop package unit. (2 of 2)	Rooftop Package Units 15+ years old	Mechanical	HVAC	2
4-0841	RWHS - Grounds (13)	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
4-0855	RWHS - Grounds (5)	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
4-0795	RWHS - Grounds (5)	Replace Exhaust Fans.	Rooftop Exhaust Fans less than years old	Mechanical	HVAC	4
4-0796	RWHS - Grounds (5)	Replace rooftop package units.	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
4-0850	RWHS - Grounds (13)	Replace rooftop package unit. (1 of 2)	Rooftop Package Units less than 5 years old	Mechanical	HVAC	4
4-1895	RWHS - Grounds (13)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1781	RWHS - Grounds (13)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1782	RWHS - Grounds (13)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3