# Willow Glen Elementary School

## 310 North Akers Rd., Visalia, CA 93291

Sandra Ochoa , Principal

CSD Code: 54 72256 6054746



### Grade Level

P-6

### Year Built

1973

### Enrollment

503

### Capacity

551

### Building Area

42,999 SF

### Site Acreage

17.50

Willow Glen Elementary School serves approximately 650 students in grades Pre-K through 8th grade. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds high expectations for the academic and social development of all students. Curriculum planning, staff development, and assessment activities are focused on assisting students in mastering the state common core standards, as well as increasing the overall student achievement of all subgroups.

Willow Glen's Mission is to improve achievement by preparing all students for limitless success in a global society by fostering rigorous academic literacy in a positive learning environment.

Willow Glen School supports the Whole Child Tenets:
- Each student enters school healthy and learns about and practices a healthy lifestyle.
- Each student learns in an environment that is physically and emotionally safe for students and adults.
- Each student is actively engaged in learning and is connected to the school and broader community.
- Each student has access to personalized learning and is supported by qualified, caring adults.
- Each student is challenged academically and prepared for success in college or further study and for employment and participation in a global environment.

# Willow Glen Elementary School

## EXISTING SITE



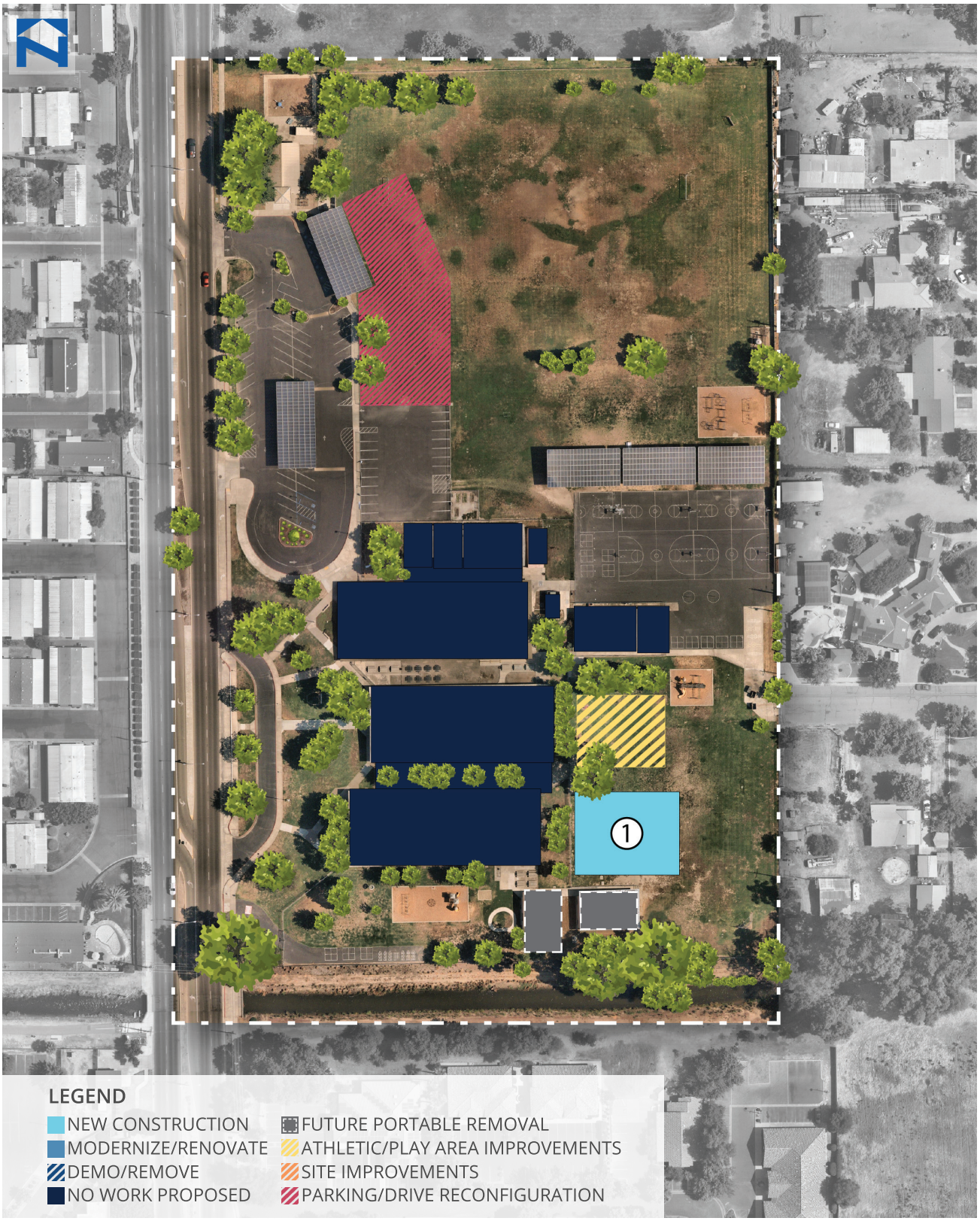
# Willow Glen Elementary School

## FACILITY CONDITION INDEX (FCI%) BY BUILDING



# Willow Glen Elementary School

## PROPOSED SITE



# Willow Glen Elementary School

## SUMMARY OF RECOMMENDATIONS

### PROPOSED NEW CONSTRUCTION

① Replace Portables with New Permanent Classroom Building

### RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

### ATHLETIC / PLAY AREA IMPROVEMENTS

- New Playground

### SITE IMPROVEMENTS

- Drainage Improvements

### PARKING LOT / DRIVE RECONFIGURATION

- Expanded Parking Lot

# WILLOW GLEN ELEMENTARY 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 |
|---|---|---|---|---|---|---|
| **Willow Glen Elementary School** | **$3,071,672** | **$411,975** | **$3,483,648** | **$2,865,248** | **$557,729** | **$6,906,625** |
| Civil | $834,938 | | $834,938 | $0 | | $834,938 |
| Building Envelope | $1,333,584 | | $1,333,584 | $695,291 | $36,291 | $2,065,167 |
| Architecture | | $55,051 | $55,051 | $901,930 | $131,689 | $1,088,670 |
| Mechanical | $822,150 | $277,749 | $1,099,899 | | $131,798 | $1,231,697 |
| Electrical | | $79,175 | $79,175 | $299,632 | $257,951 | $636,758 |
| Plumbing | $81,000 | | $81,000 | $86,604 | | $167,604 |
| Technology | | | $0 | $409,403 | | $409,403 |
| Life Safety & Security | | | $0 | $472,388 | | $472,388 |

