Green Acres Middle School

1147 North Mooney Blvd., Visalia, CA 93291

Cristin Corliss, Principal

CDS Code: 54 72256 6054605



Grade Level

6-8

Year Built

1955

Enrollment

769

Capacity

1150

Building Area

77,922 SF

Site Acreage

21.31

Green Acres has long been the premiere campus in the Central Valley for Middle School Instruction, and for the past 60 years students have been excelling in both leadership and citizenship skill development. The two years of middle school are a special and exciting time. Incoming 7th graders must not only become familiar with a new school, but a new schedule, the change from working with a single teacher to working with many teachers. It is a time of excitement and anxiety all wrapped up together. 8th graders also face change, being suddenly thrust into the role of older mentor after only one year of being the underclassman. During middle school, students become more aware of whom they are and begin to identify specific values and interests that will be important to them for a lifetime. It is the task of the middle school staff to challenge all students to achieve, and to provide opportunities to grow in a positive direction both academically and through co-curricular and extra-curricular activities like clubs, leadership, athletics or drama.

The entire staff at Green Acres takes this task of educating your child very seriously. We strive to form academically and personally sound individuals who are ready for high school because they work hard, get involved and do the right thing. We want our students to know that life is all about choices and that education is power. And we want to help them grow to become positive, contributing members of the Visalia community who know to treat one another with kindness and who understand that the diversity of talents, strengths and backgrounds that we bring collectively makes our school and community strong. We plan on sharing with our students how Real Chargers have H.E.A.R.T. (Honestly, Effectiveness, Ambition, Respect, and Thoughtfulness.)

Green Acres Middle School

EXISTING SITE



Green Acres Middle School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Green Acres Middle School

PROPOSED SITE



Green Acres Middle School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① New Administration Building

RENOVATIONS / MODERNIZATIONS

- Classroom Renovations
- Cafeteria Renovations
- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- New Bleachers at Baseball and Softball

SITE IMPROVEMENTS

- Drainage Improvements

Green Acres 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
Green Acres Middle School	**$3,236,321**	**$2,429,617**	**$5,665,938**	**$2,632,061**	**$3,345,849**	**$11,643,848**
Civil	$123,579	$9,477	$133,056			$133,056
Building Envelope	$2,784,692	$1,928,756	$4,713,448	$721,251	$41,208	$5,475,907
Architecture		$189,176	$189,176	$711,671	$926,446	$1,827,292
Mechanical	$328,050	$222,345	$550,395	$578,675	$952,350	$2,081,420
Electrical		$79,863	$79,863	$100,839	$864,639	$1,045,341
Plumbing			$0		$433,659	$433,659
Technology			$0	$519,626		$519,626
Life Safety & Security			$0		$127,547	$127,547