# WILLOW GLEN ELEMENTARY 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 |
|---|---|---|---|---|---|---|
| 3-2905 | WGES - Building 1 | Repair / patch walls. Paint all previously painted interior surfaces. | Suggest paint touch up and new baseboards - 40% | Architecture | Walls - Interior Repair | 2 |
| 3-2914 | WGES - Building 1 | Replace casework. | Scuffs, dents, wear and tear - 45% | Architecture | Casework | 2 |
| 3-2904 | WGES - Building 1 | Repair / replace existing flooring and base throughout. | Floor - carpet - 20% \| Floor - half LVT / half carpet - 25% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| 3-2906 | WGES - Building 1 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Good - 20% \| Mismatched style and height, some tiles chipped - 35% \| Ceilings - T-bar - 20% | Architecture | Ceiling | 3 |
| 3-2908 | WGES - Building 1 | Replace teaching surfaces. | Few holes/ tears - 15% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 3 |
| 3-2916 | WGES - Building 1 | Replace teaching surfaces. | Decent condition, some holes - 30% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 3 |
| 3-2919 | WGES - Building 1 | Replace interior doors and hardware to meet Visalia USD Standards. | Some wear and tear - 35% | Architecture | Doors - Interior | 3 |
| 3-2925 | WGES - Building 1 | Replace casework. | Decent condition, outdated - 25% | Architecture | Casework | 3 |
| 3-2930 | WGES - Building 1 | Repair or replace interior door hardware as needed throughout. | Clean, general maintenance - 30% | Architecture | Doors - Hardware Only | 3 |
| 3-5932 | WGES - Building 1 | Replace casework. | Casework - ADA?? | Architecture | Casework | 3 |
| 3-2926 | WGES - Building 1 | Upgrade master clock system to an IP clock system. | Equipped - 5% | Architecture | Clock | 4 |
| 3-2932 | WGES - Building 1 | Replace interior doors and hardware to meet Visalia USD Standards. | N/A | Architecture | Doors - Interior | 4 |
| 3-5896 | WGES - Building 1 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - key knob | Architecture | Doors - Interior | 4 |
| 3-5897 | WGES - Building 1 | Repair or replace interior door hardware as needed throughout. | Hardware - key knob | Architecture | Doors - Hardware Only | 4 |
| 3-5902 | WGES - Building 1 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - double glass - 10% | Architecture | Doors - Interior | 4 |
| 3-5903 | WGES - Building 1 | Repair or replace interior door hardware as needed throughout. | Hardware - panic - 10% | Architecture | Doors - Hardware Only | 4 |
| 3-5905 | WGES - Building 1 | | Casework - 5% | Architecture | Casework | 4 |
| 3-5910 | WGES - Building 1 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - Key knob | Architecture | Doors - Interior | 4 |
| 3-5911 | WGES - Building 1 | Repair or replace interior door hardware as needed throughout. | Hardware - key knob | Architecture | Doors - Hardware Only | 4 |
| 3-5919 | WGES - Building 1 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - knob - 5% | Architecture | Doors - Interior | 4 |
| 3-5924 | WGES - Building 1 | Replace interior doors and hardware to meet Visalia USD Standards. | 5% | Architecture | Doors - Interior | 4 |
| 3-5931 | WGES - Building 1 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - kickplate / panic / closer - 10% | Architecture | Doors - Interior | 4 |
| 2-1496 | WGES - Building 1 | Roof Replacement<br>Roof, penetrations, and flashings need replacement. *Notated on District list of roofs to be replaced. | Roof- Mod-Bit Granule | Building Envelope | Roof Replacement | 1 |
| 2-1495 | WGES - Building 1 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| 2-1494 | WGES - Building 1 | Continued Maintenace Recommended for Steel frame window system. | Windows- Steel Frame \| Window - single pane - 40% | Building Envelope | Windows | 3 |
| 2-1493 | WGES - Building 1 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 4 |
| 3-2921 | WGES - Building 1 | Replace/upgrade interior lighting. | Recommend updated lights, bulbs out - 50% | Electrical | Lighting - Interior | 2 |
| 3-5895 | WGES - Building 1 | Replace/upgrade interior lighting. | Lighting - 5% | Electrical | Lighting - Interior | 4 |
| 4-0398 | WGES - Building 1 | Replace rooftop package units. (2 of 2) | Rooftop Package Unit are 20+ years old | Mechanical | HVAC | 1 |
| 4-0397 | WGES - Building 1 | Replace rooftop package units. (1 of 2) | Rooftop Package Unit is 3 years old | Mechanical | HVAC | 4 |
| 3-2910 | WGES - Building 1 | Repair or replace plumbing fixtures as required. Major update needed to ensure ADA compliance. | Whole restrooms are non-ADA compliant - 70%<br>Toilets, sinks, positions, heights all wrong - photos show the issues. \| Non-ADA sink? (27", kinder class?) - 30% \| Sink/ casework is at +36" AFF - 35% | Plumbing | Plumbing - Fixtures | 1 |
| 3-2934 | WGES - Building 2 | Repair / replace existing flooring and base throughout. | Floor - concrete polish - 5% \| Floor - epoxy - 20% \| Floor- carpet / 12x12 VCT 50% \| Floor - carpet - 50% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| 3-2936 | WGES - Building 2 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-Bar system 50% \| Ceiling - GYP Board - 20% | Architecture | Ceiling | 3 |
| 3-2937 | WGES - Building 2 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - Door H.M., Frame H.M. | Architecture | Doors - Interior | 3 |
| 3-2938 | WGES - Building 2 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar | Architecture | Doors - Hardware Only | 3 |