Green Acres 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
3-3552	GAMS - Building 1	Repair / replace existing flooring and base throughout.	Floor - polish concrete - 10% | Floor - carpet 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-3553	GAMS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- tackboard/ GYP board - 20% | Walls - painted tackboard - 50%	Architecture	Walls - Interior Repair	3
3-3554	GAMS - Building 1	Replace casework.	Casework - 20% | Casework - 50%	Architecture	Casework	3
3-3556	GAMS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - GYP board/ T-bar system - 20% | Room 603, no T-bar system | Ceiling - GYP bard / T-bar system - 50%	Architecture	Ceiling	3
3-3560	GAMS - Building 1	Replace markerboards in classrooms.	Markerboard - 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3566	GAMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - front. store front - 20%, Interior H.M/ glass - 50%	Architecture	Doors - Interior	3
3-3569	GAMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - front - pull/ push bar, interior levers 30%	Architecture	Doors - Hardware Only	3
3-3555	GAMS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 30%	Architecture	Doors - Interior	4
3-3558	GAMS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
2-1671	GAMS - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1672	GAMS - Building 1	Roof Replacement Blistering throughout, delamination, Dry Rot, penetrations need sealant.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1669	GAMS - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-1668	GAMS - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - interior - H.M. 50% | Windows - casement 50%	Building Envelope	Windows	2
2-1670	GAMS - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1666	GAMS - Building 1	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
2-1667	GAMS - Building 1	Continued Maintenace Recommended for Black Board Cladding Facade.	Facade- Black Board Cladding	Building Envelope	Walls - Exterior Cleaning	4
3-3570	GAMS - Building 1	Replace fluorescent lighting in administrative area with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
3-3559	GAMS - Building 1	Replace/upgrade interior lighting.	Lighting - 2x4 LED 20%	Electrical	Lighting - Interior	4
4-0321	GAMS - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Units are less than 14 years old	Mechanical	HVAC	3
4-0322	GAMS - Building 1	Replace ductless mini-split.	Ductless Mini-Splits are 10+ years old	Mechanical	HVAC	3
4-0310	GAMS - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are less than 4 years old	Mechanical	HVAC	4
3-3557	GAMS - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	4
3-3575	GAMS - Building 2	Replace casework.	Casework - 40% | Few light scuffs, clean - 15%	Architecture	Casework	3
3-3576	GAMS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. - 40%	Architecture	Doors - Interior	3
3-3579	GAMS - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-3581	GAMS - Building 2	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0672	GAMS - Building 2	Repair / replace existing flooring and base throughout.	Sealed conc. looks in good condition - 15% | Floor - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0673	GAMS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Minimal imperfections - 15%	Architecture	Walls - Interior Repair	4
3-0674	GAMS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Looks brand new - 5% | 1 huge watermark on ceiling tile - 15% | Ceiling - GYP board / T-bar system 30%	Architecture	Ceiling	4
3-0678	GAMS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Minimal wear and tear - 10%	Architecture	Doors - Interior	4
2-1665	GAMS - Building 2	Roof Replacement Coating failing throughout. Blisters throughout. Delamination. Base flashing & Penetrations need sealant.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1663	GAMS - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement 50%	Building Envelope	Windows	2
2-1664	GAMS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1662	GAMS - Building 2	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
3-3580	GAMS - Building 2	Replace/upgrade interior lighting.	Lighting - 2x4 LEDS 20%	Electrical	Lighting - Interior	4

Green Acres 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
4-0320	GAMS - Building 2	Replace rooftop package units. (3 of 4)	Rooftop Package Units are 14 years old	Mechanical	HVAC	3
4-0309	GAMS - Building 2	Replace rooftop package units. (4 of 4)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-0677	GAMS - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10% | Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	4
3-3583	GAMS - Building 3	Repair / replace existing flooring and base throughout.	Floor - polish concrete - 10% | Floor - carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-3587	GAMS - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	No T-bar or GYP board ceiling, see pictures. | Ceiling - 12x12 ceiling tiles - 50%	Architecture	Ceiling	2
3-3584	GAMS - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls- tackboard/ GYP board - 20% | Walls - painted tackboard - 50%	Architecture	Walls - Interior Repair	3
3-3585	GAMS - Building 3	Replace casework.	Casework - 20% | Casework- 50% (Library)	Architecture	Casework	3
3-3591	GAMS - Building 3	Replace markerboards in classrooms.	Markerboard - 40%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-3596	GAMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 40%	Architecture	Doors - Interior	3
3-3599	GAMS - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-3586	GAMS - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. Frame H.M. 30%	Architecture	Doors - Interior	4
3-3589	GAMS - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
2-1676	GAMS - Building 3	Roof Replacement Blistering throughout, delamination, Dry Rot, penetrations need sealant.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1674	GAMS - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - casement - 50%	Building Envelope	Windows	2
2-1675	GAMS - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1673	GAMS - Building 3	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-3600	GAMS - Building 3	Replace fluorescent lighting (pendant) in library with LED.	Lighting - 1x4 pendent 50% florescent	Electrical	Lighting - Interior	2
3-3590	GAMS - Building 3	Replace/upgrade interior lighting.	Lighting - 2x4 LED 20%	Electrical	Lighting - Interior	4
4-0323	GAMS - Building 3	Replace rooftop package units. (1 of 2)	Rooftop Package Unit are 22 years old	Mechanical	HVAC	1
4-0311	GAMS - Building 3	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-3588	GAMS - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	4
2-1679	GAMS - Building 4	Roof Replacement Punctures, cracking, granulate loss, open base flashings. Hatch needs replacement.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1677	GAMS - Building 4	Replace CMU Facade. Multiple Cracks Observed, track progression. Fascia at roof edge- Wood- Dry Rot in Places	Facade- CMU	Building Envelope	Walls - Exterior Repair	2
2-1678	GAMS - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
4-0697	GAMS - Building 4	Replace MUA unit.	MUA unit is 15+ years old	Mechanical	HVAC	1
4-0326	GAMS - Building 4	Replace evaporative cooler unit.	Evap cooler is 15+ years old	Mechanical	HVAC	2
4-0313	GAMS - Building 4	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
4-0324	GAMS - Building 4	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 1 years old	Mechanical	HVAC	4
4-0325	GAMS - Building 4	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 22 years old	Mechanical	HVAC	4
3-0682	GAMS - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes and scuffs - 15%	Architecture	Walls - Interior Repair	3
3-0683	GAMS - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, cracked tiles - 20%	Architecture	Ceiling	3
3-0687	GAMS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Normal wear and tear, scuffs - 30%	Architecture	Doors - Interior	3
3-0681	GAMS - Building 11	Repair / replace existing flooring and base throughout.	Light stains - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0685	GAMS - Building 11	Replace casework.	Outdated and at 32" height - 20%	Architecture	Casework	4