# WILLOW GLEN ELEMENTARY SCHOOL
## DETAILED REPORT

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| Item ID | Building | Scope of Work | Raw Field Notes | Discipline | Classification | Priority |
|---|---|---|---|---|---|---|
| 3-2948 | WGES - Building 2 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 50% | Architecture | Doors - Hardware Only | 3 |
| 3-2949 | WGES - Building 2 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - Door H.M., Frame H.M. | Architecture | Doors - Interior | 3 |
| 3-2951 | WGES - Building 2 | Replace casework. | Casework - 50% | Architecture | Casework | 3 |
| 3-2956 | WGES - Building 2 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - Door H.M., Frame H.M. 20% | Architecture | Doors - Interior | 3 |
| 3-2957 | WGES - Building 2 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/push bar - 50% | Architecture | Doors - Hardware Only | 3 |
| 3-2958 | WGES - Building 2 | Replace casework. | Casework - 60% | Architecture | Casework | 3 |
| 3-2935 | WGES - Building 2 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - FRP 5% \| Walls - GYP Board - 20% \| Walls - tackboard - 50% | Architecture | Walls - Interior Repair | 4 |
| 3-2960 | WGES - Building 2 | Replace markerboards in classrooms. | Markerboard - 5% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| 2-1500 | WGES - Building 2 | Roof Replacement<br>Paint peeling at asphalt, below gutters, needs cleaning. Pipe jacks need sealing. Alligatoring present in coating. | Roof- BUR | Building Envelope | Roof Replacement | 1 |
| 2-1499 | WGES - Building 2 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| 2-1497 | WGES - Building 2 | Continued Maintenace Recommended for CMU Facade.<br>Needs minor sealing at small cracks. | Facade- CMU | Building Envelope | Walls - Exterior Cleaning | 3 |
| 2-1498 | WGES - Building 2 | Continued Maintenace Recommended for Steel frame window system. | Windows- Steel Frame | Building Envelope | Windows | 3 |
| 3-2944 | WGES - Building 2 | Replace fluorescent lighting with LED. | Lighting - 2x4 ceiling mounted - 50% | Electrical | Lighting - Interior | 3 |
| 3-2952 | WGES - Building 2 | Replace fluorescent lighting in library with LED. | Lighting - 2x4 Florescent 50% | Electrical | Lighting - Interior | 3 |
| 3-2961 | WGES - Building 2 | Replace fluorescent lighting with LED. | Lighting - 2x4 florescent 50% | Electrical | Lighting - Interior | 3 |
| 3-2940 | WGES - Building 2 | Replace/upgrade interior lighting. | Lighting - 2x4 - 5% | Electrical | Lighting - Interior | 4 |
| 4-0400 | WGES - Building 2 | Replace rooftop package units. (2 of 2) | Rooftop Package Unit are 20+ years old | Mechanical | HVAC | 1 |
| 4-0401 | WGES - Building 2 | Replace Exhaust Fans. | Rooftop Exhaust Fans are 20+ years old | Mechanical | HVAC | 1 |
| 4-0399 | WGES - Building 2 | Replace rooftop package units. (1 of 2) | Rooftop Package Unit is 3 years old | Mechanical | HVAC | 4 |
| 3-2950 | WGES - Building 2 | Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance. | Fixture - sink not ADA compliant | Plumbing | Plumbing - Fixtures | 3 |
| 3-2998 | WGES - Building 3 | Repair / replace existing flooring and base throughout. | Light stains - 20% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| 3-2999 | WGES - Building 3 | Repair / patch walls. Paint all previously painted interior surfaces. | Minor holes, scratches, stains - 25% | Architecture | Walls - Interior Repair | 3 |
| 3-3000 | WGES - Building 3 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Chips, cracks, water marks - 30% | Architecture | Ceiling | 3 |
| 2-1480 | WGES - Building 3 | Replace exterior doors and hardware to meet Visalia USD Standards. | Door- Wood | Building Envelope | Doors - Exterior | 1 |
| 2-1482 | WGES - Building 3 | Roof Replacement | Roof- Shingle | Building Envelope | Roof Replacement | 1 |
| 2-1481 | WGES - Building 3 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| 2-1479 | WGES - Building 3 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame | Building Envelope | Windows | 3 |
| 2-1478 | WGES - Building 3 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 4 |
| 3-3001 | WGES - Building 3 | Replace/upgrade interior lighting. | Decent - 20% | Electrical | Lighting - Interior | 4 |
| 4-0394 | WGES - Building 3 | Replace rooftop package units. | Rooftop Package Unit is 20+ years old | Mechanical | HVAC | 1 |
| 3-3002 | WGES - Building 3 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | Decent condition and ADA compliant - 15% | Plumbing | Plumbing - Fixtures | 3 |
| 2-1485 | WGES - Building 4 | Replace exterior doors and hardware to meet Visalia USD Standards. | Door- Wood | Building Envelope | Doors - Exterior | 1 |
| 2-1487 | WGES - Building 4 | Roof Replacement | Roof- Shingle | Building Envelope | Roof Replacement | 1 |
| 2-1486 | WGES - Building 4 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| 2-1484 | WGES - Building 4 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame | Building Envelope | Windows | 3 |
| 2-1483 | WGES - Building 4 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 4 |
| 3-3006 | WGES - Building 4 | Replace/upgrade interior lighting. | Decent - 20% | Electrical | Lighting - Interior | 4 |
| 4-0395 | WGES - Building 4 | Replace rooftop package units. | Rooftop Package Unit is 20+ years old | Mechanical | HVAC | 1 |

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| Item ID | Building | Scope of Work | Raw Field Notes | Discipline | Classification | Priority |
|---|---|---|---|---|---|---|
| **3-3007** | WGES - Building 4 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | Decent condition and ADA compliant - 15% | Plumbing | Plumbing - Fixtures | 3 |
| **3-3013** | WGES - Building 5 | Replace casework. | A lot of wear and tear - 50% | Architecture | Casework | 2 |
| **3-3015** | WGES - Building 5 | | Room is a teacher lounge/ storage - 35% | Architecture | | 3 |
| **2-1490** | WGES - Building 5 | Replace exterior doors and hardware to meet Visalia USD Standards. | Door- Wood | Building Envelope | Doors - Exterior | 1 |
| **2-1492** | WGES - Building 5 | Roof Replacement | Roof- Shingle | Building Envelope | Roof Replacement | 1 |
| **2-1491** | WGES - Building 5 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| **2-1489** | WGES - Building 5 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame | Building Envelope | Windows | 3 |
| **2-1488** | WGES - Building 5 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 4 |
| **3-3011** | WGES - Building 5 | Replace/upgrade interior lighting. | Decent - 20% | Electrical | Lighting - Interior | 4 |
| **4-0396** | WGES - Building 5 | Replace rooftop package units. | Rooftop Package Unit is 20+ years old | Mechanical | HVAC | 1 |
| **3-3012** | WGES - Building 5 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | Decent condition and ADA compliant - 15% | Plumbing | Plumbing - Fixtures | 3 |
| **3-2963** | WGES - Building 7 | Repair / replace existing flooring and base throughout. | Floor - carpet/ vct - 50% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| **3-2964** | WGES - Building 7 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard - 50% | Architecture | Walls - Interior Repair | 3 |
| **3-2965** | WGES - 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 | 3 |
| **3-2966** | WGES - Building 7 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - Door H.M., Frame H.M. - 50% | Architecture | Doors - Interior | 3 |
| **3-2968** | WGES - Building 7 | Replace casework. | Casework - 50% | Architecture | Casework | 3 |
| **3-2967** | WGES - Building 7 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 5% | Architecture | Doors - Hardware Only | 4 |
| **3-2970** | WGES - Building 7 | Replace markerboards in classrooms. | Markerboard - 5% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| **2-1504** | WGES - Building 7 | Roof Replacement<br>Needs new coating or roof. Alligatoring throughout, needs gutters. | Roof- BUR | Building Envelope | Roof Replacement | 1 |
| **2-1503** | WGES - Building 7 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| **2-1501** | WGES - Building 7 | Continued Maintenace Recommended for CMU Facade.<br>Needs minor sealing at small cracks. | Facade- CMU | Building Envelope | Walls - Exterior Cleaning | 3 |
| **2-1502** | WGES - Building 7 | Continued Maintenace Recommended for Steel frame window system. | Windows- Steel Frame | Building Envelope | Windows | 3 |
| **3-2971** | WGES - Building 7 | Replace fluorescent lighting with LED. | Lighting - 2x4 florescent 50% | Electrical | Lighting - Interior | 3 |
| **4-0402** | WGES - Building 7 | Replace rooftop package units. | Rooftop Package Unit are 20+ years old | Mechanical | HVAC | 1 |
| **3-2969** | WGES - Building 7 | Repair or replace plumbing fixtures as required. Fixtures are in poor condition. Update needed to ensure ADA compliance. | Fixtures - sink - 50% | Plumbing | Plumbing - Fixtures | 1 |
| **3-2976** | WGES - Building 8 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard - 15% | Architecture | Walls - Interior Repair | 3 |
| **3-2977** | WGES - Building 8 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system 10% | Architecture | Ceiling | 3 |
| **3-2978** | WGES - Building 8 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - Door H.M., Frame H.M. 5% | Architecture | Doors - Interior | 3 |
| **3-2979** | WGES - Building 8 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 5% | Architecture | Doors - Hardware Only | 3 |
| **3-2975** | WGES - Building 8 | Repair / replace existing flooring and base throughout. | Floor - carpet 5% | Architecture | Flooring - Carpet, Tile, Etc. | 4 |
| **3-2980** | WGES - Building 8 | Replace markerboards in classrooms. | Markerboard - 55 | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| **2-1515** | WGES - Building 8 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| **2-1513** | WGES - Building 8 | Continued Maintenace Recommended for Wood Facade.<br>Early-Stage Dry Rot at Roof Fascia Boards. | Facade- Wood | Building Envelope | Walls - Exterior Cleaning | 3 |
| **2-1516** | WGES - Building 8 | Roof Maintenance<br>Gutters need cleaning. | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 3 |