Green Acres 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
2-1649	GAMS - Building 11	Roof Replacement Dry Rot under sheathing. Asphalt slipping through shingles.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1648	GAMS - Building 11	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1646	GAMS - Building 11	Repair Stucco Facade. Seal Penetrations.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-1647	GAMS - Building 11	Replace Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 20%	Building Envelope	Windows	3
3-0689	GAMS - Building 11	Replace general electrical items.	Lots of electrical boxes on ceiling with exposed wires - 25%	Electrical	Electrical - General / Misc.	2
3-0684	GAMS - Building 11	Replace/upgrade interior lighting.	Numerous bulbs out - 25%	Electrical	Lighting - Interior	3
4-0312	GAMS - Building 11	Replace rooftop package units.	Rooftop Package Units are 3 years old	Mechanical	HVAC	4
3-0691	GAMS - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes and scuffs - 15%	Architecture	Walls - Interior Repair	3
3-0692	GAMS - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, cracked tiles - 20%	Architecture	Ceiling	3
3-0696	GAMS - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Normal wear and tear, scuffs - 30%	Architecture	Doors - Interior	3
3-0690	GAMS - Building 12	Repair / replace existing flooring and base throughout.	Light stains - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0694	GAMS - Building 12	Replace casework.	Outdated and at 32" height - 20%	Architecture	Casework	4
2-1652	GAMS - Building 12	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1653	GAMS - Building 12	Roof Replacement Shingles blown off. Gutters need cleaning. Penetrations need sealant	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1650	GAMS - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1651	GAMS - Building 12	Replace Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 20%	Building Envelope	Windows	3
3-0698	GAMS - Building 12	Replace general electrical items.	Lots of electrical boxes on ceiling with exposed wires - 25%	Electrical	Electrical - General / Misc.	2
3-0693	GAMS - Building 12	Replace/upgrade interior lighting.	Numerous bulbs out - 25%	Electrical	Lighting - Interior	3
3-0792	GAMS - Building 14	Repair / replace existing flooring and base throughout.	Light stains, recommended to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0798	GAMS - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-0793	GAMS - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Few scuffs, but overall good - 20%	Architecture	Walls - Interior Repair	4
3-0794	GAMS - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few watermarks - 15%	Architecture	Ceiling	4
3-0796	GAMS - Building 14	Replace casework.	Good, just outdated - 15%	Architecture	Casework	4
2-1656	GAMS - Building 14	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1657	GAMS - Building 14	Roof Replacement Discoloration throughout, needs cleaning.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1654	GAMS - Building 14	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1655	GAMS - Building 14	Replace Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0795	GAMS - Building 14	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
3-0757	GAMS - Building 15	Repair / replace existing flooring and base throughout.	Light stains, recommended to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0763	GAMS - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-0765	GAMS - Building 15	Replace tackboards in classrooms.	TB has rips, tears, etc. - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0758	GAMS - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Few scuffs, but overall good - 20%	Architecture	Walls - Interior Repair	4
3-0759	GAMS - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few watermarks - 15%	Architecture	Ceiling	4
3-0761	GAMS - Building 15	Replace casework.	Good, just outdated - 15%	Architecture	Casework	4
2-1628	GAMS - Building 15	Roof Replacement Gutter need cleaning. Fascia Failing.	Roof- PVC	Building Envelope	Roof Replacement	2
2-1627	GAMS - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3