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|---|---|---|---|---|---|---|
| **2-1514** | WGES - Building 8 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame \| Windows - Aluminum single pane - 50% | Building Envelope | Windows | 3 |
| **4-0405** | WGES - Building 8 | Replace Heat Pump units. (1 of 2) | Bard Heat Pumps are 15+ years old. | Mechanical | HVAC | 2 |
| **4-0406** | WGES - Building 8 | Replace Heat Pump units. (2 of 2) | Bard Heat Pumps are 15+ years old. | Mechanical | HVAC | 2 |
| **3-2981** | WGES - Building 8 | Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance. | Fixtures - sink not ADA compliant - 50% | Plumbing | Plumbing - Fixtures | 3 |
| **3-3020** | WGES - Building 9 | Replace casework. | Decent, some scratches - 20% | Architecture | Casework | 3 |
| **3-3021** | WGES - Building 9 | Replace tackboards in classrooms. | Some TB rips - 10% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 3 |
| **3-3023** | WGES - Building 9 | Replace interior doors and hardware to meet Visalia USD Standards. | Good - 10% | Architecture | Doors - Interior | 4 |
| **2-1519** | WGES - Building 9 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| **2-1517** | WGES - Building 9 | Continued Maintenace Recommended for Wood Facade.<br>Early-Stage Dry Rot at Roof Fascia Boards. | Facade- Wood | Building Envelope | Walls - Exterior Cleaning | 3 |
| **2-1520** | WGES - Building 9 | Roof Maintenance<br>Gutters need cleaning. | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 3 |
| **2-1518** | WGES - Building 9 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame | Building Envelope | Windows | 3 |
| **3-3019** | WGES - Building 9 | Replace/upgrade interior lighting. | Good - 10% | Electrical | Lighting - Interior | 4 |
| **4-0407** | WGES - Building 9 | Replace Heat Pump units. | Bard Heat Pumps are 15+ years old. | Mechanical | HVAC | 2 |
| **3-2983** | WGES - Building 10 | Repair / replace existing flooring and base throughout. | Floor - carpet/ vct - 20% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| **3-2984** | WGES - Building 10 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard 10% | Architecture | Walls - Interior Repair | 3 |
| **3-2985** | WGES - Building 10 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system - 5% | Architecture | Ceiling | 4 |
| **3-2986** | WGES - Building 10 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - Door H.M. Frame H.M. 5% | Architecture | Doors - Interior | 4 |
| **3-2987** | WGES - Building 10 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/push bar - 5% | Architecture | Doors - Hardware Only | 4 |
| **3-2988** | WGES - Building 10 | Replace markerboards in classrooms. | Markerboard - 5% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| **2-1507** | WGES - Building 10 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| **2-1508** | WGES - Building 10 | Roof Maintenance<br>Needs Cleaning. Internal Gutters at rear. | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 3 |
| **2-1505** | WGES - Building 10 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 4 |
| **2-1506** | WGES - Building 10 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame | Building Envelope | Windows | 4 |
| **4-0403** | WGES - Building 10 | Replace Heat Pump units. | Bard Heat Pumps are 5-10 years old. | Mechanical | HVAC | 4 |
| **3-2989** | WGES - Building 10 | Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance. | Fixtures - sink not ADA compliant | Plumbing | Plumbing - Fixtures | 3 |
| **3-2991** | WGES - Building 11 | Repair / replace existing flooring and base throughout. | Floor - carpet/ vct - 20% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| **3-2992** | WGES - Building 11 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard 10% | Architecture | Walls - Interior Repair | 3 |
| **3-2993** | WGES - Building 11 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system - 5% | Architecture | Ceiling | 4 |
| **3-2994** | WGES - Building 11 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - Door H.M. Frame H.M. 5% | Architecture | Doors - Interior | 4 |
| **3-2995** | WGES - Building 11 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/push bar - 5% | Architecture | Doors - Hardware Only | 4 |
| **3-2996** | WGES - Building 11 | Replace markerboards in classrooms. | Markerboard - 5% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| **2-1512** | WGES - Building 11 | Roof Maintenance<br>Needs Cleaning. Internal Gutters at rear. | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 3 |
| **2-1511** | WGES - Building 11 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 4 |
| **2-1509** | WGES - Building 11 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 4 |
| **2-1510** | WGES - Building 11 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame | Building Envelope | Windows | 4 |