Green Acres 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
2-1625	GAMS - Building 15	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1626	GAMS - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0760	GAMS - Building 15	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0314	GAMS - Building 15	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
3-6246	GAMS - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0749	GAMS - Building 16	Repair / replace existing flooring and base throughout.	Light stains, recommended to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0755	GAMS - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-0750	GAMS - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Few scuffs, but overall good - 20%	Architecture	Walls - Interior Repair	4
3-0751	GAMS - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few watermarks - 15%	Architecture	Ceiling	4
3-0753	GAMS - Building 16	Replace casework.	Good, just outdated - 15%	Architecture	Casework	4
2-1636	GAMS - Building 16	Roof Replacement Discooration	Roof- PVC	Building Envelope	Roof Replacement	2
2-1635	GAMS - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1633	GAMS - Building 16	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1634	GAMS - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0752	GAMS - Building 16	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0315	GAMS - Building 16	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
3-6247	GAMS - Building 16	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0739	GAMS - Building 17	Repair / replace existing flooring and base throughout.	Can use cleaning, light stains - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0741	GAMS - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	All tiles are slightly warped - 30%	Architecture	Ceiling	3
3-0740	GAMS - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes, scuffs - 20%	Architecture	Walls - Interior Repair	4
3-0743	GAMS - Building 17	Replace casework.	Overall good, 1 cabinet door missing grab hardware - 15% | Casework is ADA, good condition - 15%	Architecture	Casework	4
3-0746	GAMS - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-1631	GAMS - Building 17	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1632	GAMS - Building 17	Roof Replacement Rust, discolored. Gutters need cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-1629	GAMS - Building 17	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1630	GAMS - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0742	GAMS - Building 17	Replace/upgrade interior lighting.	Good, clean - 15%	Electrical	Lighting - Interior	4
4-0316	GAMS - Building 17	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
3-0768	GAMS - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few chips/ stains - 15% | Tons of stains on ceiling tiles - 25% | Ceiling tiles damaged, chipped, and warped - 30%	Architecture	Ceiling	3
3-0772	GAMS - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-0766	GAMS - Building 18	Repair / replace existing flooring and base throughout.	Light stains, clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0767	GAMS - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-0770	GAMS - Building 18	Replace casework.	Great condition - 15%	Architecture	Casework	4
2-1624	GAMS - Building 18	Roof Replacement Wrinkles Observed. Gutters need cleaning. Minor ponding	Roof- PVC	Building Envelope	Roof Replacement	2
2-1623	GAMS - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3

Green Acres 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
2-1621	GAMS - Building 18	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1622	GAMS - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0769	GAMS - Building 18	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0317	GAMS - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
3-6248	GAMS - Building 18	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0781	GAMS - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Door frames are scratched and chipped - 30%	Architecture	Doors - Interior	3
3-0776	GAMS - Building 19	Repair / replace existing flooring and base throughout.	Floor is wood, good condition - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0777	GAMS - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Light scuff marks - 20%	Architecture	Walls - Interior Repair	4
3-0778	GAMS - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Great condition - 10%	Architecture	Ceiling	4
2-1620	GAMS - Building 19	Roof Replacement Pipe penetrations, drains, and coping need maintenance. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1619	GAMS - Building 19	Replace exterior doors and hardware to meet Visalia USD Standards. Door Broken, Replace	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1617	GAMS - Building 19	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1618	GAMS - Building 19	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean (small window above doors) - 20%	Building Envelope	Windows	3
3-0779	GAMS - Building 19	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0319	GAMS - Building 19	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 21 years old	Mechanical	HVAC	1
4-0329	GAMS - Building 19	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 20 years old. 15 ton unit	Mechanical	HVAC	1
4-0330	GAMS - Building 19	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 20 years old. 30 ton unit	Mechanical	HVAC	1
4-0696	GAMS - Building 19	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-0783	GAMS - Building 19	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures are in good condition, light wear and tear - 20%	Plumbing	Plumbing - Fixtures	4
3-0727	GAMS - Building 21	Repair / replace existing flooring and base throughout.	Can use cleaning, light stains - 25% | Half CPP, half tile - CPP need clean and tile cracked - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0729	GAMS - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	All tiles are slightly warped - 30%	Architecture	Ceiling	3
3-0728	GAMS - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes, scuffs - 20%	Architecture	Walls - Interior Repair	4
3-0731	GAMS - Building 21	Replace casework.	Overall good, 1 cabinet door missing grab hardware - 15%	Architecture	Casework	4
3-0734	GAMS - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-1641	GAMS - Building 21	Roof Replacement Dry Membrane. Inner scrim being exposed. Needs cleaning and tree trimming.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1638	GAMS - Building 21	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	1
2-1640	GAMS - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1637	GAMS - Building 21	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1639	GAMS - Building 21	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0730	GAMS - Building 21	Replace/upgrade interior lighting.	Good, clean - 15%	Electrical	Lighting - Interior	4
3-0738	GAMS - Building 21	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Good, not ADA compliant - 20%	Plumbing	Plumbing - Fixtures	4
3-0717	GAMS - Building 22	Repair / replace existing flooring and base throughout.	Can use cleaning, light stains - 25%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0719	GAMS - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	All tiles are slightly warped - 30% | Watermarks, holes, all tiles are slightly warped - 35%	Architecture	Ceiling	3