# WILLOW GLEN ELEMENTARY 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 |
|---|---|---|---|---|---|---|
| **4-0404** | WGES - Building 11 | Replace Heat Pump units. | Bard Heat Pumps are 5-10 years old. | Mechanical | HVAC | 4 |
| **3-2997** | WGES - Building 11 | Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance. | Fixtures - sink not ADA compliant | Plumbing | Plumbing - Fixtures | 3 |
| **1-0414** | WGES - Grounds (6) | Remove and replace entrance ramp to north parking lot. | Entrance for Northern Parking lot - Not ADA compliant - see pictures 1 and 2 | Civil | | 1 |
| **1-0415** | WGES - Grounds (6) | needs truncated domes to be ADA Compliant | Drive approach not ADA compliant - see pictures 3 and 4 | Civil | | 1 |
| **1-0416** | WGES - Grounds (6) | Remove and replace entrance ramp to south drop-off. | Entrance for southern drop-off is not ADA compliant - see pictures 6 and 7 | Civil | | 1 |
| **1-0417** | WGES - Grounds (6) | Remove and replace to be ADA compliant | Sothern drop-off ramps need to be replaced, not ADA, see pictures 8 and 9 | Civil | | 1 |
| **1-0418** | WGES - Grounds (6) | Add dry well or other drainage options | Northern building 1 corridor major flooding drainage issue - see picture 12 | Civil | | 1 |
| **1-0419** | WGES - Grounds (6) | Add dry wells or other drainage options | Corridor between building 1 and 2, major flooding - see pictures 13-18 | Civil | | 1 |
| **1-0420** | WGES - Grounds (6) | add ADA Compliant parking stalls | Not enough ADA stalls adjacent to admin office | Civil | | 1 |
| **1-0421** | WGES - Grounds (6) | remove and replace or recoat | Stair and grate coating on playsets starting to rust and peel - see pictures 21 and 22 | Civil | | 1 |
| **1-0422** | WGES - Grounds (6) | Remove and replace the section of concrete that was pictured | Concrete outside classroom 40 needs to be redone, not ADA - see pictures 19 and 20 | Civil | | 1 |
| **1-0423** | WGES - Grounds (6) | remove and replace basketball court, extensive cracking | Major cracking asphalt on basketball court - see picture 23 | Civil | | 1 |
| **1-0424** | WGES - Grounds (6) | can be resolved by maintenance personnel | Middle section of field needs attention, dry and stickers - see picture 24 | Civil | | 3 |
| **4-1586** | WGES - Grounds (6) | Replace existing lighting fixtures with LED | Existing Exterior and Site Lighting | Electrical | Lighting - Exterior | 3 |
| **4-1587** | WGES - Grounds (6) | Replace existing Fire Alarm System | Fire Alarm System | Life Safety & Security | Fire Suppression - Fire Alarm System | 3 |
| **4-1886** | WGES - Grounds (6) | Replace existing Energy Management System | Existing Energy Management System | Mechanical | Control Systems | 2 |
| **4-1588** | WGES - Grounds (6) | Technology Upgrades | Technology Upgrades | Technology | Technology - General / Misc. | 3 |
| **4-1589** | WGES - Grounds (6) | Security System Upgrades | Security Upgrades | Technology | Security - Intrusion Alarm | 3 |

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