Green Acres 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
3-0718	GAMS - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes, scuffs - 20%	Architecture	Walls - Interior Repair	4
3-0721	GAMS - Building 22	Replace casework.	Overall good, 1 cabinet door missing grab hardware - 15%	Architecture	Casework	4
3-0724	GAMS - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 15%	Architecture	Doors - Interior	4
2-1644	GAMS - Building 22	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1642	GAMS - Building 22	Continued Maintenace Recommended for Stucco Facade. Wood Trim on bottom of wall, Dry Rot, Replace.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1645	GAMS - Building 22	Rood Maintenace Needs Cleaning	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1643	GAMS - Building 22	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0720	GAMS - Building 22	Replace/upgrade interior lighting.	Good, clean - 15%	Electrical	Lighting - Interior	4
4-0318	GAMS - Building 22	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
4-0327	GAMS - Building 22	Replace rooftop package units.	Rooftop Package Units are 5-10 years old	Mechanical	HVAC	3
3-0784	GAMS - Building 23	Repair / replace existing flooring and base throughout.	Light stains, recommended to clean - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0790	GAMS - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	Some wear and tear, no kickplate - 20%	Architecture	Doors - Interior	3
3-0785	GAMS - Building 23	Repair / patch walls. Paint all previously painted interior surfaces.	Few scuffs, but overall good - 20%	Architecture	Walls - Interior Repair	4
3-0786	GAMS - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Few watermarks - 15%	Architecture	Ceiling	4
3-0788	GAMS - Building 23	Replace casework.	Good, just outdated - 15%	Architecture	Casework	4
2-1660	GAMS - Building 23	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1658	GAMS - Building 23	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1661	GAMS - Building 23	Roof Maintenance Needs full cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1659	GAMS - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-0787	GAMS - Building 23	Replace/upgrade interior lighting.	Bright - 10%	Electrical	Lighting - Interior	4
4-0328	GAMS - Building 23	Replace Heat Pump units.	Bard Heat Pumps less than 5-10 years old.	Mechanical	HVAC	3
1-0224	GAMS - Grounds (8)	Remove and replace concrete as needed to be ADA compliant.	Room 301-304 concrete slopes are 3.9%	Civil		1
1-0225	GAMS - Grounds (8)	Remove and replace ramps to make ADA compliant.	Portable ramps are less than 8.3%	Civil		1
1-0226	GAMS - Grounds (8)	Remove and replace drive approaches to make ADA compliant.	DAs are not ADA compliant, no truncated domes and 15.4%	Civil		1
1-0227	GAMS - Grounds (8)	Restripe parking lot.	Parking lot needs restriping	Civil		2
4-1624	GAMS - Grounds (8)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1625	GAMS - Grounds (8)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1888	GAMS - Grounds (8)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1626	GAMS - Grounds (8)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1627	GAMS - Grounds (8)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3